



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • AUGUST 10, 2020

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 on the Application from Sid Gross to Rezone a 1.45 Acre Portion of Parcel K17 01 003 to C-2 (General Commercial District). Parcel to be Included in the C-1A Business Corridor District. Parcel is Located at 715 E. King Avenue. -
2. Public Hearing on the Application from Camden County 42, LLC to Rezone Parcel K19 01 004 to MU (Mixed Use) for the Purpose of a Residential/Commercial Development and to Request a Conditional Use Permit for the Property to Allow a Combination of Residential and Commercial Use on Separate Levels Provided that All Dwelling Units Have Direct Access to the Abutting Street or Parking Area. the Parcel is Located on the South Side of Highway 40 West, Containing Approximately 41.72 Acres. -
3. Public Hearing on the Application from Sawyer & Associates, Inc. to Rezone Parcel 107 034 to PD/MU (Planned Development Mixed Use) for the Purpose of a Residential/Commercial Development. the Parcel is Located on the East Side of Camden Woods Parkway, Containing Approximately 43 Acres. -

II. CALL TO ORDER AND WELCOME GUESTS

III. INVOCATION AND PLEDGE TO THE FLAG

IV. ROLL CALL

Charles Grayson Day Jr.
Alex Blount
James W Galloway
Michael J McClain
LaMar Stokes

Mayor
Mayor Pro Tem
Councilman
Councilman
Councilman

V. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
 - 1. City Council - Regular Meeting - Jul 27, 2020 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

- 1. Approval Of: Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) -

Sidney Gross has applied for a rezoning of a 1.45 acre portion of Tax Parcel K17 01 003 located west of I-95 at 715 E. King Ave. adjacent to O'Reilly's Auto Parts Store. The applicant is requesting the parcel to be rezoned to C-2 (General Commercial) and also to be included in the C-1A Business Corridor District. The purpose of the r-zone request is for the property to be used for commercial purposes. The current zoning of the parcel is R-1 (Single Family Residential) and the 1.45 acre parcel has been recently surveyed and the plat has been recorded with the county. *Planning Commission recommends approval.*

- 2. Approval Of: Rezoning-Camden County 42, LLC-Parcel K19 01 004 -

Camden County 42, LLC has applied for a rezoning of (1) parcel (K19 01 004) containing approximately 41.72 acres located on the south side of Hwy. 40, W. The applicant is requesting the parcel be rezoned to MU (Mixed Use) along with a Conditional Use Permit to allow a combination of residential and commercial use on separate levels provided that all dwelling units have direct access to the abutting street or parking area. The purpose of the re-zone request is for commercial/residential development. The current zoning of the property is R-1. *Planning Commission recommends approval.*

- 3. Approval Of: Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 -

Sawyer & Associates, Inc. has applied for a rezoning of (1) parcel (107 034) containing approximately 43 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development/Mixed Use). The purpose of the rezone request is for a commercial/residential development containing (2) commercial tracts along with 89 multi-family lots. The current zoning of the parcel is PD/R-3 (Planned Development /Medium & High Residential). Sawyer & Associates submitted a PD to the City Planning office that has been reviewed and accepted. *Planning Commission recommends approval.*

4. Approval Of: Home Occupation Permit, Mr. Harold Cohn, 213 Greenbriar Road -

Mr. Cohn has applied for a Home Occupation Permit for "Hydro Masters" located at 213 Greenbriar Road (Tax Parcel 095H 062), R-1 Zone. The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. *Planning Commission recommends approval.*

5. Approval Of: Home Occupation-Angela Halliwell-122 Bedford Ct. -

Angela Halliwell has applied for a Home Occupation Permit for "The Vintage Sailor" located at 122 Bedford Ct. (Tax Parcel 108D 022) in a PD/R-1 zone. The purpose of the business will be for on-line sales of signs. The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. *Planning Commission recommends approval.*

IX. NEW BUSINESS

1. Adoption Of: Resolution #2020-07, a Resolution of the City of Kingsland, Georgia (City) to Authorize the Execution of the Coronavirus Relief Fund (CRF) Terms, and Conditions, Agreement; to Authorize the Acceptance of Grant Payments, Including All Understandings and Assurances Contained Within Such Agreement; to Direct and Authorize the Person Identified as the Official Representative of the City, or the Designee of the City to Act in Connection with the Grant Application; and to Provide Such Additional Information as May be Required. -

Reviewed and approved by legal counsel.

2. Adoption Of: Resolution #2020-08, East Coast Greenway -

Resolution to support the City of St. Marys submission of an application for funding from the Georgia Department of Natural Resources' Georgia Outdoor Stewardship Program in order to construct St Marys Tabby Ruins Trail - with the Winding Road Connector to the East Coast Greenway

3. Bid Award: One 2020 Dodge Charger (Police Package, V8 HEMI) -

Police vehicles were originally bid out on October 29, 2019. Two of the vehicles awarded were cancelled by the manufacturer due to a shortage in production and inventory. This Dodge Charger was ordered for a smaller city that has frozen their budget and is unable to purchase it. Price is \$26,278 including delivery. Purchasing this vehicle will reduce the count requested for next year's budget. *Mayor and Council were polled on this item on July 28, 2020. A unanimous vote in favor of the purchase was received.*

4. Approval and Acceptance Of: FEMA 2020 Firefighters Grant Award -

Staff recommends approval

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. 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: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Rezoning of a 1.45-acre portion of parcel K17 01 003 located at 715 E. King Ave.

Background:

Sidney Gross has applied for a rezoning of 1 parcel containing approx. 1.45 acres located west of I-95 at 715 E. King Ave. adjacent to O'Reilly's Auto Part Store. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) and also to be included in the C-1A Business Corridor District. The purpose of the rezone request is for the property to be used for commercial purposes. The current zoning of the parcel is R-1 (Single Family Residential) and the 1.45-acre parcel has been recently surveyed and the plat has been recorded with the county.

Current Zoning: R-1

Summary:

A large portion of parcels in this area that front E. King Ave are zoned C-2 General Commercial and are in the C-1A Business Corridor District. The rezoning of the parcel will be consistent with the landscape of the area and contiguous with the C-1A Business Corridor. There is existing sewer and water availability to the property.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

768278140
PARTICIPANT ID P2020000070

BK:2020 PG:70-70

FILED IN OFFICE
CLERK OF COURT
07/02/2020 10:11 AM
JOY LYNN TURNER, CLERK
SUPERIOR COURT
CAMDEN COUNTY, GA

[Signature]

SUBMISSION AT THE
REQUEST OF:

SIDNEY GROSS

TAX PARCEL No. K17 01 003,
CITY OF KINGSLAND
CAMDEN COUNTY, GEORGIA

LEGEND:

1. 1/4" = 100' (1/4" = 100')

2. 1/4" = 100' (1/4" = 100')

3. 1/4" = 100' (1/4" = 100')

4. 1/4" = 100' (1/4" = 100')

5. 1/4" = 100' (1/4" = 100')

6. 1/4" = 100' (1/4" = 100')

7. 1/4" = 100' (1/4" = 100')

8. 1/4" = 100' (1/4" = 100')

9. 1/4" = 100' (1/4" = 100')

10. 1/4" = 100' (1/4" = 100')

11. 1/4" = 100' (1/4" = 100')

12. 1/4" = 100' (1/4" = 100')

13. 1/4" = 100' (1/4" = 100')

14. 1/4" = 100' (1/4" = 100')

15. 1/4" = 100' (1/4" = 100')

16. 1/4" = 100' (1/4" = 100')

17. 1/4" = 100' (1/4" = 100')

18. 1/4" = 100' (1/4" = 100')

19. 1/4" = 100' (1/4" = 100')

20. 1/4" = 100' (1/4" = 100')

21. 1/4" = 100' (1/4" = 100')

22. 1/4" = 100' (1/4" = 100')

