



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • OCTOBER 12, 2021

Regular Meeting

Webex

6:00 PM

Online Meeting Via WEBEX, Kingsland, GA 31548

I. CALL TO ORDER AND WELCOME GUESTS

II. ROLL CALL

Charles Grayson Day Jr.
James W Galloway
Farran Fullilove
Kristy Chance
Alex Blount

Mayor
Councilman
Councilman
Councilwoman
Mayor Pro Tem

III. INVOCATION AND PLEDGE TO THE FLAG

IV. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

V. PRESENTATION

- 1. Ms. Marcie Costello - Update on Camden House and the Services Provided -

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

- 1. Approval of Preliminary Plat - Lake Juniper Phase 3 -

Lake Manor West, LLC has submitted an application for a preliminary plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase 1 and 2 was approved by the City Council on June 9, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase 1 and 2 and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'. The Phase 3 preliminary plat has been reviewed by the Planning Department and staff sees no issues at this time. The developer will follow the amended PD with the reduced setbacks. Zoning is PD/R-1. *Planning Commission recommends approval.*

2. Approval of Final Plat-Settler's Hammock Phase 3 -

The final plat for Settler's Hammock Phase 3 consists of 29 single family lots on 7.94 acres of the original Settler's Hammock Development. The developer has followed the previously established PD agreement. Zoning is PD/R-1. *Planning Commission recommends approval.*

3. Approval of Home Occupation - 314 Daniel Trent Way-Map & Parcel 107Z 011 -

Lindsey Cohn has applied for a Home Occupation Permit doing business as "Cohna Dakine". The purpose of the business will be for online educational tutoring. 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. Approval of Home Occupation-109 Cason Noah Drive - Map & Parcel 106D 079 -

Lynda Murray has applied for a Home Occupation Permit doing business as "Lullaby Baby Diaper Cakes". The purpose of the business will be for craft sales. 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.*

5. Approval of Final Plat-The Villas at Camden Woods -

The final plat for The Villas at Camden Woods consists of 76 duplex lots along with 2 commercial lots at the front entrance of the development on a total of 43.0 acres. The developer submitted a PD in July 2020 that was reviewed and accepted by the Planning Department and they have agreed to follow the requirements of the established PD agreement. Zoning is PD/MU. *Planning Commission recommends approval.*

IX. NEW BUSINESS

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/12/21 06:00 PM
Department: City Clerk
Category: Presentation
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:

AGENDA ITEM (ID # 3665)

DOC ID: 3665

Ms. Marcie Costello - Update on Camden House and the Services Provided



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/12/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 3681)

DOC ID: 3681

Approval of Preliminary Plat-Lake Juniper Phase 3

Lake Manor West, LLC has submitted an application for a preliminary plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase 1 and 2 was approved by the City Council on June 9, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase 1 and 2 and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'. The Phase 3 preliminary plat has been reviewed by the Planning Department and staff sees no issues at this time. The developer will follow the amended PD with the reduced setbacks. Zoning is PD/R-1. *Planning Commission recommends approval.*



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: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Lake Juniper Phase III- Preliminary Plat

Background: Lake Manor West, LLC has submitted an application for a preliminary plat approval for Lake Juniper Phase III that will consist of 24 lots on approx. 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

Summary: The Phase III preliminary plat has been reviewed by the planning dept. and staff sees no issues at this time. The developer will follow the amended PD with the reduced setbacks.

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: October 2021-Preliminary Plat-Lake Juniper Phase III (3681 : Approval of Preliminary Plat - Lake Juniper Phase III)

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

**Part A—General Information**

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: Jeffrey Foster Phone: (912) 674-7024
Address: P.O. Box 5730 St. Marys, GA 31558
2. Owner, if not same:
Name: Lake Manor West, LLC
Address: 140 Lakes Boulevard Kingsland, GA 31548
3. What is your interest if you are not the owner?
Surveyor for owner
4. Name of proposed subdivision: Lake Juniper Phase 3
5. Location of subdivision: Neighborhood: The Lakes
Street: Verano Street
Parcel Number: 107 005 Lot Number: 001
6. Present zoning: PD-R1
7. Number of proposed lots: 24
8. Area of proposed subdivision: 9.13 Acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C — Planning Official Only

