



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • SEPTEMBER 14, 2026**

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for the purpose of considering an Alcohol License for Bhargay Patel with Bajrang Bali 6398, LLC.

Bhargay Patel with Bajrang Bali 6398 LLC has applied for Alcohol License for the sale of packaged beer and wine. The business is located at 113 Scrubby Bluff Road.
2. Public Hearing on the Proposed Capital Improvements Element for Development Impact Fee Implementation
3. Public Hearing on the City of Kingsland FY 2026-2027 Budget

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr., Mayor
Paul Chamberlin, Councilman
Farran Fullilove, Councilman
Kristy Chance, Councilwoman
Alex Blount, Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

1. Approve the Council Minutes of the last regular Council Meeting
2. Approve the Agenda as Presented
3. Approve the Payments of Accounts Payable as Due and Funds Available

VI. PRESENTATION

1. FY 2026-2027 Proposed Budget Presentation - Update on Property Tax Digest

VII. GRANTING AUDIENCE TO THE PUBLIC**VIII. OLD BUSINESS****IX. PLANNING AND ZONING****1. Home Occupation — 145 West Peach Avenue - Parcel K30-07-012**

George Corriere has applied for a Home Occupation permit for a gun carrying accessory business known as "Street Rat Holsters, LLC." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1.

Planning Commission recommends approval.**2. Home Occupation — 817 Clarks Bluff Road — Parcel K29 08 003**

Sarina Thomas Henley has applied for a Home Occupation permit for a food/juice delivery and catering business known as "Island Girlz Delight". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1.

Planning Commission recommends approval.**3. Home Occupation — 226 Waters Edge Drive — Parcel 108F 120**

Jose Perez has applied for a Home Occupation permit for a tile installation business known as "JP Custom Tile". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.**4. Home Occupation — 75 Lake Point Drive, Apartment 3102 — Parcel 121 023A**

Angela Knight has applied for a Home Occupation permit for a cleaning business known as "Knight Cleaning Business Pro, LLC." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is C-2.

Planning Commission recommends approval.**5. PD Amendment - K-Town - Parcel - 094 025**

Jonathan McDill, acting agent for Salt Branch Partners, LLC, has submitted an amendment to the PD for K-Town Mixed Use Development that was approved in May 2025. The amendment is an addition to the permitted commercial uses for the development: (w) Neighborhood Gas Station/Convenience Store with gas pumps, but not to include semi-truck repair, service, or fueling yard. The development is located on the south side of Colerain Road on parcel 094 025. Zoning is PD/MU (Planned Development/Mixed Use).

Planning Commission recommends approval.**6. Special Use Permit — Parcel - 107-003B**

James Fair, with Kings Bay Hotel Management LLC has applied for a Special Use Permit to be able to operate an Assisted Senior Living Facility at 1323 Hospitality Drive. Assisted Senior Living Facilities are inspected and subject to the rules of the Georgia Department of Community Health and are not regulated by the City of Kingsland. Zoning is C-4 (Interchangeable Commercial).

Planning Commission recommends approval.**7. Right of Way Acceptance — Lake Juniper**

Charles Gilman with Lake Manor West, LLC has submitted three Quit Claim Deeds requesting the City of Kingsland to accept a 60-foot Right of Way including all roads (Verano Street, Pomegranate Street, and Vela Court) and all infrastructure within Lake Juniper Phases I, II, and III. An inspection of the infrastructure was completed by Public Works on August 13, 2025, and all infrastructure was in good working order. The submitted Quit Claim Deeds are attached to this report.

Planning Commission recommends approval.**8. Rezoning - Parcel - 093 011B**

Larry Shapiro, with Cards MD LLC, is requesting that parcel 093 011B be rezoned to I-L (Light Industrial). The parcel is located at 1363 Harriet's Bluff Road containing approximately 0.9 acres. The purpose of the rezoning is for a mechanic shop and future industrial/office rental space. Zoning is C-4 (Interchange Commercial).

Planning Commission recommends approval.**X. NEW BUSINESS****1. Approval of: Alcohol License for Bhargay Patel with Bajrang Bali 6398, LLC.**

Bhargay Patel with Bajrang Bali 6398 LLC has applied for Alcohol License for the sale of packaged beer and wine. The business is located at 113 Scrubby Bluff Road.

2. Approval and Acceptance of: Resolution 2026 - 19 - Acceptance of Parcel 120 008Y

Acceptance of Parcel 120 008Y for the purpose of preserving Green Space and supporting the community's quality of life.

Staff recommends approval.**3. Bid Award: Rehabilitation on four Manholes**

Staff recommends awarding low bidder, BLD Services, LLC, for total cost of \$36,630.

XI. MAYOR AND COUNCIL ANNOUNCEMENT**XII. ADJOURNED**



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 8, 2026

City Council Meeting Date: September 14, 2026

Agenda Item: Home Occupation- 145 W. Peach Ave.- Parcel # K30 07 012

Summary:

George Corriere has applied for a home occupation permit for a gun carrying accessory business known as "Street Rat Holsters, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



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107 South Lee Street
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Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 8, 2026

City Council Meeting Date: September 14, 2026

Agenda Item: Home Occupation- 817 Clarks Bluff Rd. - Parcel # K29 08 003

Summary:

Sarina Thomas Henley has applied for a home occupation permit for a food/juice delivery & catering business known as "Island Girlz Delight". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Home Occupation #HOCC-26-0019

Record Overview

Record Number: HOCC-26-0019

Record Type: Home Occupation

Record Status: In Progress

Record Submitted At: Saturday July 18, 2026

Record Address: 817 Clarks Bluff Rd, Kingsland GA 31548

Record Owner: Scott Kimball

Record Applicant User: Sarina Thomas Henley

Record Applicant Company: Island Girlz Delight

Form Submission

Applicant Contact:

Sarina Thomas Henley
817 Clarks Bluff RD
Kingsland, GA 31548

Group/Business you represent: N/A

Street address where this use is to be located:

817 Clarks Bluff Rd, Kingsland GA 31548

Description of the business:

Plates of Caribbean Food with homemade juices

Is the applicant the same as the Owner of the Site?: Yes

Owner of site (if not applicant):

I understand that I and/or the group I represent carry the burden of proving the need for this permit. Further, I/we am/are responsible for the condition of the site while the permit is in effect.: Yes

Generated Documents

No documents generated



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Sarina Thomas Henley
 ADDRESS: 817 Clarks Bluff Rd.
 CITY: Kingsland STATE: Ga. ZIP: 31548
 PHONE: [REDACTED] FAX: () [REDACTED] E-MAIL: [REDACTED]

PROPOSED BUSINESS: Food & juice delivery & catering LOCATION: Home Address

TAX PARCEL: K29 08 003 ZONING: R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

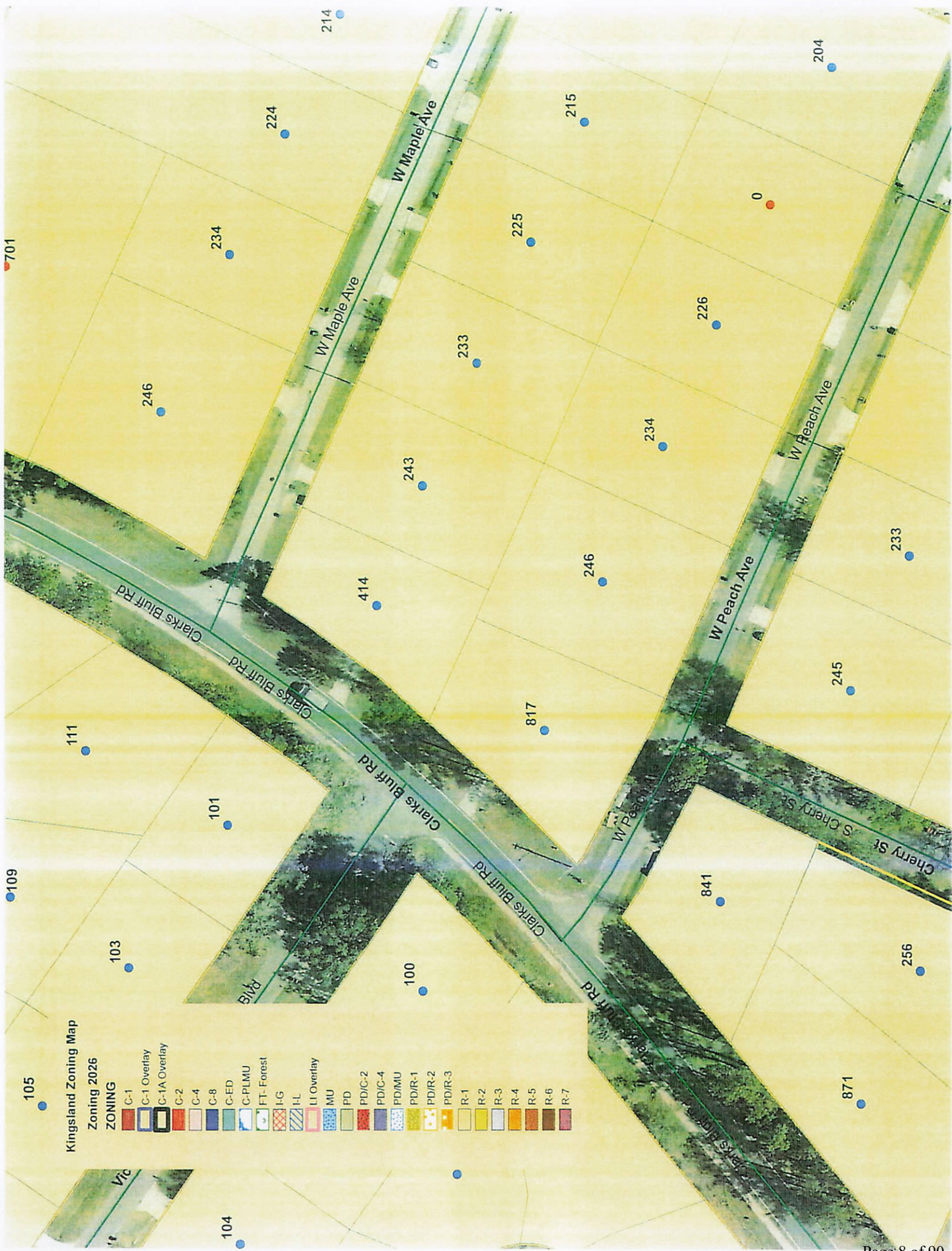
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 200 Business area sq. ft. 1144 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Sarina T Henley
 SIGNATURE OF APPLICANT

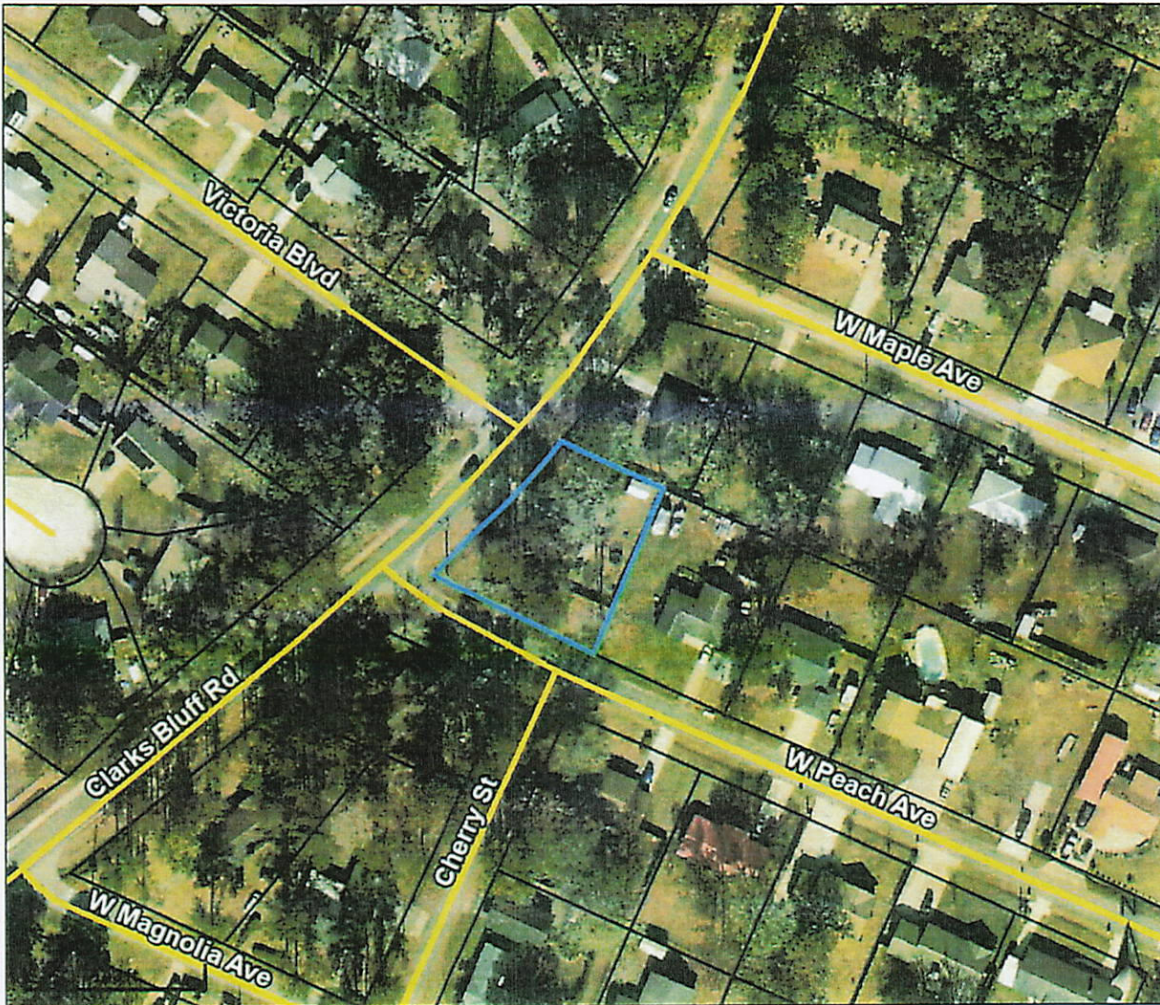
7/15/26
 DATE



Kingsland Zoning Map

Zoning 2026

ZONING	
	C-1
	C-1 Overlay
	C-1A Overlay
	C-2
	C-4
	C-8
	C-ED
	C-PLMU
	FT- Forest
	I-G
	I-L
	LI Overlay
	MU
	PD
	PD/C-2
	PD/C-4
	PD/MU
	PD/R-1
	PD/R-2
	PD/R-3
	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	R-7



Overview



Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	K29 08 003	Owner	HENLEY SARINA-THOMAS & TYRONE	Last 2 Sales			
Class Code	Residential		817 CLARKS BLUFF ROAD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/13/2022	\$175000	FM	Q
Acres	0.31	Physical Address	817 S CLARKS BLUFF RD	2/25/2020	\$132500	FM	Q
		Assessed Value	Value \$192049				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 7/20/2026

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GEOSPATIAL



Receipt #3980 for Record #HOCC-26-0019

Billed To

Island Girlz Delight
817 Clarks Bluff Rd
Kingsland, GA 31548

Receipt Details

Invoice Number: #4113
Requested Date: July 20, 2026, 12:40pm
Paid Date: July 20, 2026, 1:20pm
Paid By: Sarina Thomas Henley

Record Information

Submission Details

Applicant: Sarina Thomas Henley
Record Type: Home Occupation
Applicant Company: Island Girlz Delight
Applicant Company Address: 817 Clarks Bluff Rd, Kingland, GA 31548

Property Details

Address: 817 Clarks Bluff Rd, Kingsland GA 31548
Parcel: K2908003

Fees

Fee	Description	Explanation	Total
Home Occupation		\$50.00 * 1	\$50.00

Subtotal: \$50.00

Processing Fee: \$1.75

Total Paid: \$51.75

Payment Method: GovernmentWindow (Credit Card)

Thank you for your payment.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 8, 2026

City Council Meeting Date: September 14, 2026

Agenda Item: Home Occupation- 226 Waters Edge Drive - Parcel # 108F 120

Summary:

Jose Perez has applied for a home occupation permit for a tile installation business known as "JP Custom Tile". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Home Occupation #HOCC-26-0021

Record Overview

Record Number: HOCC-26-0021

Record Type: Home Occupation

Record Status: In Progress

Record Submitted At: Wednesday July 22, 2026

Record Address: 226 Waters Edge Dr, Kingsland GA 31548

Record Owner: Scott Kimball

Record Applicant: Jose Perez

Form Submission

Applicant Contact:

Jose Perez
226 waters edge drive
Kingsland, GA 31548

Group/Business you represent: JP CUSTOM TILE

Street address where this use is to be located:

226 Waters Edge Dr, Kingsland GA 31548

Description of the business:

Tile installation and flooring my tools are inside the garage and i do labor most of the time. The materials delivery to the job site.