23. 1/4" = 100' (1/4" = 100')

24. 1/4" = 100' (1/4" = 100')

25. 1/4" = 100' (1/4" = 100')

26. 1/4" = 100' (1/4" = 100')

27. 1/4" = 100' (1/4" = 100')

28. 1/4" = 100' (1/4" = 100')

29. 1/4" = 100' (1/4" = 100')

30. 1/4" = 100' (1/4" = 100')

31. 1/4" = 100' (1/4" = 100')

32. 1/4" = 100' (1/4" = 100')

33. 1/4" = 100' (1/4" = 100')

34. 1/4" = 100' (1/4" = 100')

35. 1/4" = 100' (1/4" = 100')

36. 1/4" = 100' (1/4" = 100')

37. 1/4" = 100' (1/4" = 100')

38. 1/4" = 100' (1/4" = 100')

39. 1/4" = 100' (1/4" = 100')

40. 1/4" = 100' (1/4" = 100')

41. 1/4" = 100' (1/4" = 100')

42. 1/4" = 100' (1/4" = 100')

43. 1/4" = 100' (1/4" = 100')

44. 1/4" = 100' (1/4" = 100')

45. 1/4" = 100' (1/4" = 100')

46. 1/4" = 100' (1/4" = 100')

47. 1/4" = 100' (1/4" = 100')

48. 1/4" = 100' (1/4" = 100')

49. 1/4" = 100' (1/4" = 100')

50. 1/4" = 100' (1/4" = 100')

51. 1/4" = 100' (1/4" = 100')

52. 1/4" = 100' (1/4" = 100')

53. 1/4" = 100' (1/4" = 100')

54. 1/4" = 100' (1/4" = 100')

55. 1/4" = 100' (1/4" = 100')

56. 1/4" = 100' (1/4" = 100')

57. 1/4" = 100' (1/4" = 100')

58. 1/4" = 100' (1/4" = 100')

59. 1/4" = 100' (1/4" = 100')

60. 1/4" = 100' (1/4" = 100')

61. 1/4" = 100' (1/4" = 100')

62. 1/4" = 100' (1/4" = 100')

63. 1/4" = 100' (1/4" = 100')

64. 1/4" = 100' (1/4" = 100')

65. 1/4" = 100' (1/4" = 100')

66. 1/4" = 100' (1/4" = 100')

67. 1/4" = 100' (1/4" = 100')

68. 1/4" = 100' (1/4" = 100')

69. 1/4" = 100' (1/4" = 100')

70. 1/4" = 100' (1/4" = 100')

71. 1/4" = 100' (1/4" = 100')

72. 1/4" = 100' (1/4" = 100')

73. 1/4" = 100' (1/4" = 100')

74. 1/4" = 100' (1/4" = 100')

75. 1/4" = 100' (1/4" = 100')

76. 1/4" = 100' (1/4" = 100')

77. 1/4" = 100' (1/4" = 100')

78. 1/4" = 100' (1/4" = 100')

79. 1/4" = 100' (1/4" = 100')

80. 1/4" = 100' (1/4" = 100')

81. 1/4" = 100' (1/4" = 100')

82. 1/4" = 100' (1/4" = 100')

83. 1/4" = 100' (1/4" = 100')

84. 1/4" = 100' (1/4" = 100')

85. 1/4" = 100' (1/4" = 100')

86. 1/4" = 100' (1/4" = 100')

87. 1/4" = 100' (1/4" = 100')

88. 1/4" = 100' (1/4" = 100')

89. 1/4" = 100' (1/4" = 100')

90. 1/4" = 100' (1/4" = 100')

91. 1/4" = 100' (1/4" = 100')

92. 1/4" = 100' (1/4" = 100')

93. 1/4" = 100' (1/4" = 100')

94. 1/4" = 100' (1/4" = 100')

95. 1/4" = 100' (1/4" = 100')

96. 1/4" = 100' (1/4" = 100')

97. 1/4" = 100' (1/4" = 100')

98. 1/4" = 100' (1/4" = 100')

99. 1/4" = 100' (1/4" = 100')

100. 1/4" = 100' (1/4" = 100')

GENERAL NOTES:

1) THIS MAP OR PLAT IS BASED UPON RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.

2) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 313,334 FEET.

3) THIS SURVEY WAS PERFORMED USING A NIKON DTM-522.

4) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.

5) NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.

6) THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.

7) ALL IMPROVEMENTS NOT SHOWN.

REFERENCES:

1) DEED BOOK 1217, PAGE 43

OWNER'S CERTIFICATE

STATE OF GEORGIA
COUNTY OF CAMDEN

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREON OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE.

OWNER'S NAME: *[Signature]*

DRAWN'S NAME: _____

CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-8-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-87.

[Signature] 05/26/2020
DATE

ENDORSEMENT OF THE PLANNING DEPARTMENT:

MINOR SURVEYS APPROVED BY THE CITY OF KINGSLAND PLANNING AND BUILDING DEPARTMENT

[Signature] 6-18-2020
PLANNING AND BUILDING OFFICIAL DATE

GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

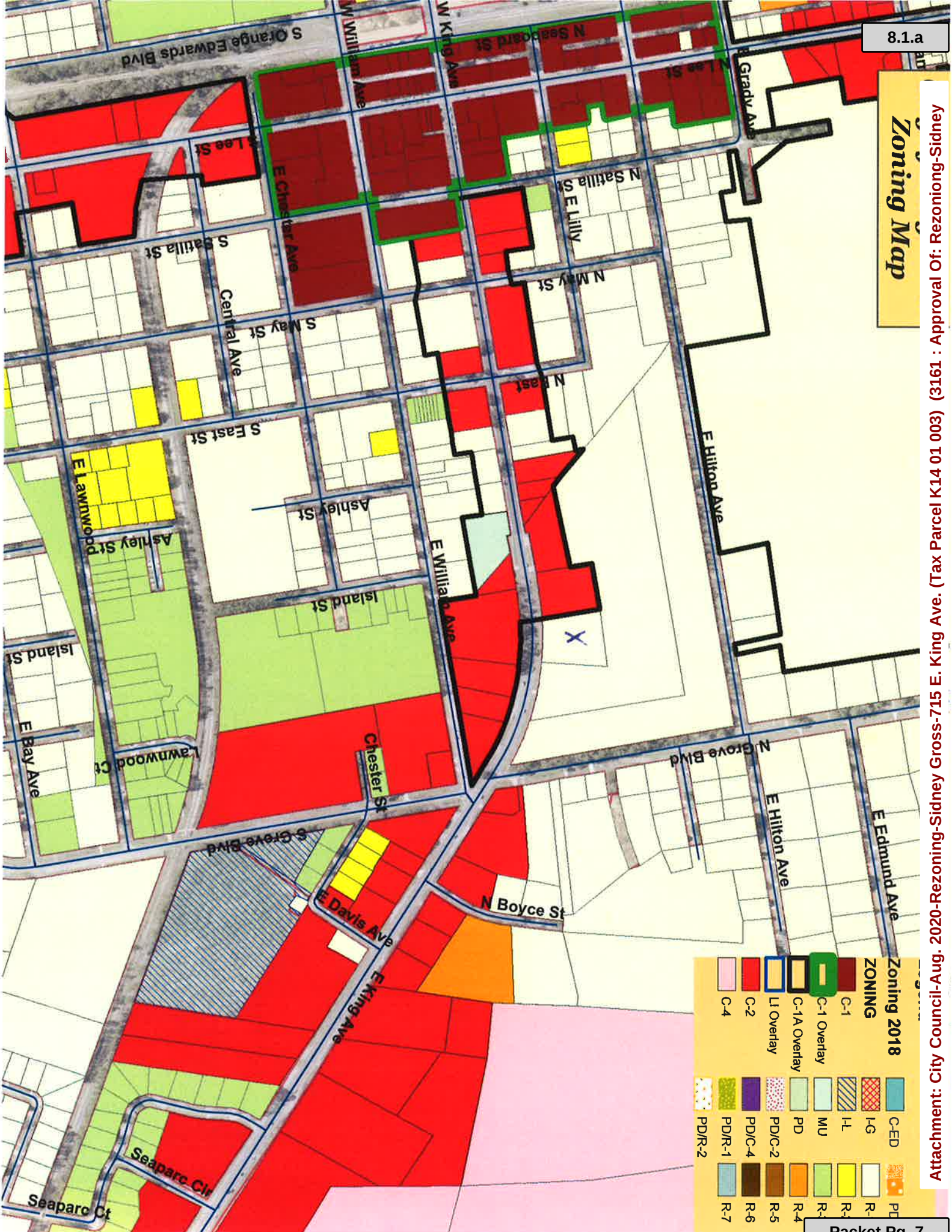
CUMBERLAND SURVEYORS

300 CAMDEN AVENUE
KINGSLAND, GA 31550
(912) 576-8854

NAME: *[Signature]* TITLE: *[Signature]*
DATE: 05/26/2020 EXPIRATION: N/A
JOB: 11021 SCALE: 1" = 200'

Zoning Map

Attachment: City Council-Aug. 2020-Rezoning-Sidney Gross-715 E. King Ave. (Tax Parcel K14 01 003) (3161 : Approval Of: Rezoning-Sidney





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: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Rezoning of parcel K19 01 004 located on Hwy. 40 West, along with a Conditional Use on the property.

Background:

Camden County 42, LLC. has applied for a rezoning of 1 parcel containing approx. 41.72 acres located on the south side of Hwy. 40 West. The applicant is requesting the parcel be rezoned to MU (Mixed Use) along with a Conditional Use Permit to allow **1) Combination of residential and commercial use on separate levels provided that all dwelling units have direct access to the abutting street or parking area.** The purpose of the rezone request is for commercial/residential development. (see conceptual site plan)

Current Zoning: R-1 (Single Family Residential)

Summary: The area surrounding the development has a mixture of commercial, residential and one mixed use parcels. In Staff's opinion the rezoning of the parcel would allow for a development that would enhance this area of the city by providing quality housing, a senior living center, retail businesses, and medical/office space. The concept of the project promotes smart growth and a growing trend that is happening in surrounding cities. The applicant and staff are hopeful this project will help kick off a much needed revitalization of the downtown Kingsland area.

There is existing sewer and water availability to the property.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

VICINITY MAP
NOT TO SCALE

The map shows a street grid with several streets labeled: RING RD, HOOVER RD, MINERAL RD, CLARK RD, and S. 1ST ST. A shaded area labeled 'SITE' is located between RING RD and HOOVER RD, and between CLARK RD and MINERAL RD. A north arrow is located in the top left corner.

[illegible]

ALL PERSONS LISTED ON THIS FORM ARE PART OF THE SAME HOUSEHOLD. IF YOU
 CANNOT PRINT NAME, NUMBER, ADDRESS, PHONE, THE DATE OF BIRTH, OR
 HIS POSITION, IS NOT A VALIDATION A SPECIAL PLEA MUST BE MADE AND

1. BOUNDARY SURVEY FOR LOTS 5 AND 11 TO PART OF "SECTION ONE" PARCEL 17
T.15N. R.10E. S.10E. DEER HILLS REGISTERED LAND SURVEY WITH NO. 301
CATEL, RANGE 28, 2026

This plan is a representation of an existing property. It is based on information provided by the owner and is not a warranty of accuracy. The plan is not to be used for any purpose other than the one intended. The plan is not to be used for any purpose other than the one intended. The plan is not to be used for any purpose other than the one intended.

4/10/2019
CALL

WALTON DESIGN CONSULTANTS

10000 W. 10th Ave., Suite 100
 Denver, CO 80202
 Tel: 303.751.1000
 Fax: 303.751.1001
 E-Mail: info@waltondesign.com

REVISIONS	
1	REVISED CLIENT NAME - 4-10-78
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

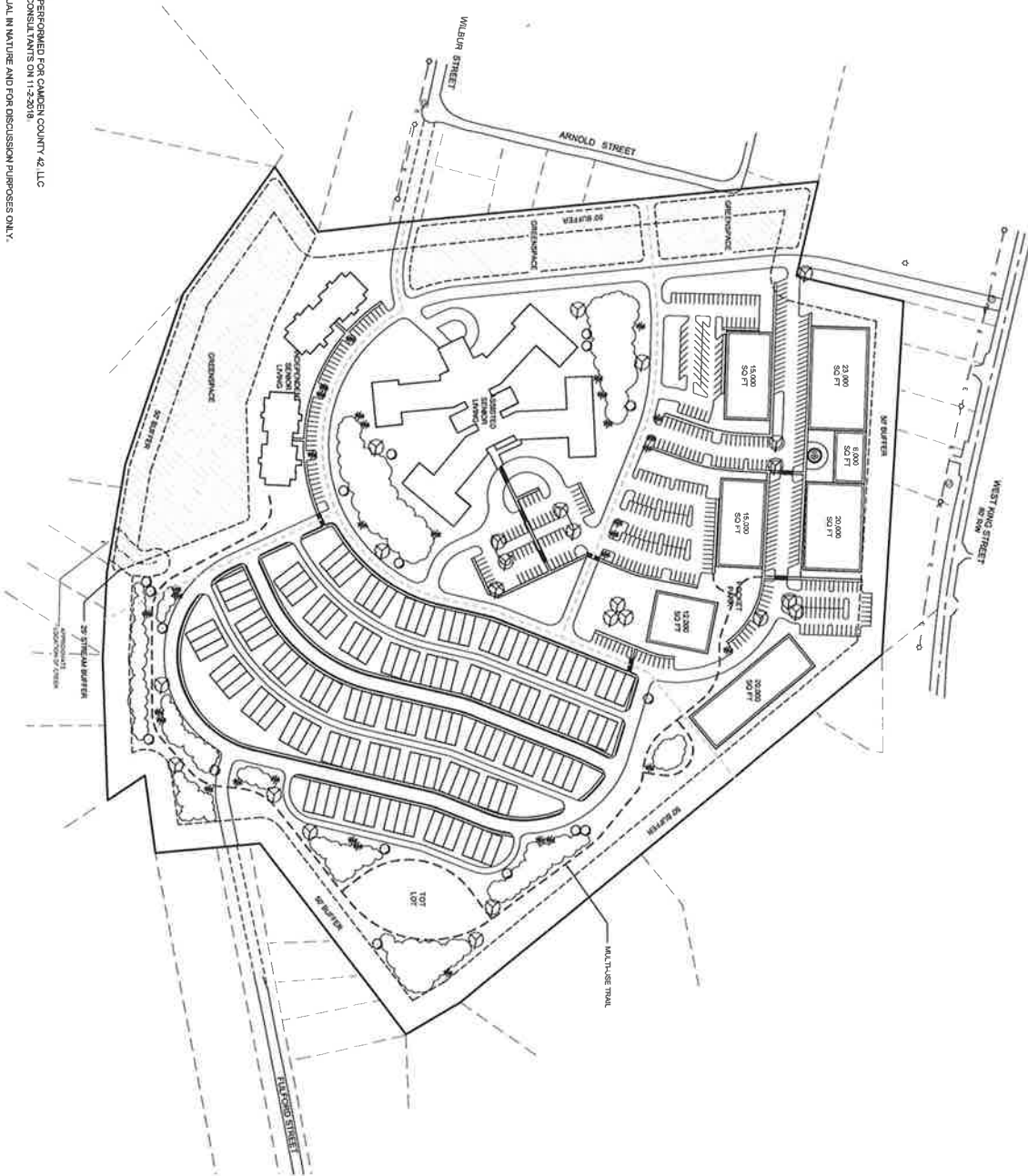
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, MEMBERS OF THE FAMILY, AND/OR THE CENTROGATE MEDICAL, SAID CENTROGATE DOES NOT EXTEND TO ANY OTHERS OR PERSONS WITHOUT AN EXPRESS RECAPITULATION BY THE BUREAU OF RECORDS DATA SECTION

DATE	11/01/2018
SOCALC	11:11 AM
FILE NAME	BDP 2018
COMPANY	A. M. M. M. M.
REG. NO.	11/01/2018



1 OF 1

BOUNDARY SURVEY PERFORMED FOR CAMDEN COUNTY 42, LLC
BY FALCON DESIGN CONSULTANTS ON 11/25/18.
DESIGN IS CONCEPTUAL IN NATURE AND FOR DISCUSSION PURPOSES ONLY.