1. Date application was filed: 8/23/21
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
 3. Checked by: Scott d James
 4. Are Preliminary Plat and application complete? ☒ Yes () No
 5. Correct fee paid? ☒ Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: 9/7/21
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, 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 confirmed 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 complies 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 as set forth in O.C.G.A. Section 15-6-67.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/12/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 3680)

DOC ID: 3680

Approval of Final Plat-Settler's Hammock Phase 3

The final plat for Settler's Hammock Phase 3 consists of 29 single family lots on 7.94 acres of the original Settler's Hammock Development. The developer has followed the previously established PD agreement. Zoning is PD/R-1. *Planning Commission recommends approval.*



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Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Settler's Hammock Phase 3- Final Plat

Background: The Settler's Hammock development was started prior to the recession of 2008. Building in the development picked up again in 2015. The developer Lamar Smith Signature Homes, LLC has submitted an application for a final plat. The preliminary plat was approved by City Council at the September 2020 meeting.

Zoning: PD-R1

Summary:

The final plat for Settler's Hammock Phase 3 consists of 29 single family lots on 7.94 acres of the original Settlers Hammock development. The developer has followed the previously established PD agreement.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

**Part A—General Information**

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

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Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: Jeffrey Foster Phone: (912) 674-7024
Address: P.O. Box 5730 St. Marys, GA 31558
2. Owner, if not same:
Name: Lamar Smith Signature Homes LLC
Address: 152 Thunderbird Drive Richmond Hill, GA 31326
3. What is your interest if you are not the owner?
Surveyor for owner
4. Name of proposed subdivision: Settler's Hammock Phase 3
5. Location of subdivision: Neighborhood: Settler's Hammock
Street: Daniel Trent Way
Parcel Number: 1072 Lot Number: 030A
6. Present zoning: PD
7. Number of proposed lots: 29
8. Area of proposed subdivision: 7.94 Acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. Signed: [Signature] Date: 8/18/21

Part C - Planning Official Only

1. Date application was filed: 8/23/21
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
3. Checked by: Scott & James
4. Are Final Plat and application complete? ☒ Yes ☐ No
5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
6. Date final plat reviewed by Planning Commission: 9/7/21
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

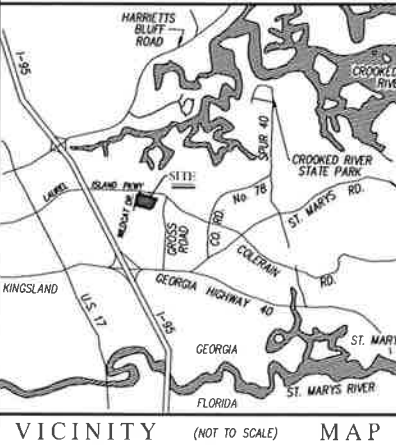
Attachment: Oct. 2021-Settler's Hammock Phase 3 (3680 : Approval of Final Plat - Settler's Hammock Phase 3)

MAP TO SHOW FINAL SUBDIVISION PLAT OF
SETTLER'S HAMMOCK ~ PHASE 3
CITY OF KINGSLAND, 1606th G.M.D., CAMDEN COUNTY, GEORGIA