Is the applicant the same as the Owner of the Site?: Yes

Owner of site (if not applicant):

I understand that I and/or the group I represent carry the burden of proving the need for this permit. Further, I/we am/are responsible for the condition of the site while the permit is in effect.: Yes

Generated Documents

No documents generated



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: JOSE A PEREZ

ADDRESS: 226 WATERS EDGE DRIVE

CITY: KINGSLAND

STATE: GA

ZIP 31548

PHONE: () AX: ()

E-MAIL

PROPOSED BUSINESS: TILE INSTALLATION LOCATION: SAME AS ADDRESS

TAX PARCEL 108F120

ZONING: PD/R-1

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 20 Business area sq. ft. _____ Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pickup truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

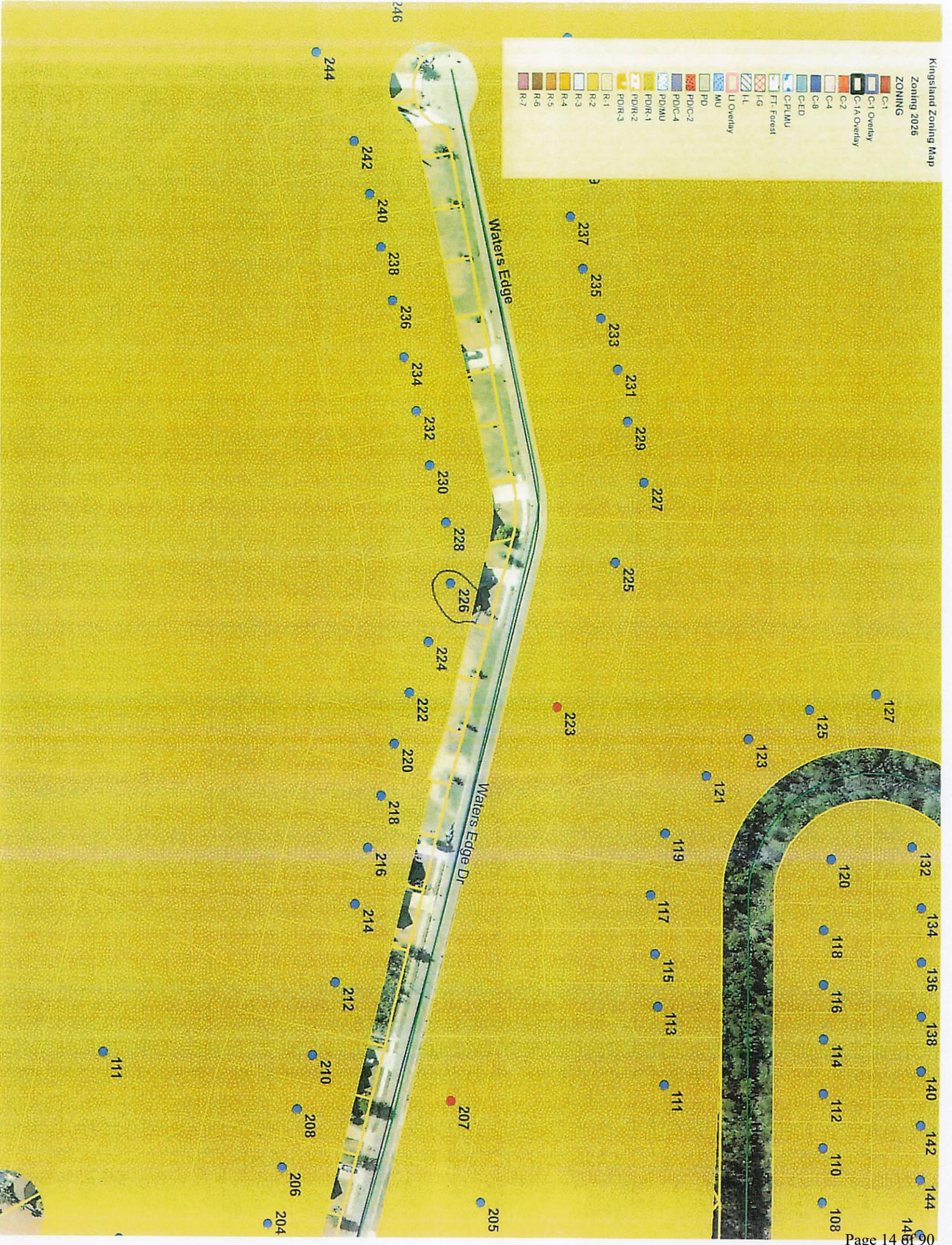
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Jose A Perez
SIGNATURE OF APPLICANT

7/22/2026
DATE

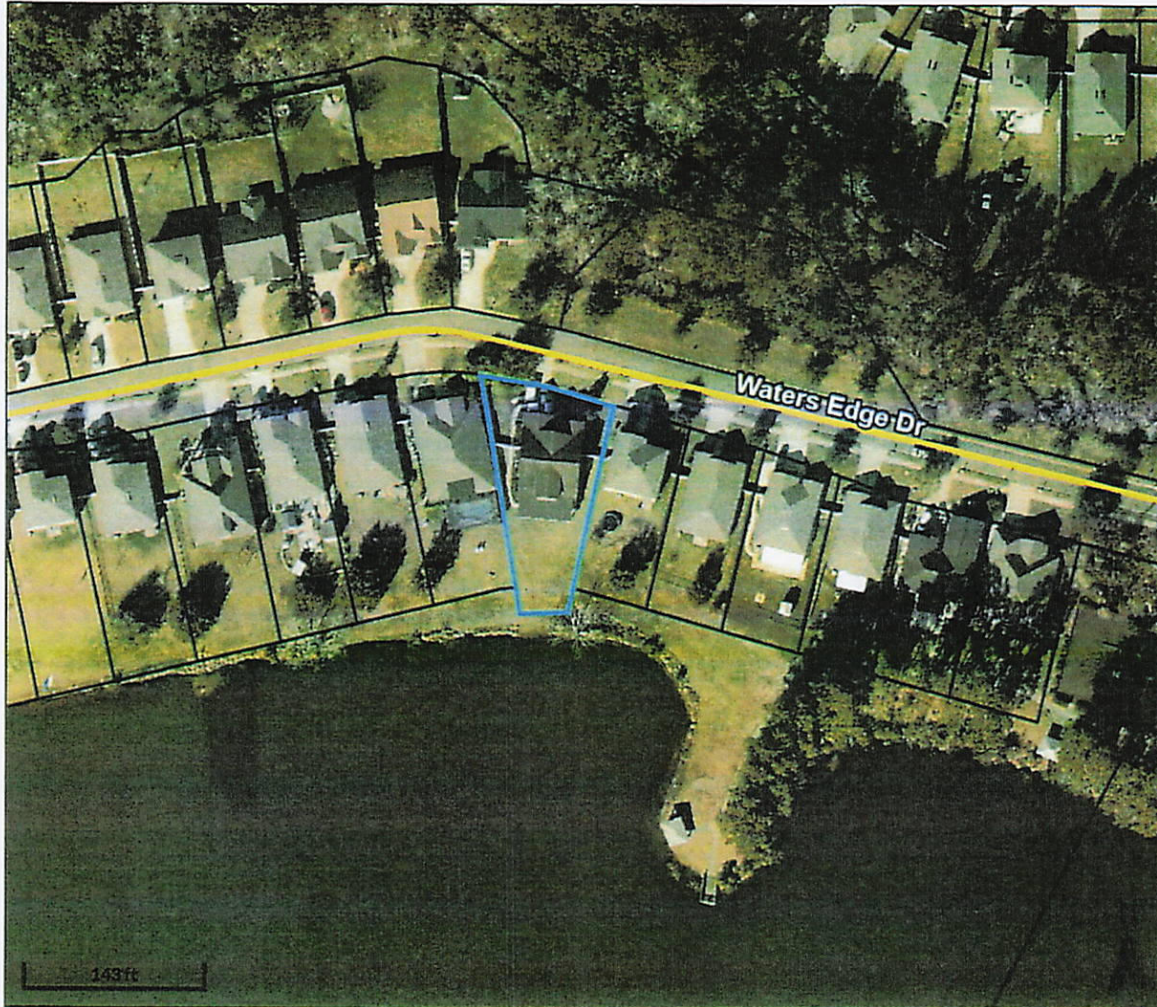
ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT Forest
- IG
- HL
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





Camden County, GA



Overview

- Legend**
- Parcels
 - Roads
 - USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
 - City Labels

Parcel ID	108F 120	Owner	PEREZ JOSE A & SYLVIA M TOVAR	Last 2 Sales			
Class Code	Residential		226 WATERS EDGE DR	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	11/26/2019	\$231000	FM	Q
	KINGSLAND	Physical Address	226 WATERS EDGE DR	5/30/2018	0	QC	U
Acres	0.22	Assessed Value	Value \$325980				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 7/29/2026

Last Data Uploaded: 7/28/2026 7:12:08 PM

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GEOSPATIAL



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 8, 2026

City Council Meeting Date: September 14, 2026

Agenda Item: Home Occupation- 75 Lake Point Dr., Apt. 3102 - Parcel # 121 023A

Summary:

Angela Knight has applied for a home occupation permit for a cleaning business known as "Knight Cleaning Business Pro, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: C-2 (General Commercial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Home Occupation #HOCC-26-0022

Record Overview

Record Number: HOCC-26-0022
Record Type: Home Occupation
Record Status: In Progress
Record Submitted At: Monday August 10, 2026
Record Address: 75 Lake Pointe Dr Apt 3102
Record Owner: Scott Kimball
Record Applicant User: Angela Knight
Record Applicant Company: Knight Cleaning Services Pro, LLC

Form Submission

Applicant Contact:
Angela Knight
75 Lake Point Dr Apt 3102
Kingsland, GA 31548
[REDACTED]

Group/Business you represent: Knight Cleaning Services Pro, LLC

Street address where this use is to be located:
75 Lake Pointe Dr Apt 3102

Description of the business:
Residential and Commercial Cleaning

Is the applicant the same as the Owner of the Site?: No

Owner of site (if not applicant):
PGK Property, LLC
75 Lake Pointe Dr
Kingsland, GA 31548

I understand that I and/or the group I represent carry the burden of proving the need for this permit. Further, I/we am/are responsible for the condition of the site while the permit is in effect.: Yes

Generated Documents

No documents generated



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Angela J. Knight
 ADDRESS: 75 LAKE POINTE DR. Apt #3102
 CITY: Kingsland STATE: Georgia ZIP: 31548
 PHONE: () [REDACTED] FAX: () [REDACTED] E-MAIL: [REDACTED]

PROPOSED BUSINESS: Knight Cleaning Services PRO LLC LOCATION: 75 LAKE POINTE DR Apt 3102
Kingsland, GA 31548
 TAX PARCEL: 121 023 4 ZONING: C-2

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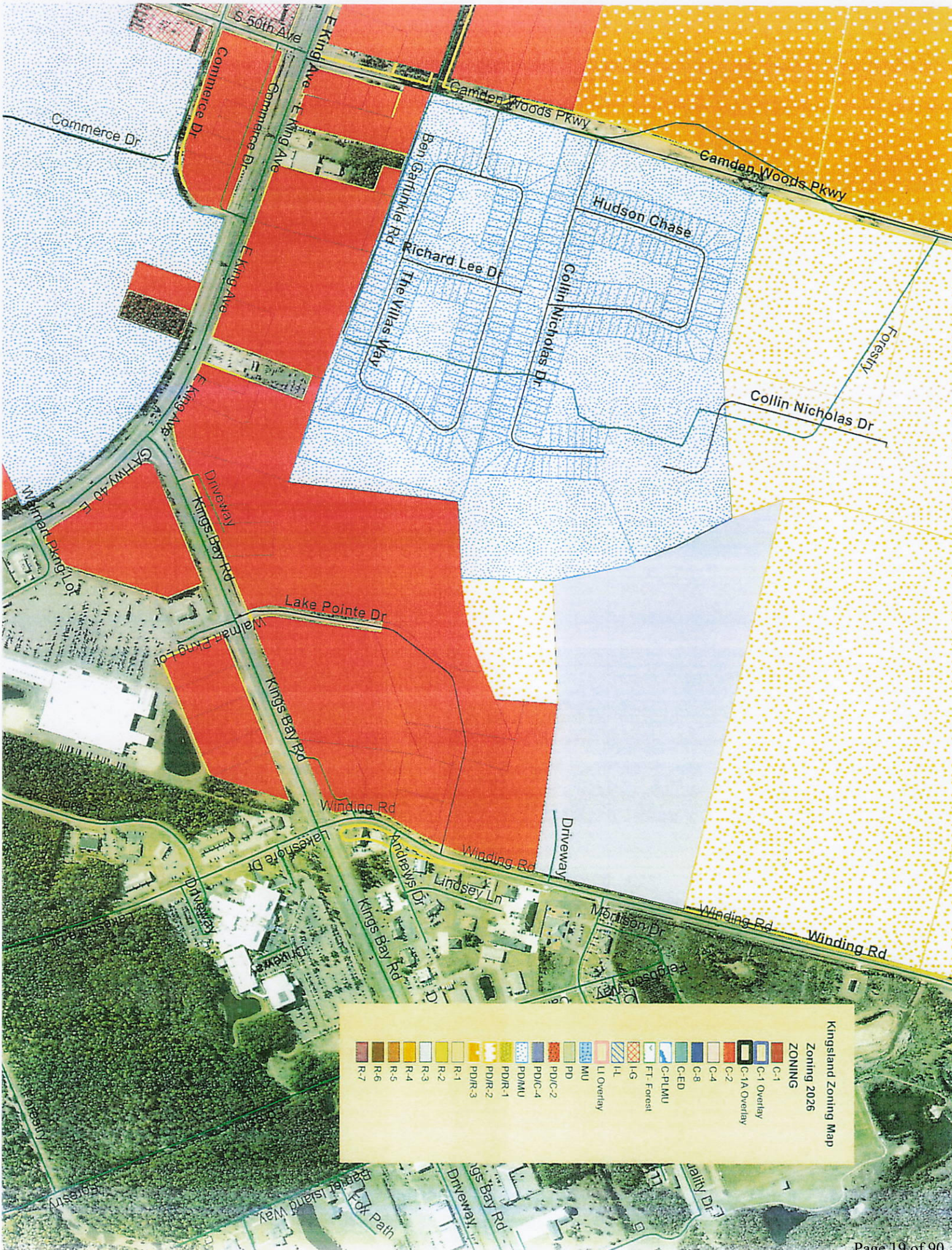
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