LAND USE SUMMARY
TOTAL SITE AREA: 41.71 ACRES
MIXED-USE COMMERCIAL: 111,000 SQ. FT.
INDEPENDENT SENIOR LIVING: 56 UNITS
ASSISTED SENIOR LIVING: 200 UNITS
LOFT APARTMENT UNITS: 74
EXISTING ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT)
PROPOSED LAND USE:
MIXED-USE
ASSISTED SENIOR LIVING: 200 ac
INDEPENDENT SENIOR LIVING: 56 ac
TOWNHOME: 1541 sq
COMMERCIAL: 1112 sq



LEGEND

AS SHOWN ON THIS PLAN, THE BOUNDARY SURVEY WAS PERFORMED BY FALCON DESIGN CONSULTANTS, INC. ON 11/25/18. THE DESIGN IS CONCEPTUAL IN NATURE AND FOR DISCUSSION PURPOSES ONLY.

SHEET NUMBER
1.0

DATE	REVISIONS
11/25/18	1.0
11/25/18	1.0
11/25/18	1.0
11/25/18	1.0
11/25/18	1.0
11/25/18	1.0
11/25/18	1.0
11/25/18	1.0
11/25/18	1.0
11/25/18	1.0

CONCEPT PLAN
FOR
CAMDEN COUNTY 42, LLC
LOCATED IN:
1606TH G.M.D., 2ND DISTRICT
CITY OF KINGSLAND, CAMDEN COUNTY, GEORGIA



Legend

Zoning 2018

— ZONING

C-1

C-1A Overlay

U Overlay

C-2

C-4

C-ED

LG

HL

MU

PD

PD-C-2

PD-C-4

PD-R-1

PD-R-2

PD-R-3

R-1

R-2

R-3

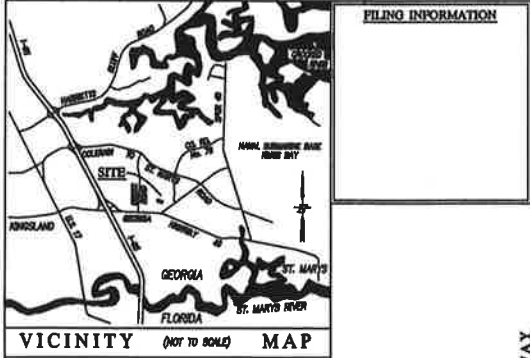
R-4

R-5

R-6

R-7

FINAL SUBDIVISION PLAT OF
THE VILLAS @ CAMDEN WOODS
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA



PROPERTY OWNED BY:
SAWYER & ASSOCIATES, INC.
100 MARSH HARBOR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 578-0003

FILING INFORMATION

- LEGEND:**
- SET 1/2" IRON PIPE (CH) - CHORD
 - FOUND 1/2" IRON PIPE P.O. - POINT OF CURVATURE
 - SET CONCRETE CURVATURE P.R.C. - POINT OF REVERSE CURVATURE
 - SQ. FT. - SQUARE FEET P.T. - POINT OF TANGENCY
 - R - RADIUS

CERTIFICATION OF APPROVAL BY THE COUNCIL:

I HEREBY CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: _____ DATE: _____

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: _____ DATE: _____

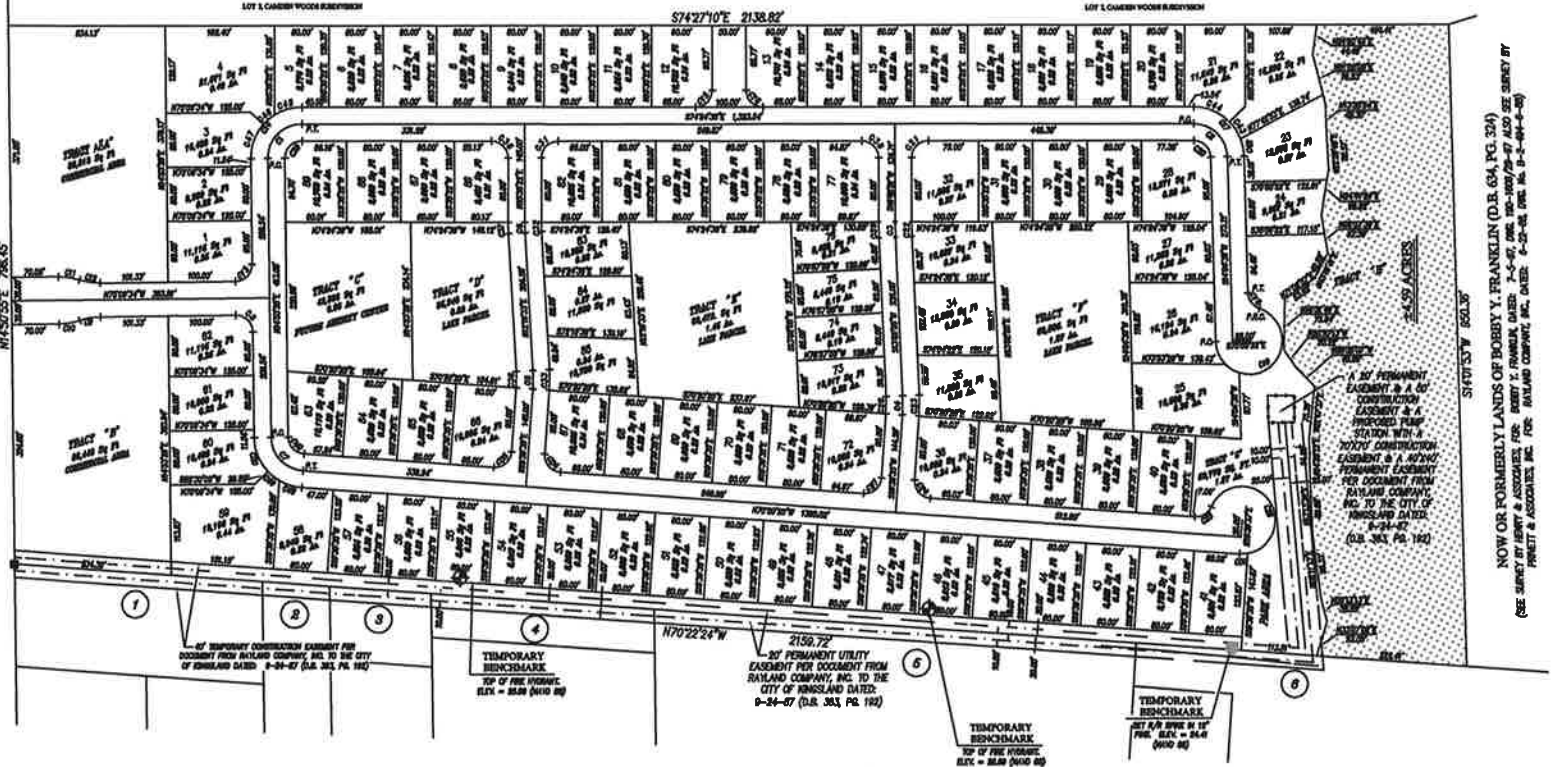
OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREIN BY AN ACTUAL SURVEY, AND DOES HEREBY UNREVOCALLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