PROPERTY OWNED BY:
LAMAR SMITH SIGNATURE HOMES, LLC
152 THUNDERBIRD DRIVE
RICHMOND HILL, GA 31324



- NOTES:**
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S08°41'42"W FOR THE WESTERLY LINE OF SETTLERS HAMMOCK, PHASE 2A, ACCORDING TO PLAT RECORDED IN P.B. 2020, PG. 35, PUBLIC RECORDS OF SAID COUNTY.
 - 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X" (UNSHADED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13038C0385G, COMMUNITY No. 130238, PANEL No. 0385, SUFFIX "G".
 - 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF ANY FORMAL TITLE REVIEW.
 - 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
 - 5.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD (SINGLE FAMILY RESIDENTIAL USAGE). BUILDING SETBACKS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 25 FEET; MINIMUM SIDE YARD SETBACK FROM LOT LINE: 5 FEET, FROM R/W LINE 25 FEET; REAR YARD SETBACK: 15 FEET.
 - 6.) SUBJECT PROPERTY PROPERTY IS SERVICED BY CITY WATER AND SEWER. OWNER TO INSTALL UTILITIES WITHIN SUBDIVISION.
 - 7.) MINIMUM LOT AREA: 6,600 SF.
 - 8.) MINIMUM LOT WIDTH AT BUILDING LINE: 50 FEET.
 - 9.) MAXIMUM PERCENTAGE OF LOT COVERAGE: 40%.
 - 10.) MAXIMUM BUILDING HEIGHT: 35 FEET.
 - 11.) SUBJECT PROPERTY CONTAINS ±7.94 ACRES, 29 LOTS AND 2 TRACTS.
 - 12.) WETLAND JURISDICTIONAL AREAS SHOWN HEREON WERE TAKEN FROM PLAN PREPARED BY BENNETT SURVEYING, INC. DATED FEBRUARY 2017.
 - 13.) WETLAND JURISDICTIONAL AREAS SHOWN HEREON ARE UNDER THE JURISDICTIONS OF THE U.S. ARMY CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREA WITHOUT PROPER AUTHORIZATION.



OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY: LAMAR SMITH SIGNATURE GROUP DATE: _____

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

BY: _____ DATE: _____
MAYOR

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.

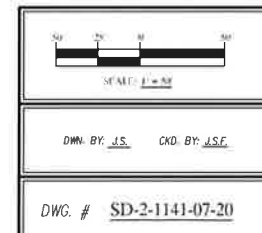
BY: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION

APPROVAL CERTIFICATE:
THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE: _____
NAME _____ TITLE _____
PRINTED NAME

WETLAND JURISDICTIONAL AREAS SHOWN THUS:

PROPOSED PERMITTED WETLAND FILL AREAS SHOWN THUS:



CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN XXXXX FEET AND AN ANGULAR ERROR OF XX SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. (RADIAL SURVEY)
THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 209,396 FEET.

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM No. 11067

AKM SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, 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 confirmed 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 complies 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 as set forth in O.C.G.A. Section 15-6-67.

ISSUED FOR REVIEW, NOT FOR FINAL RECORDING
BY: JEFFREY S. FOSTER DATE: _____
GA. REGISTERED SURVEYOR No. 3143



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/12/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 3674)

DOC ID: 3674

Approval of Home Occupation - 314 Daniel Trent Way-Map & Parcel 107Z 011

Lindsey Cohn has applied for a Home Occupation Permit doing business as "Cohna Dakine". The purpose of the business will be for online educational tutoring. 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.*



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: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Home Occupation Application for 314 Daniel Trent Way, Map & Parcel 107Z 011

Summary:

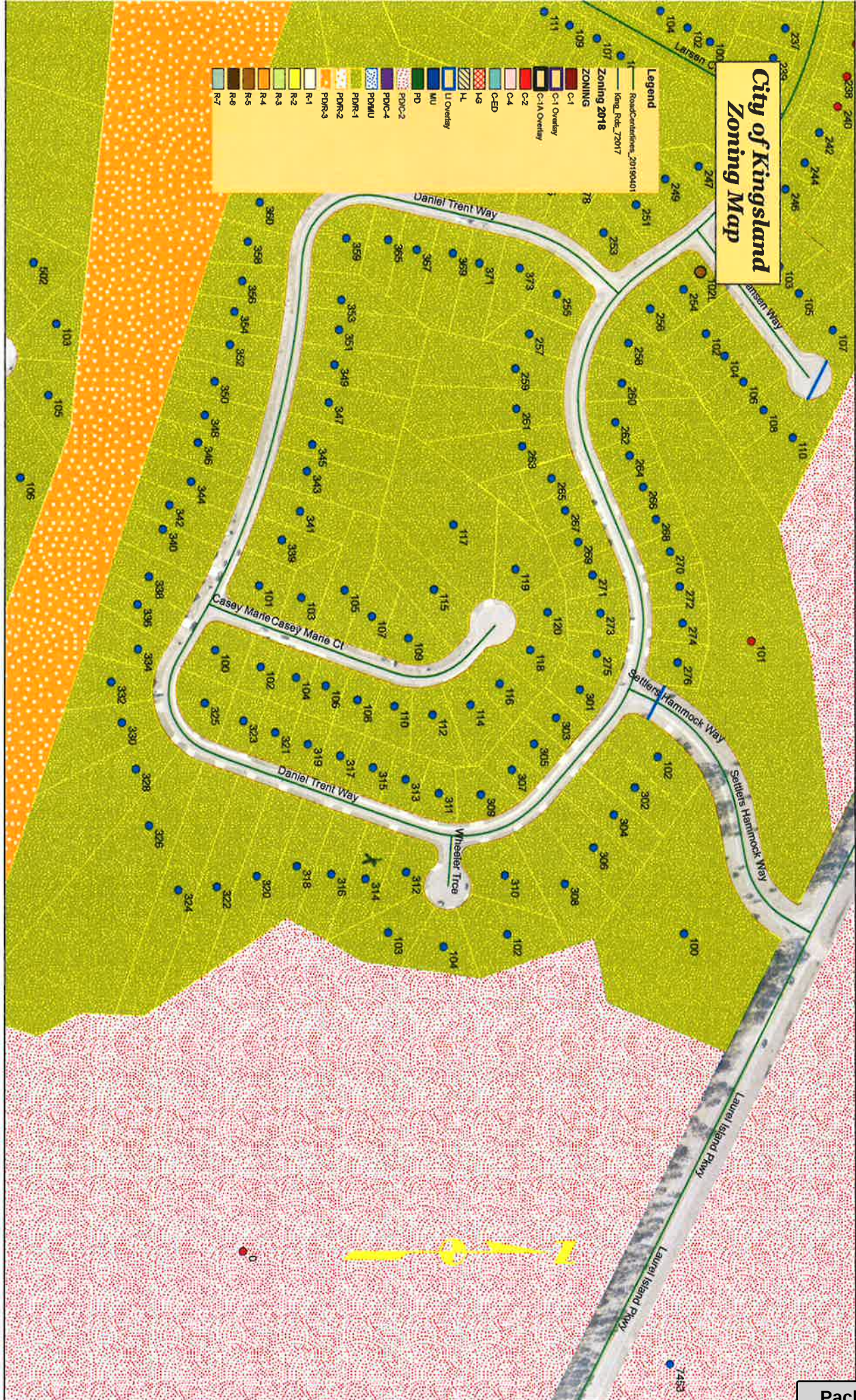
Lindsey Cohn has applied for a Home Occupation Permit doing business as “Cohna Dakine”. The purpose of the business will be for an online educational tutoring. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director





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	107Z 011	Owner	VARGAS JESUS	Last 2 Sales			
Class Code	Residential		314 DANIEL TRENT WAY	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/15/2016	\$209100	AL	U
	KINGSLAND	Physical Address	314 DANIEL TRENT WAY	7/13/2016	\$41600	MP	U
Acres	0.35	Assessed Value	Value \$217851				

(Note: Not to be used on legal documents)

Date created: 8/25/2021

Last Data Uploaded: 8/25/2021 3:29:27 AM

Developed by Schneider
GEOSPATIAL



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 10/12/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

AGENDA ITEM (ID # 3675)

DOC ID: 3675

Approval of Home Occupation-109 Cason Noah Drive - Map & Parcel 106D 079

Lynda Murray has applied for a Home Occupation Permit doing business as "Lullaby Baby Diaper Cakes". The purpose of the business will be for craft sales. 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.*



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Planning and Community Development Staff Report

Planning Commission Meeting Date: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: Home Occupation Application for 109 Cason Noah Drive, Map & Parcel 106D 079

Summary:

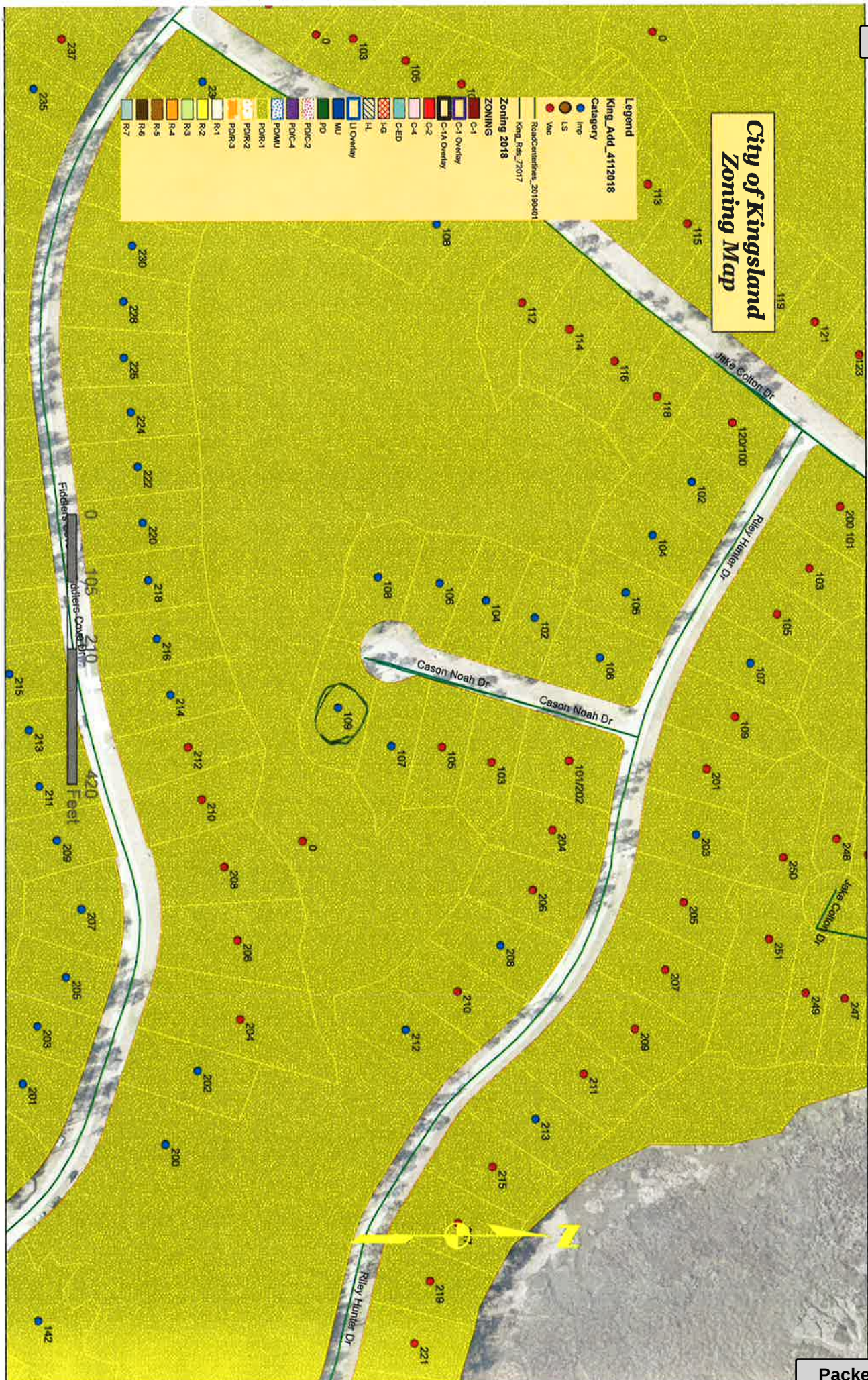
Lynda Murray has applied for a Home Occupation Permit doing business as “Lullaby Baby Diaper Cakes”. The purpose of the business will be for craft sales. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director





Overview

Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
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Parcel ID	106D 079	Owner	MURRAY JAMES J & LYNDAC	Last 2 Sales			
Class Code	Residential		109 CASON NOAH DRIVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	9/13/2019	\$515700	FM	Q
	KINGSLAND	Physical Address	109 CASON NOAH DR	8/30/2016	\$1500000	MP	U
Acres	0.39	Assessed Value	Value \$446200				

(Note: Not to be used on legal documents)