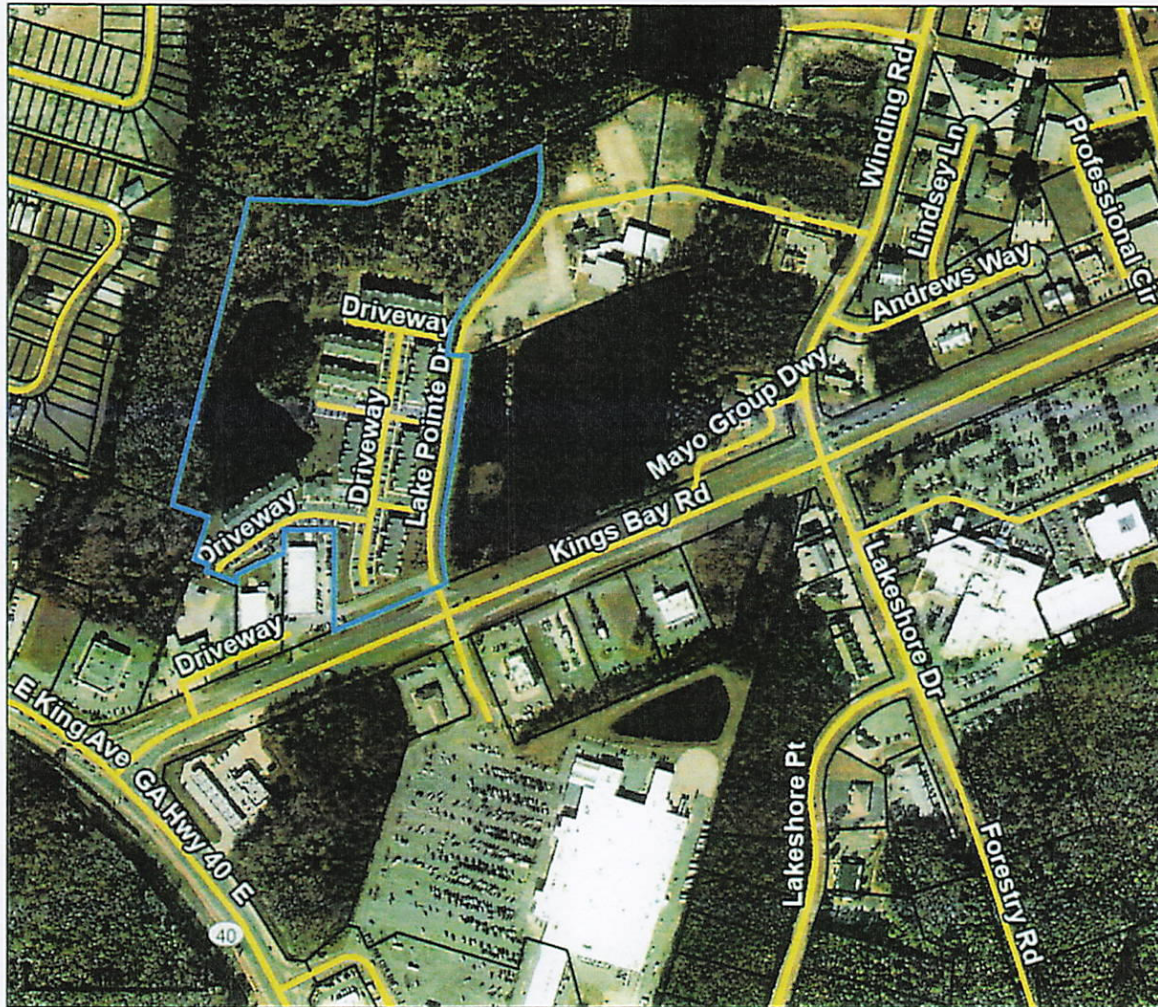
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete 268.25 Business area sq. ft. 1153 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
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I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Angela J. Knight
 SIGNATURE OF APPLICANT

08-10-2026
 DATE





Overview

Legend

- Parcels
- Roads
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	121 023A	Owner	PGK PROPERTY LLC ETAL	Last 2 Sales			
Class Code	Commercial		244 MADISON AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		AUITE 439	11/10/2025	0	NM	U
	KINGSLAND		NEW YORK, NY 10016	7/8/2021	\$43647264	AL	U
Acres	20.92	Physical Address	75 LAKE POINTE DR				
		Assessed Value	Value \$29629580				

(Note: Not to be used on legal documents)

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Date created: 8/11/2026

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The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 8, 2026

City Council Meeting Date: September 14, 2026

Agenda Item: PD Amendment- K-Town

Summary:

Jonathan McDill, acting agent for Salt Branch Partners, LLC has submitted an amendment to the PD for K-Town Mixed Use Development that was approved in May of 2025. The amendment is an addition to the permitted commercial uses for the development: (w) Neighborhood Gas Station/ Convenience Store with gas pumps, but NOT to include semi-truck repair, service, or fueling yard. The Development is located on the south side of Cole Rain Rd. on parcel 094 025.

Current Zoning: PD/MU (Planned Development/Mixed Use)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

**KTown Mixed Use
PD-MU
Kingsland, Georgia**

PLANNED DEVELOPMENT

REZONING APPLICATION

With Land Use Plan and Development Standards

Revised July 27,2026

Prepared for:
Salt Branch Partners
LLC

Submitted to:
The Kingsland Planning Commission and
The Kingsland City Council

Original: April 11, 2025

Revised : July 27 2026

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SECTION 1

INTRODUCTION AND DESCRIPTION OF PROPOSAL

A. The Property

The subject property (parcel 094 025) is located approximately ¼ mile west of the Interstate 95 at the Laurel Island Parkway Interchange.

The property is currently under the jurisdiction of Camden County and is currently zoned A-F. See the boundary and wetland survey (exhibit A).

The total area of the property is approximately 155 acres. Inclusive of the 155ac there exist a power transmission easement, utility easement, and various wetland areas. There are no flood zones located within the property lines according to the latest FEMA map dated 12/21/17.

B. Property Ownership and Legal Description

Property deeds and legal descriptions are included in the rezoning application.

C. Intent of the KTown PD District

The goal of this project is the development of a mixed-use commercial and residential project that fits with the overall character of the development for this area of the City.

D. Planned Development Process

The Planned Development Process is based on the Kingsland Ordinance.

- 1) This document establishes the framework for the anticipated buildout of the project. Land Uses, development density, utility services, and other information pertinent to the development of the project master plan are described herein. This document is submitted to the Staff for review and to the Planning Commission and Board of Commissioners for approval.
- 2) As the project is developed, Preliminary and Final Plats for the project will be prepared and submitted as required to the County for review and approval. These plats will subdivide the project into the various land uses depicted on the Zoning Master Plan. Additional subdivision within these overall parcels may be submitted for approval.
- 3) Site Development Plans will be submitted as required for approval to the City for each portion/phase of the tract to be developed. The Development Plans will describe specific development in detail as studies and designs are prepared. Specific development standards for individual lot setbacks, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner/Developer and accepted by the City of Kingsland. Supporting documentation of the appropriate detail is required at each level of approval.

E. Zoning Master Plan and Development Schedule

The project will be constructed in multiple phases over a period of approximately 10 years. Development will occur in accordance with this text and the Zoning Master Plan. Amendments to these documents may be made in the future as specified herein and as allowed by the City of Kingsland Zoning Ordinance. These documents outline the general scope of the development including number of parcels, development standards, open space and other development criteria.

The Zoning Master Plan indicates specific land uses and locations for the various parts of the project. Some future modifications to these land use designations or locations may be dictated by future market conditions, wetlands, or other factors.

Proposed land uses are detailed under Section 2 – Allowed Land Uses and Development Standards. The plan anticipates development of residential and commercial uses with related road and utility infrastructure.

Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers. The stormwater management areas and the non-mitigated wetlands will be used as open space or common areas. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

The provisions of the Zoning Master Plan, Exhibits, and Appendices shall apply to development of the project. In the event of a conflict, the hierarchy of documents is the Zoning Master Plan followed by the City of Kingsland Zoning ordinance.

F. Storm Water Management

Each project/product type within this concept plan is intended to be independent and will be responsible for managing the storm water runoff to meet the City requirements. This plan will provide the surface water storage, conveyance, and control systems needed to comply with all applicable Federal, State, and Local regulations.

As part of the development process, the Owner/Developer will implement Best Management Practices (BMPs) for Storm Water Management. The quantity and quality requirements for the storm water management systems shall meet the City of Kingsland design standards.

G. Wetlands

Freshwater wetlands on the property are typical of coastal Georgia. Approximately 22 percent of the land area in Coastal Georgia above mean high water consists of jurisdictional and isolated freshwater wetlands. This project contains freshwater wetlands which are shown on the surveys in Exhibit A. The concept plan has taken into account what is believed to be the Jurisdictional wetlands on the site. These wetlands will be verified and delineated by the authority having jurisdiction prior to preliminary platting of any phase of this project. The wetlands are subject to changing based on the jurisdictional determination which could require modification to the master layout plan.

H. Water and Sewer Service

Water supply and wastewater collection for the project will be provided by the City of Kingsland. The details of this service, including the need to extend facilities to individual parcels within the project will be coordinated with the city as the development plans for the project progress. These facilities will be constructed and connected to the existing utility systems owned and operated by the City of Kingsland. The need, location, and design of all utility facilities will be coordinated with the City of Kingsland at a later date. All required main extensions of the water and sewer systems will be permitted with the Environmental Protection Division of the Department of Natural Resources.

I. Site Access and Traffic

Traffic is anticipated to enter and exit the site at more than one intersection with Laurel Island Parkway. Proposed locations of these access points are shown on the Zoning Master Plan. Final driveway locations on Laurel Island will be coordinated with the Georgia Department of Transportation, County, and the City of Kingsland. These plans will include the median breaks, left turn lanes, and right-turn storage lanes as needed based on traffic evaluation to maintain an acceptable level of service.

J. Dedications to City of Kingsland

a. Dedication of Roads

The Owner/Developer will construct all roads within the project in accordance with City of Kingsland County Standards. All roads that are accessible by the public will be dedicated to City of Kingsland. Private roads will be allowed if approved by the The City of Kingsland Staff/Planning Commission.

b. Dedication of Water and Sewer Facilities

The proposed water and wastewater systems will be designed and constructed to City of Kingsland Specifications. The Owner/Developer will dedicate the completed and accepted systems to the City of Kingsland for Ownership, maintenance, and operation.

K. Restrictive Covenants

Restrictive Covenants will be applied to the project for each phase. The owner/developer will create and record the Restrictive Covenants prior to the construction plans approval of each subdivided property. This will include a Home Owners association that will be responsible for managing the development(s) as final platted. The HOA is required to be established at the time of final plat approval for each phase of the project.

L. Development Standards

Site development within the project will be controlled by the development standards that are established in Section 2 of this document. In the event of a conflict, the hierarchy of documents shall be this document and then the City of Kingsland Subdivision Regulations.

SECTION 2

LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS

A. Introduction

The proposed project will be developed in a mixture of commercial and residential uses as indicated on the Zoning Master Plan.

The Zoning Master Plan and Development Standards for project provide the flexibility to adapt the development plan as necessary to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines between tracts, the location and size of land uses indicated within tracts and preliminary design concepts for each tract described herein shall be subject to change as phases of the Zoning Master Plan area are submitted for detailed development review over the life of the development. The maximum densities and other conditions of the project will be adhered to unless the zoning is changed as required by this document and the City of Kingsland Zoning Ordinance. All modifications to the Zoning Master Plan will be submitted to the County for Staff and Commission approval.

B. Allowed Land Uses and Development Standards

This following Common Area uses are allowed in all portions of this PD.

- 1) Lakes and Parks
- 2) Roads and Utilities
- 3) Open Space / Fenced Open storage yard

Development Standards for these uses shall be in conformance with the City of Kingsland.

The following land uses, as designated for each individual planning area, shall be permitted in the KTown PD. The purpose of this section of the PD document is to describe the land uses that are allowed within the individual planning areas of the PD district; however, allowing these land uses does not obligate the owner/developer to provide the uses or facilities stated herein. The development standards for each use are outlined below.

Parcel 094 025

This parcel will include land uses consistent with the following sections of the City of Kingsland

Permitted Commercial Uses:

Those allowed in Section 61.1 – C1

Art and antique shops.

(c) Retail bakeries.

(d) Banks and drive-in banks.

(e) Bicycle stores.

(f) Book, stationery, camera or photographic supply stores.

(g) Confectionery stores.

(h) Clothing, shoes, millinery, dry-goods and notions.

(i) Ice Cream Parlors.

(j) Drug stores.

(k) Furniture, home furnishings, including office furniture and equipment.

(l) Florist, nursery and gift shop.

(m) Grocery, fruit, vegetable, meat market, delicatessen, catering and super markets.

(n) Hardware and paint stores.

(o) Jewelry stores.

(p) Hobby supplies.

(q) Sporting goods.

(r) Amusement enterprises include the provision of stage entertainment.

(s) Museum.

(t) Open air market.

(u) Multi-family dwellings provided the requirements of the R-3 Medium and High Residential District are met.

(v) Flex space for business and enclosed (mini) storage

(w) Neighborhood gas station / Convenience Store with gas pumps

NOT to include semi truck repair, service, or fueling yard

(Revision for 7.27.26)

(2) Any of the following service businesses:

(a) Barber and beauty shops.

(b) Cafes, grills, lunch counters, restaurants and brew pubs and microbreweries.

(c) Dress making and tailoring shops.

(d) Leather repair and sales.

(e) Shoe repair shops.

(f) Retail Shops

Permitted Residential Uses:

1) Single- Family Dwelling (detached)

2) Multi-Family [Duplex and Triplex only] Dwelling Structures (attached)

3) Recreation Vehicle/Boat Storage

4) Amenities

Common area uses as defined in this section are also allowed.

C. General Requirements

All uses permitted in the KTown PD District shall conform to the following standards:

	One-family Dwelling (40ft)	One-family Dwelling (50ft)	One-family Dwelling (60ft)	One-family Dwelling (70ft)
Minimum Lot Area	4400 SF/DU	5,500 SF/DU	6,600 SF/DU	7,700 SF/DU
Minimum Lot Width	40 feet	50 feet	60 feet	70 feet
Minimum Front Yard	25 feet	25 feet	25 feet	25 feet
Minimum Side Yard	Note 2	5 feet	5 feet	5 feet
Minimum Rear Yard	20 feet	20 feet	20 feet	20 feet
Height	35 feet	35 feet	35 feet	35 feet
Density	9 DU/Acre	8 DU/Acre	7 DU/Acre	6 DU/Acre

Note 1 - Front yard setbacks for commercial uses shall be 20 feet if measured from a frontage road and 50 feet if measured from Laurel Island Pkwy ROW line.