BY: _____ DATE: _____

- NOTES:**
- 1) BOUNDRIES SHOWN HEREIN REFER TO THE BOUNDARY OF SECTION 29°N FOR THE NORTHERLY RIGHT-OF-WAY LINE OF MARSH HARBOR PARKWAY ACCORDING TO SURVEY BY PRINETT & ASSOCIATES, INC. DATED: 9-10-07 WITH DMR. NO. 8-2-782(C)-8-07.
 - 2) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X"(UNSHADED), AS PER F.L.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP NO. 1300000000, COMMUNITY NO. 130000, PARCEL NO. 0000, SURVEY 2.
 - 3) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 30 FEET
REAR: 0 FEET FROM PROPERTY LINE, MINIMUM 10 FEET FROM ADJACENT DWELLING; SIDE STREET 20 FEET; REAR: 20 FEET FROM STREET, 10 FEET FROM PROPERTY LINE.
POOLS AND POOL ENCLOSURES MAY EXTEND INTO THE FIRST 10 FEET OF THE YARD SETBACK, PER ORIGINAL P.L.D.
 - 4) SUBJECT PROPERTY IS CURRENTLY ZONED: PD (P-2, SINGLE FAMILY USE).
 - 5) SUBJECT PROPERTY CONTAINS 43.00 ACRES, (29 LOTS & 8 TRACTS).
 - 6) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 2.10 ACRES.
 - 7) THIS PLAT RESERVES A 6" WIDE EASEMENT FOR DRAINAGE AND UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
 - 8) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
 - 9) SURVEY PROPERTY TO BE SERVICED BY CITY WATER & SEWER, DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.
 - 10) PROPERTY CORNERS SHOWN THUS: SET: ○ 1/2" IRON PIPE
FOUND: ● 1/2" IRON PIPE



NOW OR FORMERLY LANDS OF BOBBY Y. FRANKLIN (D.L. 634, PG. 324)
OR BOBBY Y. FRANKLIN (D.L. 634, PG. 324)
(SEE SURVEY BY PRINETT & ASSOCIATES, INC. DATED: 7-5-07, DMR. NO. 100-1000/79-79 ALSO SEE SURVEY BY PRINETT & ASSOCIATES, INC. DATED: 8-22-08, DMR. NO. 8-2-494-4-08)

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,476 FEET AND AN ANGULAR ERROR OF 0.5 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE COMPOUND RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 30,133 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: TOPOCON 675 ANGULAR: TOPOCON 675

- REFERENCE PROPERTIES:**
1. NOW OR FORMERLY LANDS OF VUE (D.L. 104, PG. 116)
 2. NOW OR FORMERLY LANDS OF HANBY ADEL (D.L. 797, PG. 854)
 3. NOW OR FORMERLY LANDS OF GARY PARSON (D.L. 143, PG. 743)
 4. NOW OR FORMERLY LANDS OF WA BENNETT REALTY, INC. (D.L. 128, PG. 613)
 5. NOW OR FORMERLY LANDS OF MURRAY CAPITAL INVESTMENTS, LLC (D.L. 194, PG. 216) SEE SURVEY BY PRINETT & ASSOCIATES, INC. DATED: 11-10-04, DMR. NO. 8-2-790-11-04
 6. NOW OR FORMERLY LANDS OF WALTRUST PROPERTIES, INC. (D.L. 1457, PG. 50) (P.L.D. 04, MAP 1008)

WETLANDS NOTE:

WETLAND AREAS SHOWN HEREIN ARE UNDER THE JURISDICTION OF STATE AND FEDERAL AGENCIES. OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLAND AREAS ARE SHOWN THUS: [Symbol]

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION SHOWN HEREON HAS BEEN SET OR FOUND.

I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (1) OF O.C.G.A. SECTION 15-8-67 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE: _____

ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR NO. 5893

BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 MARSH HARBOR PARKWAY, SUITE 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEY FIRM NO. 1887
(912) 873-8040
(912) 500-0999
DMR. NO. 8-2-372-8



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: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Home Occupation application for 213 Greenbriar Rd.,
Map & Parcel 095H 062

Background: Harold Cohn has applied for a Home Occupation for Hydro Masters. The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director

\$50.00



RE 8.4.a
7-1-2020



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: HAROLD COHN PHONE: 912-674-7711 / 912-674-2250

ADDRESS: 213 GREENBRIAR RD KINGSLAND GA 31548

FAX: NA E-MAIL: thehydromasters@gmail.com

Type of use you are requesting:

() Home Office: (requires planning commission recommendation & city council approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

(X) Home Occupation: (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

() Residential Business: (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: HydroMasters

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: MOBILE

TAX MAP & PARCEL NUMBER: 095-4062 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
<u>HOME OCCUPATION</u>	\$50.00
RESIDENTIAL BUSINESS	\$50.00

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.

SIGNED: [Signature] DATE: 5/24/20



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: HAROLD COHN
 ADDRESS: 213 GREENBRIAR RD
 CITY: KINGSLAND STATE: GA ZIP: 31548
 PHONE: () 912-674-7911 FAX: () _____ E-MAIL: thehydromasters@gmail.com
 PROPOSED BUSINESS: PRESSURE WASHING LOCATION: _____
 TAX PARCEL: 095-14062 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: 468 Sq. Ft. of business area
 _____ Sq. Ft. of heated floor area of home
- 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.

[Signature]
 SIGNATURE OF APPLICANT

6/26/20
 DATE

Attachment: August 2020-Home Occ-Harold Cohn-213 Greenbriar Rd. (3156 : Approval Of: Home Occupation Permit, Mr. Harold Cohn, 213

First-Time Quality At HydroMasters we believe in providing a service to our customers that sets us aside from the rest. Going the extra mile for each and every customer has been one of the cornerstones of our business;; it's amazing to feel the joy of seeing the satisfaction on someone's face knowing you have truly made their home/business look new again. Attention to detail is the key. Since we started the business it has always been our motto to "clean it like it belongs to you," and when you go into every job with that mindset, you become mindful of all the little things like taking care of furniture by either covering it or securing it in a safe place. After landing our first few subdivisions and apartment complexes; we started putting our focus on our curb appeal tactics and have equipped ourselves with the tools and knowledge that make the communities we service stand out like no other. It is the little details that keep our customers coming back for continued excellent service. We also provide after-hours cleaning to accommodate the local businesses we service. Some of the businesses and facilities we have served around town are Kings Bay Naval Base, Harbor Pines Apartments, Captain D's, OPS restaurant, Royalty Auto, Express Scripts and adjacent shopping center, Watson Realty, Prudential Realty, Caldwell Banker and more. Getting to know the people you are working for makes the experience even better; the friends and wonderful people in this great community motivate us to do the best we possibly can for them. We also use environmentally friendly chemicals and we have many other options to get those tough stains out.