Note 2 - Side yard setback shall be 5 feet. 0 feet shall be allowed for patio homes on a site specific basis to be approved by a variance from City.

Note 3 - Max Building height allowed is 35ft, however, this may be modified to 50 feet with the approval of the City Fire Marshall.

DU = Dwelling Units

Minimum Lot Area	Multi-family Dwelling	Commercial
Minimum Lot Area	1800 SF/DU	10,000 SF/unit
Minimum Lot Width	18 feet	60 feet
Minimum Front Yard	20 feet	Note 1
Minimum Side Yard	10 feet building / 0 ft if attached	10 feet
Minimum Rear Yard	10 feet	15 feet
Height	Note 3	Note 3
Density	15 DU/Acre	N/A

* Acreage per dwelling unit (DU) is based on the developable area. See definition in Section F.

Off-street parking and loading

All uses in this district shall meet all standards set forth in City of Kingsland Ordinance pertaining to off-street parking, loading and other requirements. Single family residential shall have a minimum of 2 off-street parking spaces.

Signs

Signs shall be permitted in this district as provided in the City of Kingsland Zoning Ordinance. Signs for commercial uses in Parcel P1 will conform to the requirements for Section 714 - Freeway Commercial. Residential signs shall conform to the appropriate section of the zoning ordinance based on the land use.

Preliminary Plat Approval

All uses within this district shall be required to apply for Preliminary Plat Approval and shall comply the City of Kingsland Zoning Ordinance

D. Land Use Table

Overall Land Uses for the KTown PD District shall not exceed the following:

Land Use	Total
Single Family Residential	<u>325</u> Dwelling Units
Multi-Family (attached) Residential	<u>375</u> Dwelling Units
Commercial	<u>10</u> acres

**NOTE: The max allowed as shown in the table above is not cumulative. This is a maximum allowed for each product type within the PD.*

E. Exceptions to the City of Kingsland Zoning Ordinance and Subdivision Regulations

The project is a Mixed-Use planned residential and commercial development. The nature of the development and the creation of a PD – Planned Development District, provide the opportunity to modify certain portions of the development ordinance. This section details the changes to City of Kingsland Ordinances.

F. Definitions of Land Use Terms and Density Terms

1. In the absence of a term definition in this Zoning Master Plan, "Definitions" of the Kingsland City Zoning Ordinance included herein as an Appendix shall apply in the interpretation of this Zoning Master Plan. The locations of specific land uses are described on the Zoning Master Plan, and detailed by Land areas in this text.

2. Open Space

Total open space for the PD District shall be calculated for the boundary of the project and not on a site specific basis for each phase of the project. Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers that will be included in all open space or common area assessments. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

3. Roads

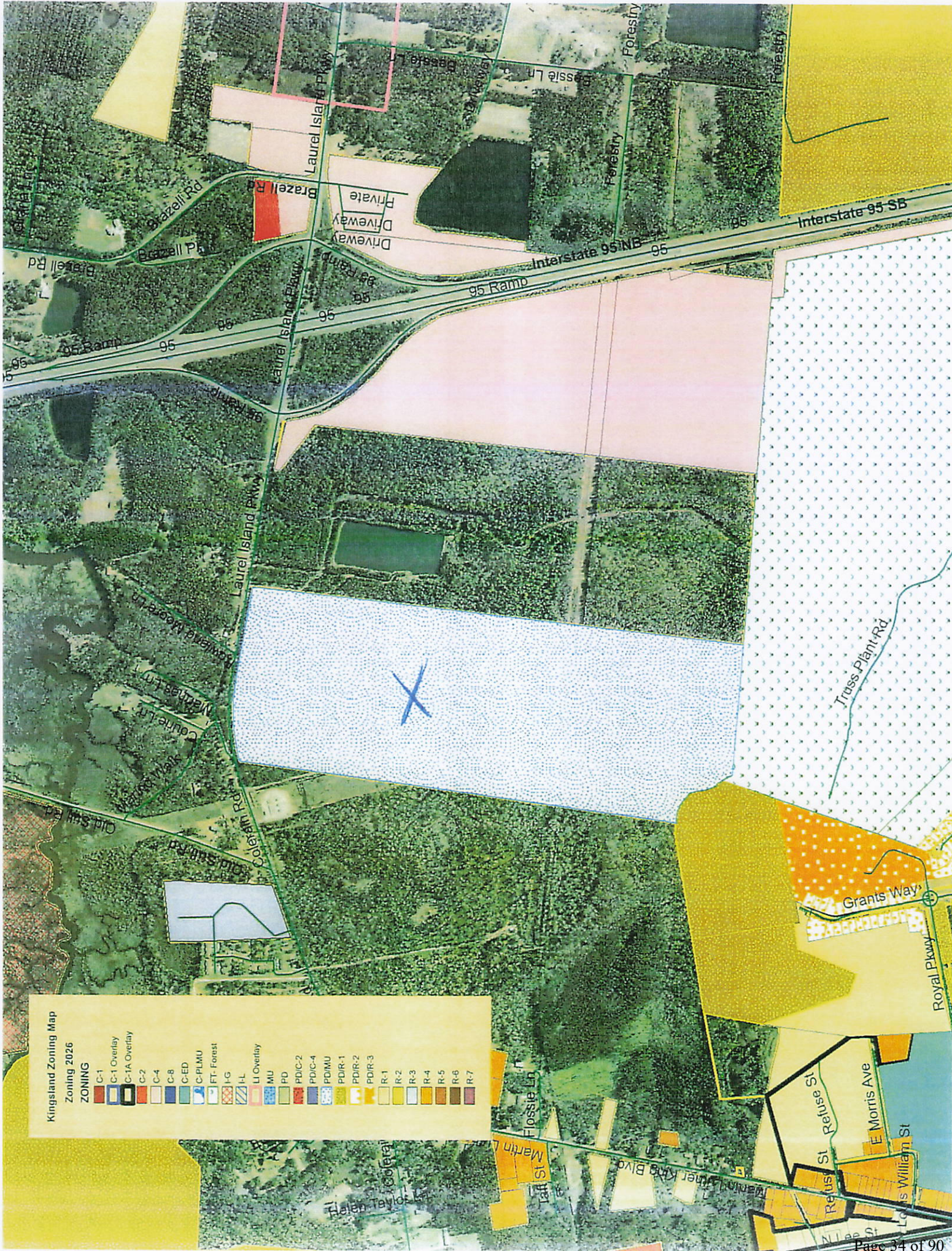
The project shall have roads designed to the standards of the City of Kingsland Design guidance and Regulations. Roads indicated on the Zoning Master Plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental concerns, wetlands, and physical constraints and design parameters.

4. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the project only; provided, however, that any required wetlands and salt marsh jurisdictional setbacks shall apply according to law throughout the project. Setbacks and buffers internal to the project shall be established at the time Development Plan approval.

5. Developable Area

This area refers to the upland portion of the property that is not within an unmitigated jurisdictional wetland or within a power/transmission easement.



Kingsland Zoning Map
 Zoning 2026

ZONING

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-8	C-ED	C-PLMU	FT- Forest	IG	HL	LI Overlay	MU	PD	PDC-2	PDC-4	PDMU	PDR-1	PDR-2	PDR-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
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CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A SPECIAL USE PERMIT

The City of Kingsland Planning Commission will hold a public hearing on the Special Use Permit application from James fair, with Kings Bay Hotel Management, LLC. The purpose of the permit is to be able to operate a Senior Assisted Living Facility on parcel 107 003B located at 1323 Hospitality Drive. The parcel is zoned C-4 (Interchange Commercial).

Notice is hereby given that the public hearing on the SUP is scheduled for the Planning Commission meeting on Tuesday September 8, 2026 at 6:00 p.m.

The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, September 14, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the application and staff report are available at the Community Planning & Development Offices located at 105 S. Lee St.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 8, 2026

City Council Meeting Date: September 14, 2026

Agenda Item: Special Use Permit- Parcel # 107 003B

Background:

The parcel is zoned C-4 (Interchange Commercial) and is located on Hospitality Drive in the Hotel Cluster area of Kingsland. The applicant is wanting to convert the existing hotel into an Assisted Senior Living Facility. The facility has more than the required parking for this type of facility. These type of facilities are regulated by the state and not by the city. In my opinion, this type of service is needed in Kingsland. The Planning Director and owner met and agreed that a rezone is not the best case scenario in this situation and that a Special Use Permit would be the best avenue. The adjacent parcels surrounding the property are all zoned C-4, therefore a rezone to C-2 (General Commercial) would be considered spot zoning. A SUP would allow the use requested and still leave the zoning as C-4 in case the owner ever wanted to convert the property back to a hotel or sell the property as a hotel.

This is the first time that a SUP has been requested for this type of use in the 7 years I have been the Planning Director.

Summary:

James Fair, with Kings Bay Hotel Management LLC has applied for a Special Use Permit to be able to operate an Assisted Senior Living Facility at 1323 Hospitality Drive. Assisted Senior Living Facilities are inspected and subject to the rules of the GA. Department of Community Health and are not regulated by the City of Kingsland.

Zoning: C-4 (Interchange Commercial)

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Planning Staff Recommends Approval

Scott L. Kimball
Planning & Zoning Director



Record Report for Special Use #SUP-26-0004

Record Overview

Record Number: SUP-26-0004

Record Type: Special Use

Record Status: In Progress

Record Submitted At: Friday July 10, 2026

Record Address: ~~1323 E King Ave, Kingsland GA 31548~~ 1323 Hospitality Avenue

Record Owner: Scott Kimball

Record Applicant User: James Fair

Record Applicant Company: Kings Bay Hotel Management LLC

Form Submission

Applicant Contact Info:

James Fair

The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for:: A Zoning Amendment (rezoning)

Explain if other: -

Location of property:

1323 E King Ave, Kingsland GA 31548

Parcel no.: 107 003B

Present zoning: C-4

Owner of property (if not applicant):

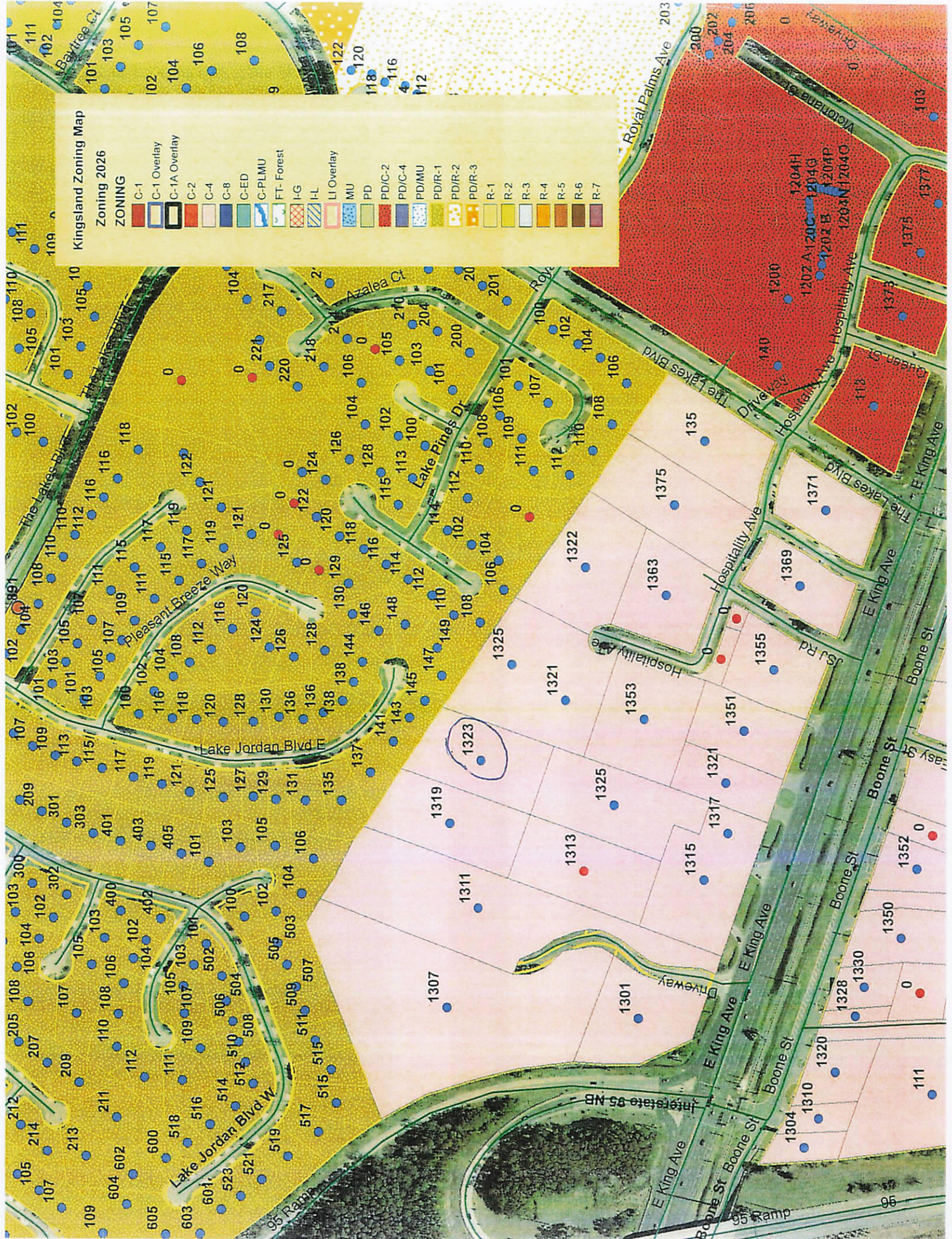
Kings Bay Hotel Management LLC

Proposed use of property:

Senior Living Facility

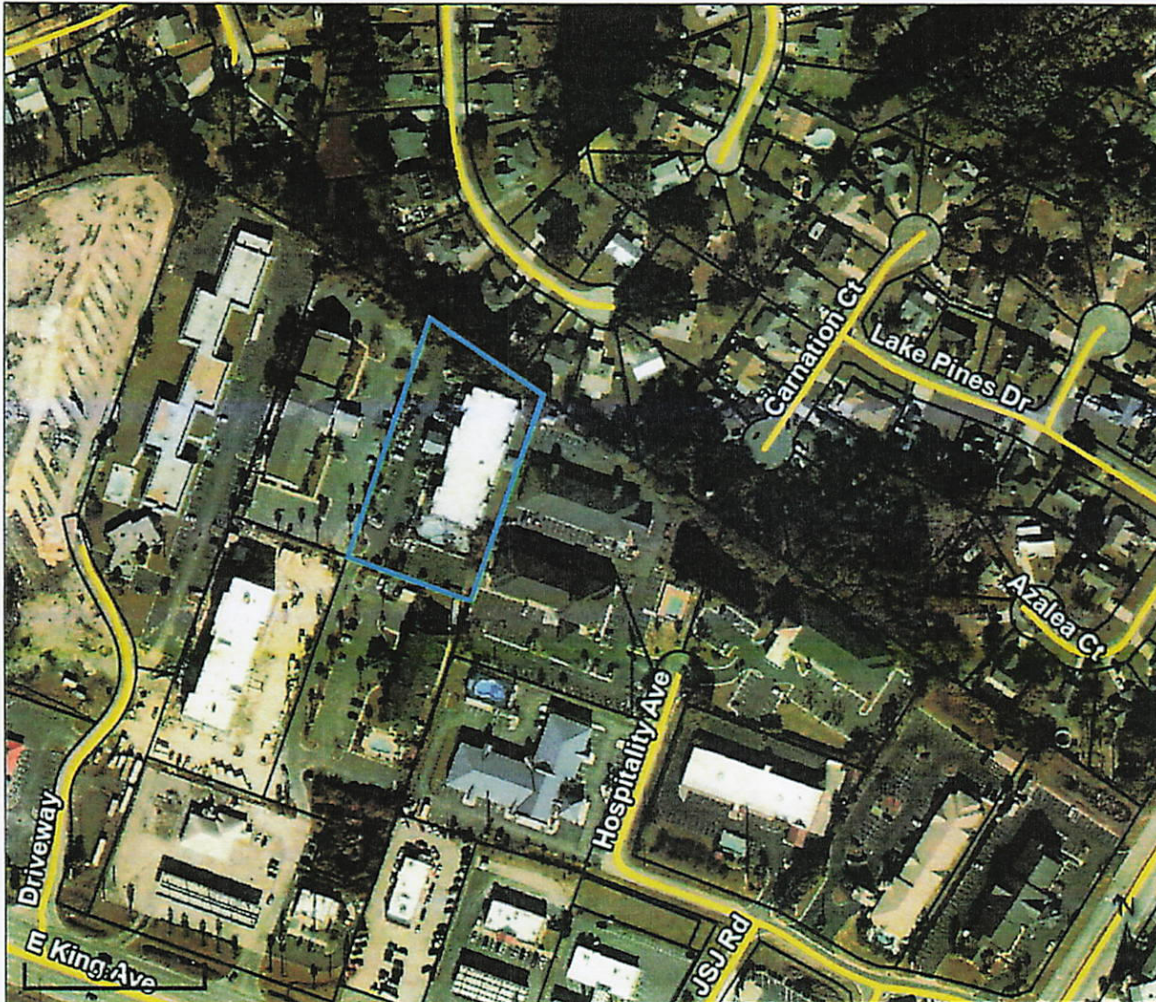
Generated Documents

No documents generated





Camden County, GA



Overview

Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	107 003B	Owner	KINGS BAY HOTEL MANAGEMENT	Last 2 Sales			
Class Code	Commercial		LLC	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		410 HOLIDAY COURT	8/29/2024	\$6889907	FM	Q
	KINGSLAND		WARRENTON, VA 20188	9/9/2005	0	FY	U
Acres	1.61	Physical Address	1323 HOSPITALITY AVE				
		Assessed Value	Value \$5333143				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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Receipt #3963 for Record #SUP-26-0004

Billed To

Kings Bay Hotel Management LLC
1323 E King Ave
Kingsland, GA 31548

Receipt Details

Invoice Number: #4092
Requested Date: July 15, 2026, 2:48pm
Paid Date: July 15, 2026, 2:53pm
Paid By: James Fair

Record Information

Submission Details

Applicant: James Fair
Record Type: Special Use
Applicant Company: Kings Bay Hotel Management LLC
Applicant Company Address: 1323 E. King Ave, Kingsland, GA 31548

Property Details

Address: 1323 E King Ave, Kingsland GA 31548
Parcel: 107003B

Fees

Fee	Description	Explanation	Total
Special Use		\$300.00 * 1	\$300.00

Subtotal: \$300.00

Processing Fee: \$10.50

Total Paid: \$310.50

Payment Method: GovernmentWindow (Credit Card)

Thank you for your payment.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 8, 2026

City Council Meeting Date: September 14, 2026

Agenda Item: Right of Way Acceptance- Lake Juniper

Summary:

Charles Gilman with Lake Manor West, LLC has submitted three Quit- Claim Deeds requesting the City of Kingsland to accept a 60' ROW including all roads (Verano St., Pomegranate St., and Vela Court) and all infrastructure within Lake Juniper Phases I, II, and III. An inspection of the infrastructure was completed by Public Works on August 13, 2025 and all infrastructure was in good working order. The submitted Quit Claim Deeds are attached to this report.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball

Planning Director

Camden County
State of Georgia

RIGHT OF WAY DEED

This indenture, made this 3rd day of August 2026, between LAKE MANOR WEST, LLC, a Georgia Limited Liability Company, as parties of the first part, hereinafter called the GRANTORS and THE CITY OF KINGSLAND, a political municipality organized under the laws of the State of Georgia, as party of the second part, hereinafter called the GRANTEE;

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), in hand paid and benefits flowing, the GRANTORS do hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and assigns, the following property to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LAKE JUNIPER PHASE I SUBDIVISION BEING ALL OF VERANO STREET SHOWN ON PLAT RECORDED IN PLAT BOOK 2019, PAGE 81, PUBLIC RECORDS OF CAMDEN COUNTY.
THE LAND THUS DESCRIBED CONTAINS 1.46 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.
TOGETHER WITH ALL WATER AND SEWER SYSTEMS AND INFRASTRUCTURE LOCATED INSIDE SAID RIGHT-OF-WAY AND ALSO TOGETHER WITH ALL DRAINAGE AND UTILITY EASEMENTS REFERENCED ON SAID PLAT OF LAKE JUNIPER PHASE I SUBDIVISION.

Said land is being conveyed to GRANTEE for the purpose of maintenance and use of the public roads described above.

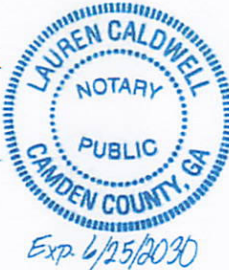
To have and to hold the bargained premises unto the GRANTEE, its successors and assigns forever in fee simple.

Party of the first part will forever warrant and defend the title to the bargained premises unto party of the second part, its successors and assigns against all claims of all persons whomever.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 3rd day of August 2026

Olivia Jester
Witness

Lauren Caldwell
Notary Public



[Signature]
BY: Charles E. Gilman
ITS: Vice President

APPROVED AND ADOPTED THIS _____ DAY OF _____
2026, IN A LAWFUL ASSEMBLY BY MAJORITY VOTE OF THE KINGSLAND
CITY COUNCIL.

BY: _____
ITS: _____

RESOLUTION ACCEPTING PROPERTY

WHEREAS, there is recorded in Plat Book 2019, page 81, Camden County, Georgia, records, a plat of survey that depicts a certain street for the use of those owning property within the Lake Juniper Subdivision, which street is within the city limits of the City of Kingsland.

WHEREAS, the aforesaid street has been completed and accepted by the City of Kingsland as required under ordinances of the City of Kingsland; and

WHEREAS, Lake Manor West, LLC, has tendered to the City of Kingsland a deed conveying the following property:

All of those streets are identified as Pomegranate Street (60' Right of Way) and all Verano Street lying in Phase I, as more together with all improvements located thereon, including roads, infrastructure, and streetlights located thereon; which deed is acceptable to the City of Kingsland.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL

OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Lake Manor West, LLC to the City of Kingsland, Georgia, conveying the aforesaid streets within the Lake Juniper Subdivision, dated, _____ is hereby accepted by the City of Kingsland. Said Pomegranate Street and Verano Street is being conveyed and dedicated to the City of Kingsland, and accepted by the City of Kingsland, for use as a public right-of-way.

THIS ____ day of _____ 2026.

CITY OF KINGSLAND, GEORGIA

By: _____ (SEAL)

Its Mayor

Attest: _____ (SEAL)

Its City Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on, _____ and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 20____.

Jo Seigler

Camden County
State of Georgia

RIGHT OF WAY DEED

This indenture, made this 3rd day of August 2026, between LAKE MANOR WEST, LLC, a Georgia Limited Liability Company, as parties of the first part, hereinafter called the GRANTORS and THE CITY OF KINGSLAND, a political municipality organized under the laws of the State of Georgia, as party of the second part, hereinafter called the GRANTEE;

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), in hand paid and benefits flowing, the GRANTORS do hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and assigns, the following property to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LAKE JUNIPER PHASE II SUBDIVISION BEING ALL OF VERANO STREET SHOWN ON PLAT RECORDED IN PLAT BOOK 2019, PAGE 82, PUBLIC RECORDS OF CAMDEN COUNTY.
THE LAND THUS DESCRIBED CONTAINS 0.74 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.
TOGETHER WITH ALL WATER AND SEWER SYSTEMS AND INFRASTRUCTURE LOCATED INSIDE SAID RIGHT-OF-WAY AND ALSO TOGETHER WITH ALL DRAINAGE AND UTILITY EASEMENTS REFERENCED ON SAID PLAT OF LAKE JUNIPER PHASE II SUBDIVISION.

Said land is being conveyed to GRANTEE for the purpose of maintenance and use of the public roads described above.

To have and to hold the bargained premises unto the GRANTEE, its successors and assigns forever in fee simple.

Party of the first part will forever warrant and defend the title to the bargained premises unto party of the second part, its successors and assigns against all claims of all persons whomever.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 3rd day of August 2026

Witness

Notary Public



BY: Charles E. Gilman
ITS: Vice President

APPROVED AND ADOPTED THIS _____ DAY OF _____
2026, IN A LAWFUL ASSEMBLY BY MAJORITY VOTE OF THE KINGSLAND
CITY COUNCIL.

BY:
ITS:

RESOLUTION ACCEPTING PROPERTY

WHEREAS, there is recorded in Plat Book 2019, page 82, Camden County, Georgia, records, a plat of survey that depicts a certain street for the use of those owning property within the Lake Juniper Subdivision, which street is within the city limits of the City of Kingsland.

WHEREAS, the aforesaid street has been completed and accepted by the City of Kingsland as required under ordinances of the City of Kingsland; and

WHEREAS, Lake Manor West, LLC, has tendered to the City of Kingsland a deed conveying the following property:

All of those streets are identified as Verano Street (60' Right of Way) lying in Phase II, as more together with all improvements located thereon, including roads, infrastructure, and streetlights located thereon; which deed is acceptable to the City of Kingsland.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL

OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Lake Manor West, LLC to the City of Kingsland, Georgia, conveying the aforesaid streets within the Lake Juniper Subdivision, dated, _____ is hereby accepted by the City of Kingsland. Said Verano Street is being conveyed and dedicated to the City of Kingsland, and accepted by the City of Kingsland, for use as a public right-of-way.

THIS ____ day of _____ 2026.

CITY OF KINGSLAND, GEORGIA

By: _____ (SEAL)

Its Mayor

Attest: _____ (SEAL)

Its City Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on, _____ and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 20____.

Jo Seigler

Camden County
State of Georgia

RIGHT OF WAY DEED

This indenture, made this 3rd day of August 2026, between LAKE MANOR WEST, LLC, a Georgia Limited Liability Company, as parties of the first part, hereinafter called the GRANTORS and THE CITY OF KINGSLAND, a political municipality organized under the laws of the State of Georgia, as party of the second part, hereinafter called the GRANTEE;

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), in hand paid and benefits flowing, the GRANTORS do hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and assigns, the following property to wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LAKE JUNIPER PHASE 3 SUBDIVISION BEING ALL OF VERANO STREET AND ALL OF VELA COURT SHOWN ON PLAT RECORDED IN PLAT BOOK 2022, PAGE 35, PUBLIC RECORDS OF CAMDEN COUNTY.

THE LAND THUS DESCRIBED CONTAINS 1.40 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

TOGETHER WITH ALL WATER AND SEWER SYSTEMS AND INFRASTRUCTURE LOCATED INSIDE SAID RIGHT-OF-WAY AND ALSO TOGETHER WITH ALL DRAINAGE AND UTILITY EASEMENTS REFERENCED ON SAID PLAT OF LAKE JUNIPER PHASE 3 SUBDIVISION.

Said land is being conveyed to GRANTEE for the purpose of maintenance and use of the public roads described above.

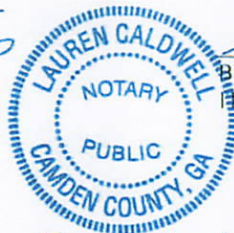
To have and to hold the bargained premises unto the GRANTEE, its successors and assigns forever in fee simple.

Party of the first part will forever warrant and defend the title to the bargained premises unto party of the second part, its successors and assigns against all claims of all persons whomever.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 3rd day of August 2026

Witness

Notary Public



BY: Charles E. Gilman
ITS: Vice President

APPROVED AND ADOPTED THIS _____ DAY OF _____
2026, IN A LAWFUL ASSEMBLY BY MAJORITY VOTE OF THE KINGSLAND
CITY COUNCIL.

BY:
ITS:

RESOLUTION ACCEPTING PROPERTY

WHEREAS, there is recorded in Plat Book 2022, page 35, Camden County, Georgia, records, a plat of survey that depicts a certain street for the use of those owning property within the Lake Juniper Subdivision, which street is within the city limits of the City of Kingsland.

WHEREAS, the aforesaid street has been completed and accepted by the City of Kingsland as required under ordinances of the City of Kingsland; and

WHEREAS, Lake Manor West, LLC, has tendered to the City of Kingsland a deed conveying the following property:

All of those streets are identified as Verano Street (60' Right of Way) and Vela Court lying in Phase III, as more together with all improvements located thereon, including roads, infrastructure, and streetlights located thereon; which deed is acceptable to the City of Kingsland.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL

OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Lake Manor West, LLC to the City of Kingsland, Georgia, conveying the aforesaid streets within the Lake Juniper Subdivision, dated, _____ is hereby accepted by the City of Kingsland. Said Verano Street and Vela Court is being conveyed and dedicated to the City of Kingsland, and accepted by the City of Kingsland, for use as a public right-of-way.

THIS ____ day of _____ 2026.