At HydroMasters we specialize in the following pressure washing services:

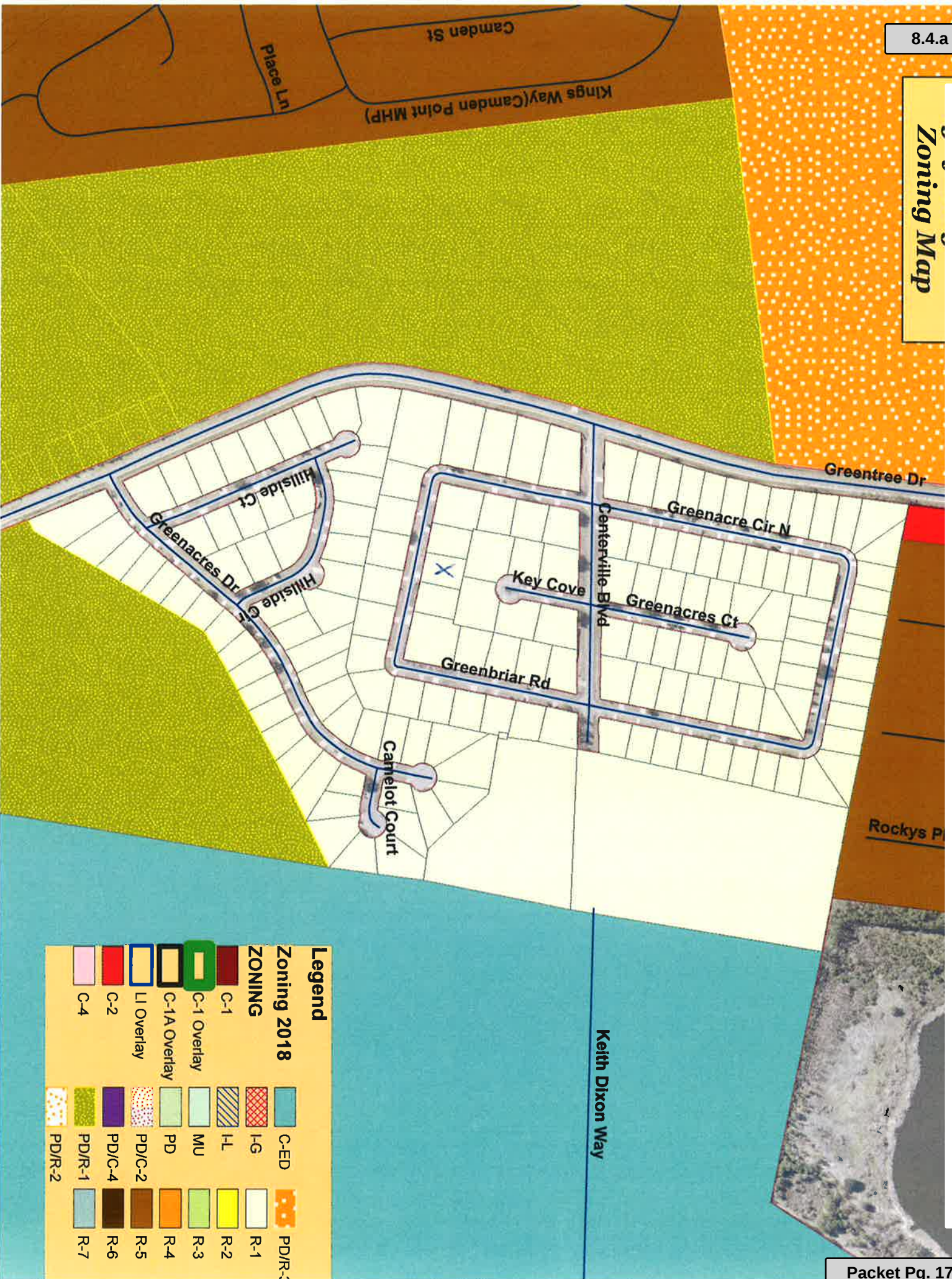
- Home, office, and other structure exteriors of various types of siding (i.e. hardie board, wood, vinyl, stucco, tabby, etc.)
- Steam cleaning or cold washing of various surfaces (i.e. Driveways, walkways, patios, pavers, stone, sealed and painted, etc.)

Equipment Storage

- Equipment resides with the business owner/operator at the address listed in the application. The equipment consists of a 7x14 registered utility trailer that is either stored in the garage or in the back yard surrounded by a 6ft privacy fence.

Zoning Map

Attachment: August 2020-Home Occ-Harold Cohn-213 Greenbriar Rd. (3156 : Approval Of: Home Occupation Permit, Mr. Harold Cohn, 213





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	095H062	Owner	COHN HAROLD S IV		Last 2 Sales		
Class Code	Residential		213 GREENBRIAR ROAD		Date	Price	Reason Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548		1/29/2016	\$105000	AL U
	KINGSLAND	Physical Address	213 GREENBRIAR RD		9/9/2015	\$102825	FC U
Acres	n/a	Assessed Value	Value \$134493				

(Note: Not to be used on legal documents)

Date created: 7/10/2020
 Last Data Uploaded: 7/10/2020 7:23:11 AM
 Developed by 



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: August 3, 2020

City Council Meeting Date: August 10, 2020

Agenda Item: Home Occupation application for 122 Bedford Ct.,
Map & Parcel 108D 022

Background: Angela Halliwell has applied for a Home Occupation for The Vintage Sailor. The purpose of the business will be for on-line sales of wooden signs. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director



CITY OF KINGSLAND

APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Angela Halliwell PHONE: 808-738-6992
 ADDRESS: 122 Bedford Ct. Kingsland GA 31548
 FAX: ND E-MAIL: vin+agesailor@yahoo.com

Type of use you are requesting:

- () **Home Office:** (requires planning commission recommendation & city council approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- (X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: THE VINTAGE SAILOR

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 122 Bedford Ct. Kingsland

TAX MAP & PARCEL NUMBER: 108D 022 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: N/A

ADDRESS: N/A

CITY: N/A STATE: N/A ZIP: N/A

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

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.

SIGNED: Angela Halliwell DATE: 6/26/2020



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 6/26/2020
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: June 26, 2020
3. DATE PERMIT FEE PAID: _____ AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A _____ PERMIT HAS BEEN ISSUED.

Scott K. Smith
 PLANNING & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

6/26/20
 DATE

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION



APPLICANT: Angela M. Halliwell
ADDRESS: 122 Bedford Ct
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: () 803-738-6992 FAX: () 912-510-6653 E-MAIL: vintagesailor@yahoo.com
PROPOSED BUSINESS: Tvs Design Co. DBA THE VINTAGE LOCATION: 122 Bedford Ct. Kingsland
TAX PARCEL: 108 D 022 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: 231 Sq. Ft. of business area 11x21
2335 Sq. Ft. of heated floor area of home
- 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.

Angela M. Halliwell
SIGNATURE OF APPLICANT

6/26/2020
DATE

Attachment: City Council-Aug. 2020-Home Occ.-Angela Halliwell-122 Bedford Ct. (3158 : Approval Of: Home Occupation-Angela Halliwell-122

Brief Description of Business:

The Vintage Sailor is a business that specializes in reclaimed, military-inspired and farmhouse wooden signs. I will be selling these through online outlets such as ETSY, and Facebook. I also plan to sell at locally owned businesses, such as Cottle & Gunn in St. Mary's, and local craft fairs. I have applied for an EIN number with the state. The assigned number is 85-1589035.