CITY OF KINGSLAND, GEORGIA

By: _____ (SEAL)

Its Mayor

Attest: _____ (SEAL)

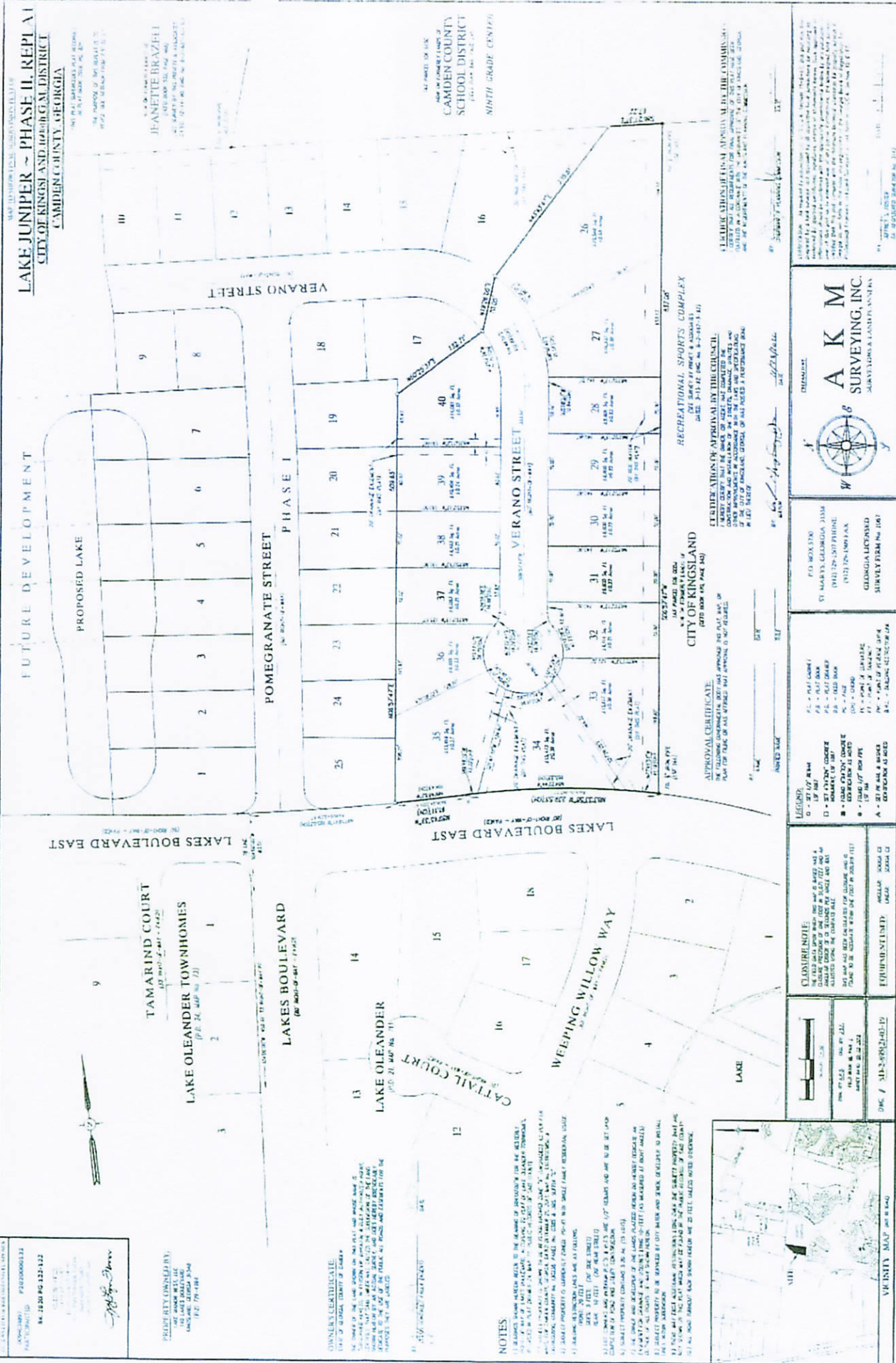
Its City Clerk

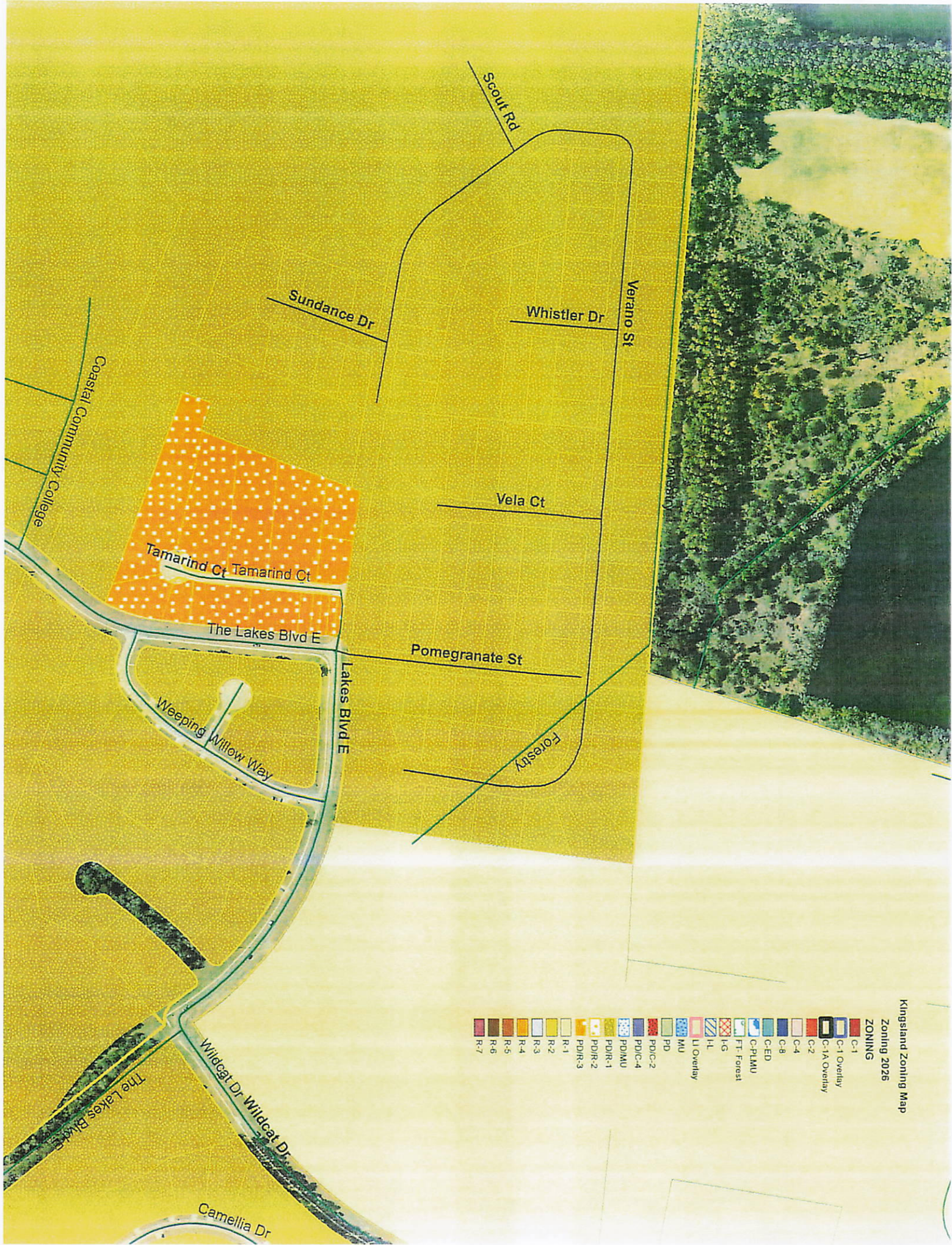
CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on, _____ and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 20____.

Jo Seigler





- Kingsland Zoning Map**
Zoning 2026
ZONING
- C-1
 - C-1 Overlay
 - C-1A Overlay
 - C-2
 - C-4
 - C-8
 - C-ED
 - C-PLMU
 - FT - Forest
 - KG
 - HL
 - LI Overlay
 - MU
 - PD
 - PD/C-2
 - PD/C-4
 - PD/MU
 - PD/R-1
 - PD/R-2
 - PD/R-3
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - R-7

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A REZONING

The City of Kingsland Planning Commission will hold a public hearing on the rezoning application from Larry Shapiro, with Cards MD LLC, is requesting that parcel 093011B be rezoned to I-G (Light Industrial). The parcel is located at 1363 Harriet's Bluff Rd. containing approximately 0.9 acres. The purpose of the rezoning is for a truck mechanic shop and future industrial/office rental space.

Notice is hereby given that the public hearing on the proposed rezoning is scheduled for the Planning Commission meeting on Tuesday, September 8, 2026 at 6:00 p.m.

The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, September 14, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the proposed rezoning application and staff report are available at the Community Planning Offices located at 105 S. Lee St.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 8, 2026

City Council Meeting Date: September 14, 2026

Agenda Item: Rezone

Background:

The surrounding area is a mixture of commercial and industrial zonings. The new owner is asking for the property be rezoned to I-G (Light Industrial) for a proposed truck mechanic shop and proposed Industrial office space. A conceptual site plan has been submitted by the applicant and reviewed by the Planning Dept.

Summary:

Larry Shapiro, with Cads MD LLC is requesting that parcel 093011B be rezoned to I-G (Light Industrial) for a truck mechanic shop and proposed industrial office space. The parcel is located at 1363 Harriett's Bluff Rd. containing approx. 0.9 acres.

Current Zoning: C-4 (Interchange Commercial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval of the rezoning request.

Scott L. Kimball
Planning Director



Record Report for Rezoning #REZ-26-0002

Record Overview

Record Number: REZ-26-0002

Record Type: Rezoning

Record Status: In Progress

Record Submitted At: Thursday August 13, 2026

Record Address: 1363 Harrietts Bluff rd Woodbine Ga

Record Owner: Scott Kimball

Record Applicant: Lawrence Shapiro

Form Submission

Existing Zoning: comercial *C-4 (Interchange Commercial)*

Existing Use: ~~comercial~~ *vacant lot*

Requested Zoning: industrial *I-G*

Requested Use: ~~rezoning~~ *Truck mechanic - Industrial Space*

Property Owner:

Lawrence Shapiro

Ownership Type: Partnership

If Corporation: Submit list of officers, directors and major stockholders with name, address and title.:

-

If Partnership: Submit list of all partners with name, address and title.:

Lawrence Shapiro owner

List surrounding land owners (names and addresses):

King Travel Plaza 1409 Harrietts Bluff Rd Woodbine Ga 31569

Location or Legal Property Description: 093011B Parcel Number

Property Address:

1363 Harrietts Bluff rd Woodbine Ga

Property Size: 0.90 AC

Property Frontage (ft): 121

Road Type: Paved Road

Water Source: Public Water

Waste Management: Public Sewer

Would be in harmony with the character of the neighborhood because:

The surrounding area includes industrial and commercial uses, making the proposed use compatible with the existing character of the area.

Would not be detrimental to property or persons in the area because :

The surrounding area includes industrial and commercial uses, making the proposed use compatible with the existing character of the area.

Other comments:

-

Have a property interest in the real property affected by this request:

none

Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request:

none

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request:

none

Elected Officials Name + Amount of Description of Gift:

none

Single owner signature:

A handwritten signature in black ink, appearing to be 'ZAB', is written over a horizontal line.

Signed in GovWell: Thursday August 13, 2026, 10:49am

Generated Documents

No documents generated

SITE PLAN

1363 Harriets Bluff Road
Woodbine, GA 31569

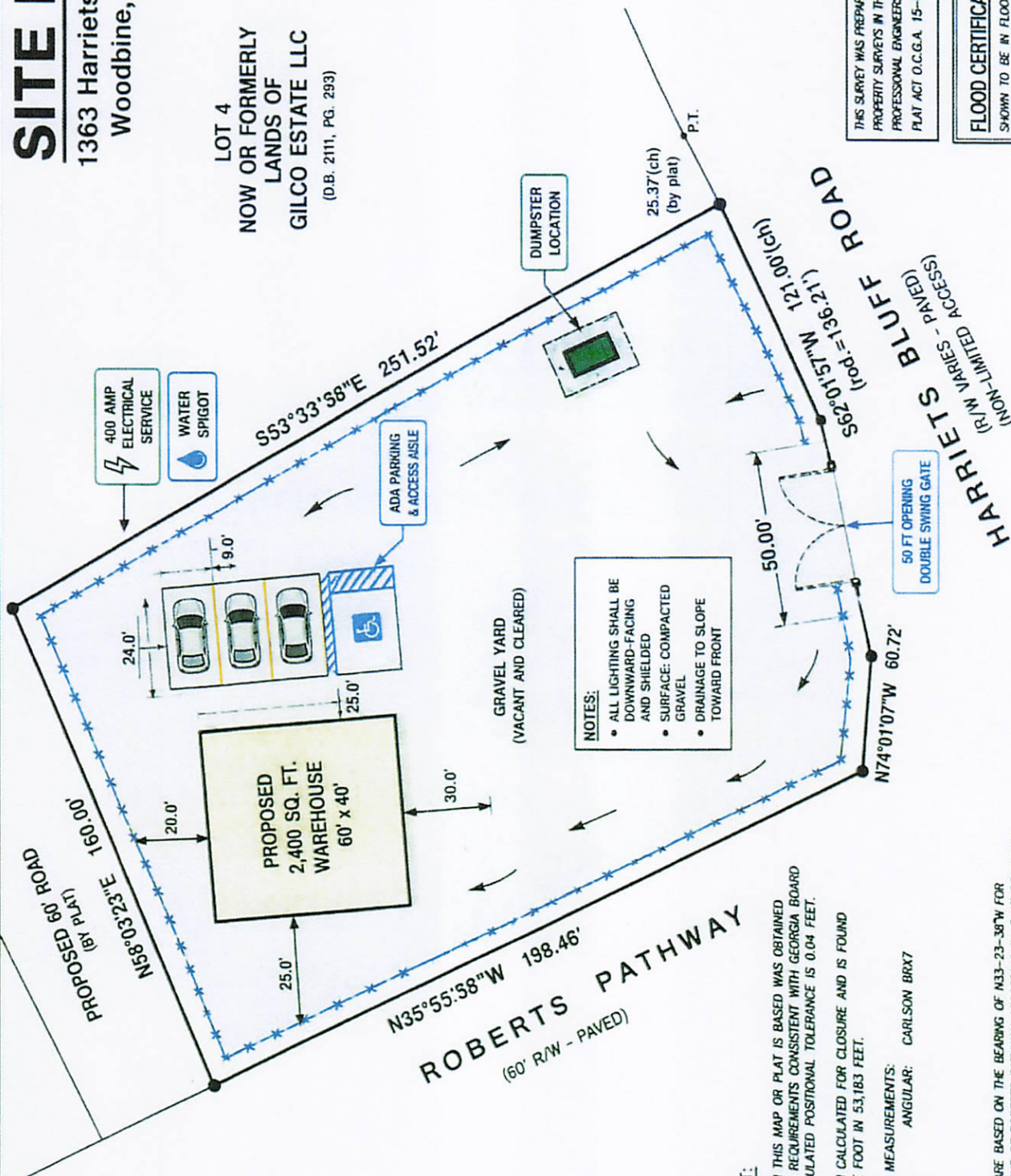
LOT 4
NOW OR FORMERLY
LANDS OF
GILCO ESTATE LLC
(D.B. 2111, PG. 293)

LEGEND

- DENOTES 1/2" REBAR (UNLESS NOTED OTHERWISE)
- DENOTES IRON CONC. MON.
- DENOTES SET 1/2" REBAR
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- RAD = RADIUS
- Δ DENOTES SET MAG NAIL/HUB
- Δ DENOTES FD. MAG NAIL/HUB
- B.R.L. = BUILDING RESTRICTION LINE
- D.B. = DEED BOOK
- PG. = PAGE
- (ch) = CHORD
- (typ.) = TYPICAL
- ELEV. = ELEVATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE RULES OF THE GEORGIA BOARD OF RESURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP No. 13123003566 COMM. No. 130238 PANEL No. 0385 SUFFIX G DATED DEC. 21, 2017 FOR CAMDEN COUNTY, GEORGIA



CLOSURE STATEMENT:

FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING FIELD EQUIPMENT AND REQUIREMENTS CONSISTENT WITH GEORGIA BOARD E 180-07-03. THE CALCULATED POSITIONAL TOLERANCE IS 0.04 FEET.

MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 53,183 FEET.

INSTRUMENT USED FOR FIELD MEASUREMENTS:

NEAR: CARLSON BRX7 ANGULAR: CARLSON BRX7

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N33-23-38"W FOR THE NORTHEASTERLY R/W LINE OF ROBERTS PATHWAY ACCORDING TO PLAT RECORDED IN P.C. & TIE NO. 137 OF THE PUBLIC RECORDS OF CAMDEN COUNTY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.

Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PL MU
- FT- Forest
- LG
- HL
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





Overview



Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	093011B	Owner	UNITED DEVELOPMENT GROUP INC	Last 2 Sales			
Class Code	Commercial		3 COBHAM DRAW	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		POOLER, GA 31322	7/6/2026	\$78800	NQ	U
	KINGSLAND	Physical Address	1363 HARRIETTS BLUFF RD	n/a	0	n/a	n/a
Acres	0.9	Assessed Value	Value \$94500				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 8/14/2026

Last Data Uploaded: 8/13/2026 7:16:37 PM

Developed by SCHNEIDER
GEOSPATIAL

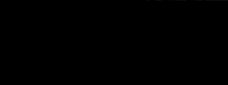
BK: 2437 PG: 194-195
Filed and Recorded
07-06-2026 02:19 PM
DOC# D2026-005010



JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY
Real Estate Transfer Tax

PT-61 020-2026-001756

Brannen, Searcy & Smith, LLP



STATE OF GEORGIA

COUNTY OF CHATHAM

)
)
)

LIMITED WARRANTY DEED

THIS INDENTURE, made this 6th day of July in the year Two Thousand Twenty-Six, BETWEEN United Development Group, Inc., as party or parties of the first part, hereinafter called GRANTOR, and CARDS MD, LLC, a Florida Limited Liability Company, as party or parties of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and no/100 and other good and valuable consideration (\$10.00)

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alien, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee, all of its interest in the following described property, to-wit:

All that tract or parcel of land lying and being in the 31st G.M. District, Camden County, GA, being Lot 3 set forth on that certain Recombination & Subdivision Plat for United Development Group recorded in Plat Book C4, Page 137F, Camden County, GA Records, which plat is incorporated herein by reference and made a part of this description.

Being a portion of the property previously conveyed by Warranty Deeds in favor of United Development Group, Inc. recorded in Deed Book 764, Page 205, and in Deed Book 747, Page 652, as corrected in Deed Book 973, Page 275, all of the Camden County, Georgia records.

Being more commonly known as 0.9 acres, Harrietts Bluff Road, Kingsland, GA 31569. Parcel ID Number: 093 011B. Subject to any Easements or Restrictions of Record.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances or any rights thereof.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons claiming by and through Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed, and delivered
in the presence of:

R. Patel *Authorized Signatory*
United Development Group, Inc.
By: Rajendraprasad Patel AKA Rajendra M. Patel,
Authorized Signatory

Ramen Camone
Witness

[Signature]
Notary Public
My Commission Expires: _____
-Notary Seal-



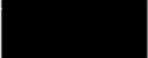
Brannen, Searcy & Smith, LLP

File No./Escrow No.: 9704.3945
Print Date & Time: July 2, 2026 at 12:43 PM
Officer/Escrow Officer: Joel Gerber
Settlement Location: 

Property Address: 0.9 acres, Harrietts Bluff Road
 Kingsland, GA 31569

Buyer: CARDS MD, LLC, a Florida Limited Liability Company
Seller: United Development Group, Inc.
Lender: CASH
Settlement Date: July 6, 2026
Disbursement Date: July 6, 2026

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
Financial				
		Sale Price of Property		
		Deposit		
Prorations/Adjustments				
		City/Town Taxes		
		01/01/26 to 07/06/26		
		County Taxes		
		01/01/26 to 07/06/26		
Loan Charges to CASH				
Other Loan Charges				
\$ 4.75		E-recording	to EPN	
		Right of first refusal	to Brannen, Searcy &	
		attorney fee	Smith, LLP	
Impounds				
Title Charges & Escrow / Settlement Charges				

Title - Owner's Title Insurance (optional)
 to Brannen, Searcy & Smith, LLP
 Coverage: 
 Premium: 

Title - Attorney Fees to Brannen, Searcy &
 Smith, LLP

Title - Buyer Post Closing Requirements to Brannen, Searcy &
 Smith, LLP

ALTA Settlement Statement Cash - Continued

Seller		Buyer	
Debit	Credit	Debit	Credit
	Title - Buyer pre-settlement services to Brannen, Searcy & Smith, LLP		
	Title - Title Binder to Brannen, Searcy & Smith, LLP		
	Title - Title Certification to Brannen, Searcy & Smith, LLP		
\$ 75.00	Title - Seller Post Closing & Storage Fee to Brannen, Searcy & Smith, LLP		
	Title - Title Search & Examination to Brannen, Searcy & Smith, LLP		
Commission			
\$ 7,875.00	Commission to Engel & Volkers Savannah		
Government Recording and Transfer Charges			
\$ 25.00	Recording Fees to Clerk of Superior Court		
	Deed:\$25.00 Mortgage:\$0.00 Release:\$25.00		
	Transfer Tax to Clerk of Superior Court		
Payoffs			
Miscellaneous			
	Right of first refusal preparation to Weiner, Shearouse, Weitz, Greenberg & Shawe		
	Subtotals		
	Balance Due FROM		
	Balance Due TO		
	TOTALS		



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

City Council Meeting Date: September 14, 2026

Agenda Item: Alcohol License

Summary:

Bhargav Patel, with Bajrang Bali 6398, LLC has applied for an alcohol license for the gas station/convenient store located at 113 Scrubby Bluff Rd. The purpose of the alcohol license is for the sale of packaged beer/wine. No issues were found during the background and fingerprint checks.

Zoning: C-2 (General Commercial)

Staff Recommendation: Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director



Record Report for Alcohol License Application #ABL-26-1626

Record Overview

Record Number: ABL-26-1626

Record Type: Alcohol License Application

Record Status: Submitted

Record Submitted At: Monday July 27, 2026

Record Address: 113 Scrubby Bluff Rd, Kingsland GA 31548

Record Owner: Scott Kimball

Record Applicant User: BHARGAV PATEL

Record Applicant Company: BAJRANG BALI 6398 LLC

Form Submission

State the business name under which the business of establishment is to be licensed: BAJRANG BALI 6398 LLC

Type of License Applying For: Retail Beer/Wine Packaged for Sale

Seating Capacity: 0

Zoning District: KINGSLAND

Business Address:

113 Scrubby Bluff Rd, Kingsland GA 31548

If at current address for less than three years, list previous address: -

Type of Business: Retail Store

Applicant:

BHARGAV PATEL

Applicant Date of Birth: -

Applicant Race: Asian

If "Other" race selected, please explain: -

List any Alcoholic Beverage License(s) currently held, including address and state. If none, please write "NA".:
NA

List any Alcoholic Beverage License(s) previously held, including address and state. If none, please write "NA".:
NA

Is applicant a partnership or corporation?: Corporation

Applicant #2:

Names, Phone Numbers, Mailing Addresses of all other parties:

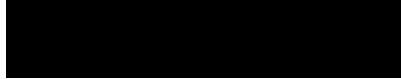
-

If applicant is a partnership, a copy of the Partnership Agreement / Articles of Partnership has been uploaded.: Yes

If applicant is a corporation, a copy of the Articles of Incorporation has been uploaded.: Yes

Manager #1:

BHARGAV PATEL



Names, Mailing Addresses, and Birth Dates of all other managers:

-

Have any of the above-named manager(s) ever been convicted of a crime or been the subject of an alcoholic beverage license suspension or revocation by the State of Georgia or any other city or jurisdiction?: No

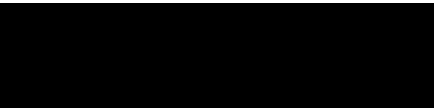
Date of Suspension/Revocation: -

Nature of Suspension/Revocation: -

Name of Said Revoking/Suspending Body/Agency: -

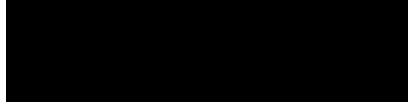
Reference #1:

DIPEN PATEL



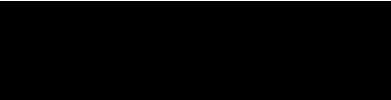
Reference #2:

SHREY PATEL



Reference #3:

RIMA PATEL



Additional Financial Stakeholder #1:

Names, Phone Numbers, Mailing Addresses of all other financial stakeholders:

-

Additional Financial Stakeholder #2:

Additional Financial Stakeholder #3:

Additional Financial Stakeholder #4:

Have any of the applicants and/or officials, entities, or persons named above ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with regard to the sale or distribution of alcoholic beverages?: No

If yes, give a detailed description of such violation(s), including the name(s) of the jurisdiction(s) where the violation(s) occurred.:

-

Have any of the individuals or entities identified above ever been convicted of any crime?: No

If yes, give a detailed description which includes the nature of the offense, date of conviction, and name of the jurisdiction.:

-

Does the applicant or any of the individuals or entities named above hold an alcohol beverage license from any

other jurisdiction or from the State of Georgia?: No

If yes, state the name of each such jurisdiction and of the licensed location for any State license, or attach a copy of each such license to this application.:

-

Has the location for which this licenses is sought been (or is it currently) licensed?: Yes

If yes, state the name of the business of establishment and the name of the license.:

SHREE RAJ 108 LLC. BUSINESS AND ALCOHOL LICENSE

Have you (the applicant) ever been convicted of any felony?: No

If yes, please describe.:

-

Have you (the applicant) had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales?: No

If yes, please describe.:

-

I certify that I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia, and regulations of the State Department of Revenue.: Yes

I certify that I will abide by the opening and closing hours and days on which sales are prohibited as set forth in the Kingsland Code.: Yes

I certify that I will not attempt to transfer any license granted except under the terms and conditions as set forth in the City of Kingsland Code.: Yes

I certify that the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 600 feet of any church, school ground, college campus, any business catering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).: Yes

I certify that if a license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.: Yes

I certify that if I fail to comply with the City of Kingsland Code, laws of the State of Georgia, or regulations of the Department of Revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.: Yes

I certify that if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken packaging and will not allow alcoholic beverages to be consumed on premises.: Yes

I certify that the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.: Yes

I certify that I have never been convicted of any felony involving moral turpitude.: Yes

I certify that I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations.:

No, one of us has been convicted for violating a law involving alcoholic beverages, gambling, or taxes.

If "No" is selected above, please list the names, type of conviction, and job title.:

-

Generated Documents

No documents generated

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 6/22/2026 2:03:55 PM

BUSINESS INFORMATION

CONTROL NUMBER 26137120
BUSINESS NAME BAJRANG BALI 6398 LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 06/22/2026

PRINCIPAL OFFICE ADDRESS

ADDRESS 113 SCRUBBY BLUFF RD, KINGSLAND, GA, 31548, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
BHARGAV PATEL	820 SCRANTON RD, APT 401, BRUNSWICK, GA, 31525, USA	Glynn

ORGANIZER(S)

NAME	TITLE	ADDRESS
BHARGAV PATEL	ORGANIZER	820 SCRANTON RD, APT 401, BRUNSWICK, GA, 31525, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE BHARGAV PATEL
AUTHORIZER TITLE Member

Gouville

ABL-26-1626

License # _____



City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548
Phone: (912) 729-5613 Fax: (912) 729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.
(An investigation fee of \$250.00 is due upon submittal.)

NOTE: For on-premise sales and consumption of alcoholic beverages, you **MUST** meet the following requirements:

- (1) Must be located within the proper zoning district;
- (2) Eating establishments;
- (3) Lounges located within hotels or motels where food is served and consumed:
Must have a seating capacity of at least 50 people;
- (4) Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Walt Beverage (Beer) Retail Packaged to Go: <u>✓</u> Consumed on Premises: _____	Wine Retail Packaged to Go: <u>✓</u> Consumed on Premises: _____
Complimentary Beer/Wine Consumed on Premises _____	
Intoxicating Liquor (distilled/Spiritus Liquors) By the Drink Consumed on Premises _____	

Type of Business (Check one): ✓ Restaurant ✓ Retail Store _____ Private Club
_____ Hotel Lounge _____ Hotel In-Room Service _____ Bowling Alley
_____ Golf Course/Club House _____ Temporary-Daily

Seating Capacity: 0 Zoning District: Kingsland C-2

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted:
BHARGAV PATEL with BAJRANG BALS 6398 LLC

Address of Applicant _____

Phone Number _____

Applicant's Date of _____

2. State the business name under which the business or establishment to be licensed:

BAJRANG BALI 6398 LLC

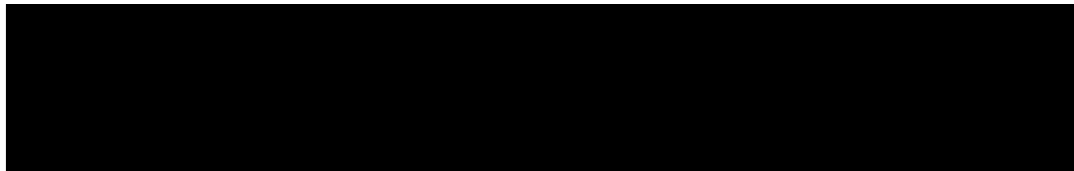
Address: 113 SCRUBBY BLUFF RD, KINGSLAND, GA - 31548

3. If applicant is a partnership of any kind, state the names, Social Security numbers, telephone
Number and mailing addresses of all members of the partnerships:

4. Attach a copy of partnership Agreement or Articles of Partnership to this Application.

5. If Applicant is a corporation, state the following:

(a) Shareholders' names, Social Security numbers, telephone numbers, and addresses:
BHARGAV PATEL



(b) Officers' names, Social Security numbers, telephone numbers, and addresses:

President: _____

Vice President: _____

Secretary: _____

Treasurer: _____

6. If the applicant is a corporation, attach a copy of the Articles of Incorporation:

7. State the name(s), Social Security number(s), telephone number(s), and mailing address(es) of any Persons or entities, other than those named above, who have any financial interest of beneficial Ownership Interest in the establishment or business to be licensed:

NA

8. State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manager the establishment or business licensed:

NA

9. State whether or not the above-named manager(s) has ever been convicted of a crime or has been The subject of an alcoholic beverage license suspension or revocation by the State of Georgia or Any other city or jurisdiction:

No

10. If the response to the preceding was in the affirmative, state the date, nature, and name of said Revoking or suspending body or agency:

**11. State whether or not the applicant and/or any of the officials, entities, or persons named above
Have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with
Regard to the sale or distribution of alcoholic beverages:**

N/A

**12. If your response to the preceding was in the affirmative, give a detailed description of such
Violation, including the name of the jurisdiction where the violation occurred:**

**13. State whether or not any individuals or entities identified above have been convicted of any crime
and, if so, state a detailed description which includes the nature of the offense, date of conviction, and
names of the jurisdiction:**

N/A

**14. If applicant or any of the individuals or entities named above holds an alcohol beverage license from
any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the
licensed location for any State license or attach a copy of each such license to this application.**

N/A

**15. If the location for which the license is sought has been or is now licensed, state the name of the
Business or establishment and the name of the license:**

16. IF MY APPLICATION IS APPROVED, I CERTIFY:

(Please initial each of the following)

☒ That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia,
and regulations of the State Department of Revenue.

☒ That I will abide by the opening and closing hours and days on which sales are prohibited as set
forth in the Kingsland Code.

☒ That I will not attempt to transfer any license granted except under terms and conditions as set forth in the City of Kingsland Code.

☐ That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 600 feet of any church, school ground, college campus, any business entering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).

☒ That if license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.

☒ That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of Revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.

☒ That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken package and will not allow alcoholic beverages to be consumed on premises.

☒ That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.