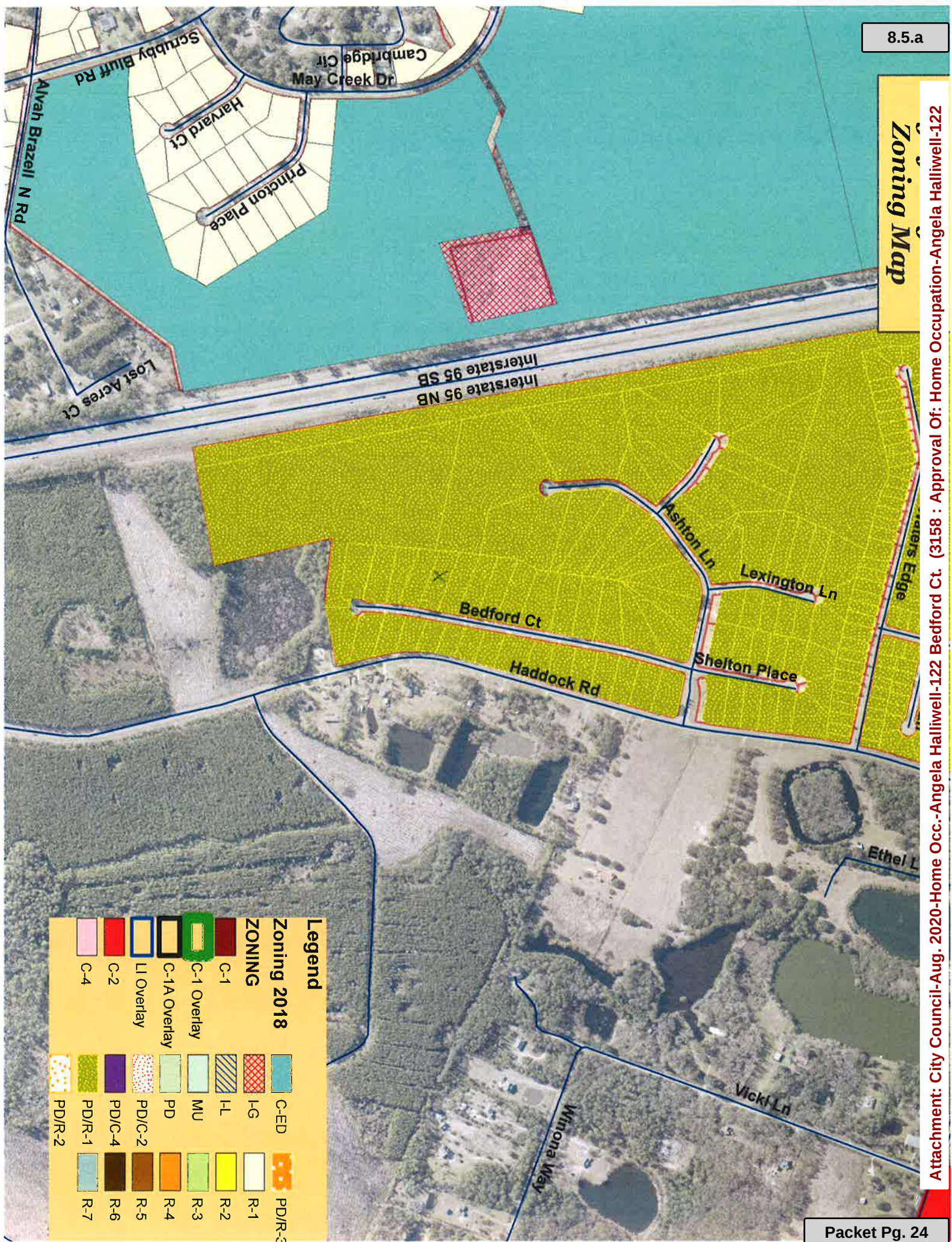
I assemble these in my garage that is not visible from the road. The approximate square footage of this space utilized is 231 sqft. 11x21.

Please see attached photos of actual products.

V/r,

Angie Halliwell

Zoning Map



Legend

Zoning 2018

ZONING

	C-ED		PD/R-3
	C-1		R-1
	C-1 Overlay		R-2
	C-1A Overlay		R-3
	LI Overlay		R-4
	C-2		R-5
	C-4		R-6
	PD		R-7
	PD/C-2		
	PD/C-4		
	PD/R-1		
	PD/R-2		

RESOLUTION NO. 2020-07

A RESOLUTION OF THE CITY OF KINGSLAND, GEORGIA (CITY) TO AUTHORIZE THE EXECUTION OF THE CORONAVIRUS RELIEF FUND (CRF) TERMS AND CONDITIONS AGREEMENT; TO AUTHORIZE THE ACCEPTANCE OF GRANT PAYMENTS, INCLUDING ALL UNDERSTANDINGS AND ASSURANCES CONTAINED WITHIN SUCH AGREEMENT; TO DIRECT AND AUTHORIZE THE PERSON IDENTIFIED AS THE OFFICIAL REPRESENTATIVE OF THE CITY, OR THE DESIGNEE OF THE CITY TO ACT IN CONNECTION WITH THE GRANT APPLICATION; AND TO PROVIDE SUCH ADDITIONAL INFORMATION AS MAY BE REQUIRED.

WHEREAS, in an effort to mitigate the effects of COVID-19, the United States government has made available grant funding through the Coronavirus Relief Fund (CRF) to the State of Georgia, which was established within Section 601 of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act);

WHEREAS, Governor Brian P. Kemp has authorized the sharing of CRF allocations and disbursements in a phased, measure approach with local governments across the State of Georgia;

WHEREAS, Governor Kemp has acknowledged the critical need that such CRF funding be released to local governments experiencing immediate need as quickly as possible and has directed the Governor's Office of Planning and Budget (OPB) to coordinate with local governments to achieve allocation and disbursement of such CRF funding;

WHEREAS, OPB has created and will administer a grant management system, Georgia CARES, which local governments, including the City shall utilize in order to received allocations and disbursements of CRF funding; and

WHEREAS, the OPB and the State of Georgia, require formal, official action of the City governing authority to that the CRF funding may be disbursed to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA:

Section 1. Execution of Coronavirus Relief Fund (CRF) Terms and Conditions. The Mayor and Council hereby authorize the execution, delivery, and performance of the Coronavirus Relief Fund (CRF) Terms and Conditions (Agreement) in substantially the form attached hereto as a composite Exhibit A and the acceptance of payments, including all understandings and assurances contained herein.

Section 2. Other Actions Authorized. The City hereby directs and authorizes the Mayor of the City of Kingsland, Georgia or the designee of the Mayor to act in connection with the Grant

application and to provide such additional information as may be required by OPB, federal, or state government.

Section 3. City Attorney. The City, by and through its governing authority, hereby acknowledges that it has had its legal counsel review the Agreement and that the members of the governing authority itself have reviewed the Agreement and further acknowledge that any rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement.

Section 4. Repealer. All motions, orders, ordinances, bylaws, resolutions, and parts thereof inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any motion, order, ordinance, bylaw, resolution, or part thereof.

Section 5. Effective Date; Severability. This resolution shall become effective immediately, and should the Agreement have been executed by the Mayor or designee before the effective date of this resolution, then this resolution shall stand as an official act of the governing authority of the City approving of such execution of the Agreement. If any section, paragraph, clause, or provision hereof be held invalid or unenforceable, the invalidity or unenforceability thereof shall not affect the remaining provisions hereof.

PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE this

10th day of August, 2020.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk

CITY OF KINGSLAND, GEORGIA

**RESOLUTION TO SUPPORT THE CITY OF ST MARYS SUBMISSION OF AN
APPLICATION FOR FUNDING FROM THE GEORGIA DEPARTMENT OF
NATURAL RESOURCES' GEORGIA OUTDOOR STEWARDSHIP PROGRAM IN
ORDER TO CONSTRUCT ST MARYS TABBY RUINS TRAIL- WITH THE WINDING
ROAD CONNECTOR TO THE
EAST COAST GREENWAY. #2020-08**

WHEREAS, the Coastal Georgia Greenway is envisioned as a 155-mile trail system, which will connect South Carolina to Florida through Georgia's six coastal counties; and

WHEREAS, this alternative transportation network will link the towns, attractions, recreational sites, historic and cultural sites, waterways and natural habitats of the coast. A series of trails suitable for bicyclists, joggers, equestrians, canoeists, kayakers, and other non-motorized users will be built; and

WHEREAS, The Coastal Georgia Greenway is being built by public-private partnerships of local jurisdictions, bike clubs, non-profit organizations and citizens who are cooperating to build the trails; and

WHEREAS, this will be an extension of the current trail that has a trail head located at the St. Marys Tabby Ruins, and stretch to the Crooked River Boat Ramp located in the Unincorporated County jurisdiction; and

NOW THEREFORE BE IT RESOLVED BY THE KINGSLAND MAYOR AND CITY COUNCIL that during the Regular Meeting of the Kingsland City Council, held on the 10th day of August, 2020, a motion was made and duly seconded that the Kingsland City Council shall support an application for funding from the Georgia Department of Natural Resources' Georgia Outdoor Stewardship Program St Marys Tabby Ruins Trail - with the Winding Road Connector to the East Coast Greenway; and

BE IT FURTHER RESOLVED BY THE MAYOR AND KINGSLAND CITY COUNCIL that in the event the City of St. Marys' application is recommended for funding by the Department of Natural Resources, The City of Kingsland commits to provide certain in-kind services for completion of this project, maximum of 1500 loads of dirt at a value of \$187,500.