☒ That I have never been convicted of any felony involving moral turpitude.

☒ That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below.

17. List three references who are not family/relatives or current or future employees:

1. DIPEN PATEL

Name

2. SHREY PATEL

Name

3. RIMA PATEL

Name

Address

Phone

18. If at current address for less than three years, list previous address:

N/A

19. Have you ever been convicted of a felony? No If so, please describe:

N/A

20. List any Alcoholic Beverage Licenses currently held, include address and state:

N/A

21. List any Alcoholic Beverage Licenses previously held, include address and state:

N/A

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? No

N/A

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

Sworn to and subscribed to this 6th day of August, 202024

APPLICANT(S)

WITNESS

NOTARY PUBLIC
(SEAL)



To be completed by City Officials

Recommendation of Planning Dir. ☒ Approve ☐ Disapprove Initials JD

Recommendation of Police Chief ☒ Approve ☐ Disapprove Initials JD

Recommendation of Building Insp. ☐ Approve ☐ Disapprove Initials

Date of Publication 8/13 & 8/20

Dates of Reading by Council 9/14/26

Council Voted to: ☐ Approve ☐ Disapprove Initials

Date License Issued (subject to Council Approval): 9/15/26

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 14 days prior to the public hearing.



Kingsland Police Department
111 South Seaboard Street
P.O. Box 250
Kingsland, GA 31548
Phone: 912-729-8254

Fax: 912-729-8628 www.KingslandGeorgia.com

Rick Evans, Chief of Police

Jason Seaward, Deputy Chief

To: Scott Kimball,

August 17, 2026

A background investigation was conducted for the Alcohol Beverage License application submitted by Bhargav Patel for Bajrang Bali 6398 LLC, 113 Scrubby Bluff Rd. Kingsland, GA 31548. The findings are:

A local criminal background check was conducted for Patel and no criminal history was located. There is no record of Patel having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Patel did not locate any information that would disqualify Patel from licensing.

I attempted to speak with the three people listed as references on the application.

On August 17, 2026, I attempted to make contact with Dipen Patel, [REDACTED] and had to leave a voicemail.

On August 17, 2026, I contacted Shrey Patel, [REDACTED] I had a short conversation with Patel, I don't think he fully understood what I was asking him Patel stated that he was the main owner, but I could not understand what he was talking about. Patel stated that he has known the applicant for 2 years and did not add anything else to the conversation.

On August 20, 2026, I attempted to contact Rima Patel, [REDACTED] and had to leave a voicemail.

On August 21, 2026, I attempted to contact Steve Dennis, [REDACTED] Dennis stated he has known Patel for 9 years and used to work for him in MO, however, now they are just friends. Dennis stated that Patel is a good guy, who doesn't even drink himself.

On August 21, 2026, I contacted Michelle Harris, [REDACTED] who advised that there is no reason that Patel should not receive an alcohol license. Harris stated she has known Patel for a couple of months, but has known the actual owner of the store, Savitaben Patel, and he has been a customer of the store for approximately 20 years. Harris did not have anything else to add.

On August 21, 2026, I attempted to contact Parsth Patel, [REDACTED] Patel stated that Patel is a good guy who doesn't even drink himself. Patel stated that they met each other in India and that he does a good job.

Based on the above information, I believe Bhargav Patel is qualified for this alcohol license.

Name-Based Criminal History Record Information (CHRI) Consent/Inquiry Form

I hereby authorize City of Kingsland to conduct an inquiry for
Agency/Company
 the purpose below and receive any Georgia and/or national CHRI as authorized by state and federal law.

Full Name (print)	BHARGAV PATEL
Address	[REDACTED]
Sex	[REDACTED]
MALE	[REDACTED]

This authorization is valid for _____ days from date of signature.

_____, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my employment.

[Signature] 8/6/26
 Signature Date

 Attorney for Individual (Purpose Code E and U Only) Bar Number Date

Date of Inquiry: 8-17-26 Time of Inquiry: 3pm Operator's Initials: DJH

Purpose Code Used (check one): Note: Only one inquiry may be performed per consent form.

NON-CRIMINAL JUSTICE PURPOSES	
☒ E	Employment
☐ M	Employment direct care with Mentally Ill/Developmentally Disabled
☐ N	Employment direct care with Elderly
☐ W	Employment direct care with Children
☐ P	Public Record (no consent required)
☐ F	Probate Court/Weapons Carry License
PERSONAL REQUEST (INDIVIDUAL OR THEIR ATTORNEY)	
☐ U	Personal Copy (stamp return "personal copy")
CRIMINAL JUSTICE EMPLOYMENT	
☐ J	Civilian Criminal Justice Employment (state and III data received)
☐ Z	Sworn Criminal Justice Employment (state and III data received)

This inquiry resulted in the following (check all that apply):

☒	No criminal history available
☐	Criminal history available (attached/released)
☒	No NOIC/GCIC Warrant
☐	Possible NOIC/GCIC Warrant (list Wanting agency below)
Wanting Agency Name:	
Wanting Agency Telephone:	

Danielle Hamilton
 Agency Designee Signature and Title

Revised June 2023

NO RECORDS

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

BAJRANG BALI 6398 LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/22/2026** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/24/2026**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

Citizenship Affidavit (O.C.G.A. § 50-36-1(e) (2))

Revised 12/2023

This affidavit is being executed by the undersigned applicant to receive a license or permit. As required by law in the state of Georgia, the applicant agrees to provide a secure and verifiable document demonstrating their eligibility for the public benefit they have requested.

By executing this affidavit under oath, as an applicant for: (Check all that apply)

- | | | |
|---|---|--|
| ☒ State Alcohol License | ☐ State Alcohol Permit | ☐ Alcohol Special Event License |
| ☒ State Tobacco License | ☐ State Tobacco Permit | ☐ Tobacco Special Event License |
| ☐ Motor Fuel Distributor License | | |

as referenced in O.C.G.A. § 50-36-1, from the Georgia Department of Revenue, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ☒ I am a United States citizen.
- 2) _____ I am a legal permanent resident of the United States.
- 3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency, and my alien number is _____.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e) (1), with this affidavit, and such can best be classified as:

Check which secure and verifiable document was provided. You must submit a front and back copy of a Secure and Verifiable Document with this Affidavit.

- | | | |
|--|---|--|
| ☒ Driver's License | ☐ Passport | ☐ Green Card/Permanent Resident |
| ☐ Employment Authorization | ☐ Certificate of Citizenship | ☐ Other: _____ |

A complete list of Secure and Verifiable Documents may be found at <http://dor.georgia.gov/citizenship-affidavit-secure-and-verifiable-documents> or on the Georgia Attorney General's website. For more information, please refer to <http://dor.georgia.gov/verification-citizenship>.

Signature Section

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in St Marys (city), Georgia (state)


Signature of Applicant

BHARGAV PATEL
Printed Name of Applicant

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

17 DAY OF July, 2026


NOTARY PUBLIC

My Commission Expires:

M CHRISTEN LANDRUM
NOTARY PUBLIC
Ware County
State of Georgia
My Commission Expires October 29, 2027



COGENT  SYSTEMS
Georgia Applicant Processing Services

Acknowledgement

I authorize Cogent Systems, Inc. to conduct a fingerprint based criminal history record check of me.

I understand that Cogent Systems, Inc. will send my fingerprints to the Georgia Crime Information Center for a search of criminal history information in its files and to the Federal Bureau of Investigation for a search of its files when a federal record check is so authorized.

I understand that the electronic results of this fingerprint check will be received by Cogent Systems, Inc. and forwarded to the agency responsible for determining my suitability for the position for which I have applied.

I further understand that Cogent Systems, Inc. will not maintain a copy of my record and that Cogent Systems, Inc. meets all confidentiality and security requirements for handling and dissemination of state and federal criminal history record information.

By: _____

Date: _____

CITY OF KINGSLAND, GEORGIA
SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE) FORM
O.C.G.A. § 50-36-1(e)(2) AFFIDAVIT VERIFYING STATUS FOR PUBLIC BENEFIT

By executing this affidavit under oath, as an applicant for a(n) Occupational Tax Certificate, as referenced in O.C.G.A. § 50-36-1, from the City of Kingsland, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

1) ☒ I am a United States citizen.

Please see link for acceptable forms of identification: <http://law.us.gov/immigration-support>

2) ☐ I am a legal permanent resident of the United States. **

Please see link for acceptable forms of identification: <http://law.us.gov/immigration-support>

3) ☐ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. **

Please see link for acceptable forms of identification: <http://law.us.gov/immigration-support>

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Driver's License (please attach copy of document)

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Atlanta (City), GA (State).

Bent 8/6/26
Signature of Applicant Date

Bhargav Patel
Printed Name of Applicant

Business License Acct. No. _____

Sales Tax ID No.
(if Applicable) _____

SUBSCRIBED AND SWORN BEFORE ME ON
THIS THIRD DAY OF August, 2024

[Signature]
NOTARY PUBLIC/SEAL

My Commission Expires: 5/18/2027



E-VERIFY FORM
CITY OF KINGSLAND AFFIDAVIT
O.C.G.A. § 30-01-0(d) E-VERIFY PRIVATE EMPLOYER AFFIDAVIT OF COMPLIANCE

By executing this affidavit under oath, as an applicant for and Alcohol License
(Occupational Tax Certificate, Alcohol License or other document required to operate a business) as referenced in
O.C.G.A. § 30-01-0(d), from the City of Kingsland, Georgia, the undersigned applicant representing the private employer
known as BASRang BALE 6398 LLC (printed name of private employer) verifies one of
the following with respect to my application for the above mentioned document:

- 1) ☐ On January 1st of the below signed year the individual, firm, or corporation employed more than ten
(10) employees.
- b) ☒ On January 1st of the below signed year the individual, firm, or corporation employed less than ten
(10) employees. () () () () () () () () () ()

If the employer selected 1 a) please fill out Section 2 below.

2) The employer has registered with and utilizes the federal work authorization program in accordance with the
applicable provisions and deadlines established in O.C.G.A. § 13-10-00. The undersigned private employer also attests
that its federal work authorization user identification number and date of authorization are as listed below:

Federal Work Authorization User Identification Number

BUSINESS ACCOUNT NO.

Date of Authorization

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false,
fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20,
and face criminal penalties allowed by such statute.

Executed in St. Marys, GA state.

Bhargav Patel 8/6/26
Signature of Applicant Date

Bhargav Patel
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON
THIS THE 03 DAY OF August, 2026

[Signature]
NOTARY PUBLIC/SEAL

My Commission Expires: 5/18/2027



RESOLUTION NO. 2026-19

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, ACCEPTING PARCEL 120 008Y FOR THE PURPOSE OF PRESERVING GREEN SPACE AND SUPPORTING THE COMMUNITY'S QUALITY OF LIFE

WHEREAS, the City of Kingsland recognizes the importance of preserving open and undeveloped areas within the community for the benefit of current and future residents; and

WHEREAS, the preservation of green space contributes to the City's quality of life by providing opportunities for natural areas, recreation, conservation, and community enjoyment; and

WHEREAS, the City has determined that accepting the property described herein is in the best interests of the City and its residents and will further the City's goal of preserving green space; and

WHEREAS, the City recognizes that the preservation of additional green space and natural areas supports the City's participation in the **National Flood Insurance Program's Community Rating System (CRS)** and may contribute toward improved CRS credit and classification; and

WHEREAS, improved CRS classification can result in greater flood insurance premium discounts for eligible properties within the City, thereby helping to reduce flood insurance costs for local property owners while furthering the City's efforts to promote floodplain management and preserve open space; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Kingsland, Georgia, that the City hereby accepts the conveyance of the above-described property for the purpose of preserving green space and promoting the health, welfare, and quality of life of the community.

SO RESOLVED, this ____ day of _____, 2026.

Dr. C. Grayson Day, Jr., Mayor
City of Kingsland, Georgia

Jo Seigler Horne, City Clerk

ATTEST

Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
File 24-49819

STATE OF GEORGIA
COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 10 day of July, 2026, between **Sawyer & Associates, Inc.**, a Georgia corporation, of the first part, and **City of Kingsland**, a municipal corporation of the State of Georgia, of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT-CLAIM to the said party of the second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said bargained premises to the said party of the second part, so that neither the said party of the first part nor its successors and assigns, nor any other person or persons claiming under it shall at any time by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year above written.

Sawyer & Associates, Inc.

By: Ronald H. Sawyer (SEAL)
Ronald H. Sawyer, its President

Attest: Deborah R. Sawyer (SEAL)
Deborah R. Sawyer, its Secretary

Signed, sealed, and delivered
in the presence of:

Paul K. Gowin
Witness

[Signature]
Notary Public

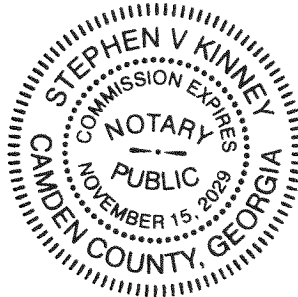


Exhibit "A"

All of that lot, tract or parcel of land lying and being in the 29th and 1606th G.M. Districts, City of Kingsland, Camden County, Georgia more particularly described as follows:

All of that 11.63 acre tract described as "Wetland Jurisdictional Area" and being a part of the "Southerly Portion of Parcel 115," as more fully shown and described on that certain plat of survey by Philip Jackson, Georgia Registered Land Surveyor No. 2804, dated June 9, 2003, recorded in Plat Drawer 15, Map Nos. 51-64, Camden County, Georgia, Records. Said 11.63 acre tract is also known as Camden County, Georgia tax parcel 120 008Y.

Said 11.63 acre tract is bounded as follows: On the north by Parcel No. 115-North of Marsh Harbour Development, as more fully shown and described on that certain plat of survey by Philip Jackson, Georgia Registered Land Surveyor No. 2804, dated June 9, 2003, recorded in Plat Drawer 15, Map Nos. 51-64, Camden County, Georgia, records; on the east by Brookshire Retreat Phase II Subdivision, as shown on plat recorded in Plat Drawer 19, Map Nos. 59-61, Camden County, Georgia records; on the south by lands of the City of Kingsland, Georgia described in that deed recorded in Deed Book 591, page 419, Camden County, Georgia deed records; and on the west by Laurel Landing Phase IV Subdivision, as shown on plat recorded in Plat Drawer 20, Map No. 59, Camden County, Georgia, records, the Laurel Island Links golf course, as shown on plat recorded in Plat Drawer 20, Map Nos. 48-51, Camden County, Georgia, records and lands of the City of Kingsland, Georgia described in that deed recorded in Deed Book 591, page 419, Camden County, Georgia deed records.



Bid Tabulation
 Manhole Rehabilitation
 8/20/26

Vendors	Haddock Road Lift Station	Ford Manhole #1	Ford Manhole #2	May Creek Lift Station	Total Cost
BLD Services, LLC	\$ 8,750.00	\$ 10,315.00	\$ 9,690.00	\$ 7,875.00	\$ 36,630.00
Nu-Pipe	\$ 14,912.66	\$ 15,536.91	\$ 15,287.21	\$ 14,563.08	\$ 60,299.86
Atlantic Pipe Services	\$ 41,857.57	\$ 29,584.60	\$ 28,749.00	\$ 28,455.60	\$ 128,646.77
Gulf Coastal Underground	\$ 44,509.30	\$ 61,411.30	\$ 59,493.70	\$ 31,226.95	\$ 196,641.25