Adopted in City Council Meeting this 10th Day of August 2020.

BY: _____

Dr. C. Grayson Day, Jr. Mayor

ATTEST: _____

Linda M. O'Shaughnessy, City Clerk

Attachment: Tabby Resolution (3170 : Adoption Of: Resolution #2020-08, East Coast Greenway)

GINN CHRYSLER JEEP DODGE, LLC
5190 HIGHWAY 278 NE
COVINGTON, GA 300142652

Configuration Preview

ATT Linda Johnson

Date Printed: 2020-07-28 9:59 AM
Estimated Ship Date:

VIN:
VON:

Quantity: 1
Status: BA - Pending order
FAN 1: 52054 City of Kingsland GA
FAN 2:
Client Code:
Bid Number: TB0059
PO Number:

Sold to:
GINN CHRYSLER JEEP DODGE, LLC (60359)
5190 HIGHWAY 278 NE
COVINGTON, GA 300142652

Ship to:
GINN CHRYSLER JEEP DODGE, LLC (60359)
5190 HIGHWAY 278 NE
COVINGTON, GA 300142652

Vehicle: 2020 CHARGER POLICE AWD (LDEE48)

	Sales Code	Description	MSRP(USD)
Model:	LDEE48	CHARGER POLICE AWD	37,575
Package:	29A	Customer Preferred Package 29A	0
	EZH	5.7L V8 HEMI MDS VVT Engine	0
	DGJ	5-Speed Auto W5A580 Transmission	0
Paint/Seat/Trim:	PW7	White Knuckle Clear Coat	0
	APA	Monotone Paint	0
	*X5	HD Cloth Bucket Seats w/Vinyl Rear	120
	-X9	Black	0
Options:	4DH	Prepaid Holdback	0
	4ES	Delivery Allowance Credit	0
	MAF	Fleet Purchase Incentive	0
	LNK	LED Spot Lamps	150
	LNK	Black Left Spot Lamp	210
	LBG	Front Reading/Map Lamps	75
	GXQ	Additional Non-Key Alike Fobs	150
	GUK	Power Heated Mirrors w/Man F/Away	60
	CW6	Deactivate Rear Doors/Windows	75
	5N6	Easy Order	0
	4FM	Fleet Option Editor	0
	4FT	Fleet Sales Order	0
	166	Zone 66-Orlando	0
	4EA	Sold Vehicle	0
Non Equipment:	4FA	Special Bid-Ineligible For Incentive	0
Bid Number:	TB0059	Government Incentives	0
Discounts:	YGF	8 Additional Gallons of Gas	0
Destination Fees:			1,495

Total Price: 39,910

Order Type: Fleet
Scheduling Priority: 1-Sold Order
Salesperson:
Customer Name:
Customer Address:

PSP Month/Week:
Build Priority: 99

Instructions: USA

*you cost
\$25,993
In Stock
+ Delivery
\$285.00*

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

FILIZ MORROW
KINGSLAND, CITY OF
PO BOX 250
KINGSLAND, GA 31548



EMW-2020-FG-01557

Dear FILIZ MORROW,

Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year 2020 Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFG-S) has been approved in the amount of \$19,827.05 in Federal funding. As a condition of this grant, you are required to contribute non-Federal funds equal to or greater than 5.00% of the Federal funds awarded, or \$991.35 for a total approved budget of \$20,818.40. Please see the FY 2020 AFG-S Notice of Funding Opportunity for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- FY 2020 AFG-S Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Logan".

Christopher Logan
Acting Assistant Administrator
Grant Programs Directorate

Attachment: FEMA Award Letter (3171 : Approval and Acceptance Of: FEMA 2020 Firefighters Grant Award)

Summary Award Memo

Program: Fiscal Year 2020 Assistance to Firefighters Grant Program - COVID-19 Supplemental

Recipient: KINGSLAND, CITY OF

DUNS number: 021340021

Award number: EMW-2020-FG-01557

Summary description of award

The purpose of the Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFG-S) is to provide funds for the purchase of PPE and related supplies, including reimbursements, to prevent, prepare for, and respond to coronavirus. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFG-S)'s purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for FY 2020 Assistance to Firefighters Grant Program - COVID-19 Supplemental (AFG-S) funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

Amount awarded

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Object Class	Total
Personnel	\$0.00
Fringe benefits	\$0.00
Travel	\$0.00
Equipment	\$0.00
Supplies	\$20,818.40
Contractual	\$0.00
Construction	\$0.00
Other	\$0.00
Indirect charges	\$0.00
Federal	\$19,827.05
Non-federal	\$991.35
Total	\$20,818.40
Program Income	\$0.00

Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the AFG-S NOFO.

Approved request details:

Personal Protective Equipment (PPE)

Gloves

DESCRIPTION

Gloves, Ultrasense EC, MED, Latex Free, Powder Free 100/bx 10Bbx/cs

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	20	\$97.40	\$1,948.00	Supplies

Gloves

DESCRIPTION

Gloves, Ultrasense EC, XL, Latex Free, Powder Free 100/bx 10Bbx/cs

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	30	\$97.40	\$2,922.00	Supplies

Protective Coveralls

DESCRIPTION

TYVEK SUIT WITH HOOD AND BOOTS BY DU PONT X-LARGE 25/CS

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	20	\$155.00	\$3,100.00	Supplies

Protective Coveralls

DESCRIPTION

TYVEK SUIT WITH HOOD AND BOOTS BY DU PONT LARGE 25/CS

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	18	\$155.00	\$2,790.00	Supplies

Surgical Type Face Masks

DESCRIPTION

mask, face shield, full face, disposable 5ea/pk 20pk/cs

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	40	\$2.96	\$118.40	Supplies

Gloves

DESCRIPTION

Gloves, Ultrasense EC, SM, Latex Free, Powder Free 100/bx 10Bbx/cs

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	10	\$97.40	\$974.00	Supplies

Footwear Covers

DESCRIPTION

SHOE COVER NON CONDUCTIVE FLUID REPELLANT WITH ELASTIC TOP ONE SIZE
FITS ALL 200/C

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	1,000	\$0.16	\$160.00	Supplies

Respirators

DESCRIPTION

3M Particulate Respirator 8210, N95 20/BX 8BX/CS

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	100	\$17.00	\$1,700.00	Supplies

Isolation Gowns

DESCRIPTION

ISOLATION GOWN POLY-COATED BARRIER FLUID, IMPERVIOUS LATEX FREE 50EA/CS

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	40	\$28.00	\$1,120.00	Supplies

Surgical Type Face Masks

DESCRIPTION

Face mask, surgical, pleated mask with ties and plastic shield 50/bx 4bx/cs

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	40	\$21.00	\$840.00	Supplies

Surgical Type Face Masks

DESCRIPTION

Particulate Respirator, FluidShield PFR95, N95 Surgical Mask, SM, Orange 3

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	2,000	\$0.80	\$1,600.00	Supplies

Gloves

DESCRIPTION

Gloves, Ultrasense EC, LG, Latex Free, Powder Free 100/bx 10bx/cs

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	30	\$97.40	\$2,922.00	Supplies

Eye Protection

DESCRIPTION

SAFETY GLASSES, GATEWAY STARLITE SQUARED, CLEAR LENS, BLACK FRAMES
10/BX

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	40	\$15.60	\$624.00	Supplies