Date created: 9/7/2021

Last Data Uploaded: 9/7/2021 3:41:54 AM

Developed by Schneider
GEOSPATIAL



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3682)

Meeting: 10/12/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3682

8.5

Approval of Final Plat-The Villas at Camden Woods

The final plat for The Villas at Camden Woods consists of 76 duplex lots along with 2 commercial lots at the front entrance of the development on a total of 43.0 acres. The developer submitted a PD in July 2020 that was reviewed and accepted by the Planning Department and they have agreed to follow the requirements of the established PD agreement. Zoning is PD/MU. *Planning Commission recommends approval.*



The City of Kingsland, GA
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Planning and Community Development

Staff Report

Planning Commission Meeting Date: October 4, 2021

City Council Meeting Date: October 12, 2021

Agenda Item: The Villas at Camden Woods- Final Plat

Background: The Villas at Camden Woods is a mixed use community development by Sawyer and Associates, Inc. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. A preliminary plat was approved by City Council at the October 2020 meeting.

Zoning: PD/MU

Summary:

The final plat for The Villas at Camden Woods consists of 76 duplex lots along with 2 commercial lots at the front entrance of the development on a total of 43.0 acres. The developer submitted a PD in July 2020 that was reviewed and accepted by the Planning Dept. and they have agreed to follow the requirements of the established PD agreement.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

Attachment: Oct. 2021-Final Plat-The Villas at Camden Woods (3682 : Approval of Final Plat-The Villas at Camden Woods)

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

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Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

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Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
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- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

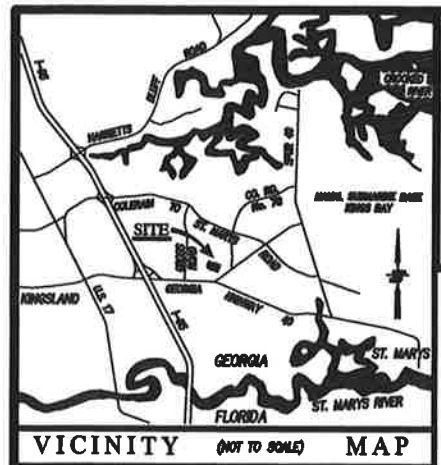
Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 912-673-8940
Address: 102 MARSH HARBOR PKWY, UNIT 103, KINGSLAND, GA. 31548
2. Owner, if not same:
Name: SAWYER & ASSOCIATES, INC.
Address: 100 MARSH HARBOR PKWY, KINGSLAND GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: THE VILLAS AT CAMDEN WOODS
5. Location of subdivision: Neighborhood: CAMDEN WOODS
Street: CAMDEN WOODS PARKWAY
Parcel Number: 107 034 Lot Number: _____
6. Present zoning: MIXED USE
7. Number of proposed lots: 76 LOTS, 7 TRACTS
8. Area of proposed subdivision: 43.0 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
☒ - Final Plat (Original and 9 copies)
☒ - Vicinity Map
- Proof of ownership
10. Signed: E. B. B. Date: 09-07-2021

Part C - Planning Official Only

1. Date application was filed: 9/9/21
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
 3. Checked by: Scott & James
 4. Are Final Plat and application complete? ☒ Yes () No
 5. Correct fee paid? ☒ Yes () No () Not applicable
 6. Date final plat reviewed by Planning Commission: 10/4/21
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Oct. 2021-Final Plat-The Villas at Camden Woods (3682 : Approval of Final Plat-The Villas at Camden Woods)



FILING INFORMATION

PROPERTY OWNED BY:
SAWYER & ASSOCIATES, INC.
100 MARSH HARBOR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 578-8003

SAWYER
& ASSOCIATES

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

- LEGEND:**
- - SET 1/2" IRON PIPE (CH) - CHORD
 - - FOUND 1/2" IRON PIPE P.C. - POINT OF CURVATURE
 - - FOUND CONCRETE MONUMENT P.R.C. - POINT OF REVERSE CURVATURE
 - Sq. Ft. - SQUARE FEET P.T. - POINT OF TANGENCY
 - R - RADII AC. - ACRES

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 SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: _____ DATE: _____
MAYOR

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: _____
CHAIRMAN OF PLANNING COMMISSION

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 HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

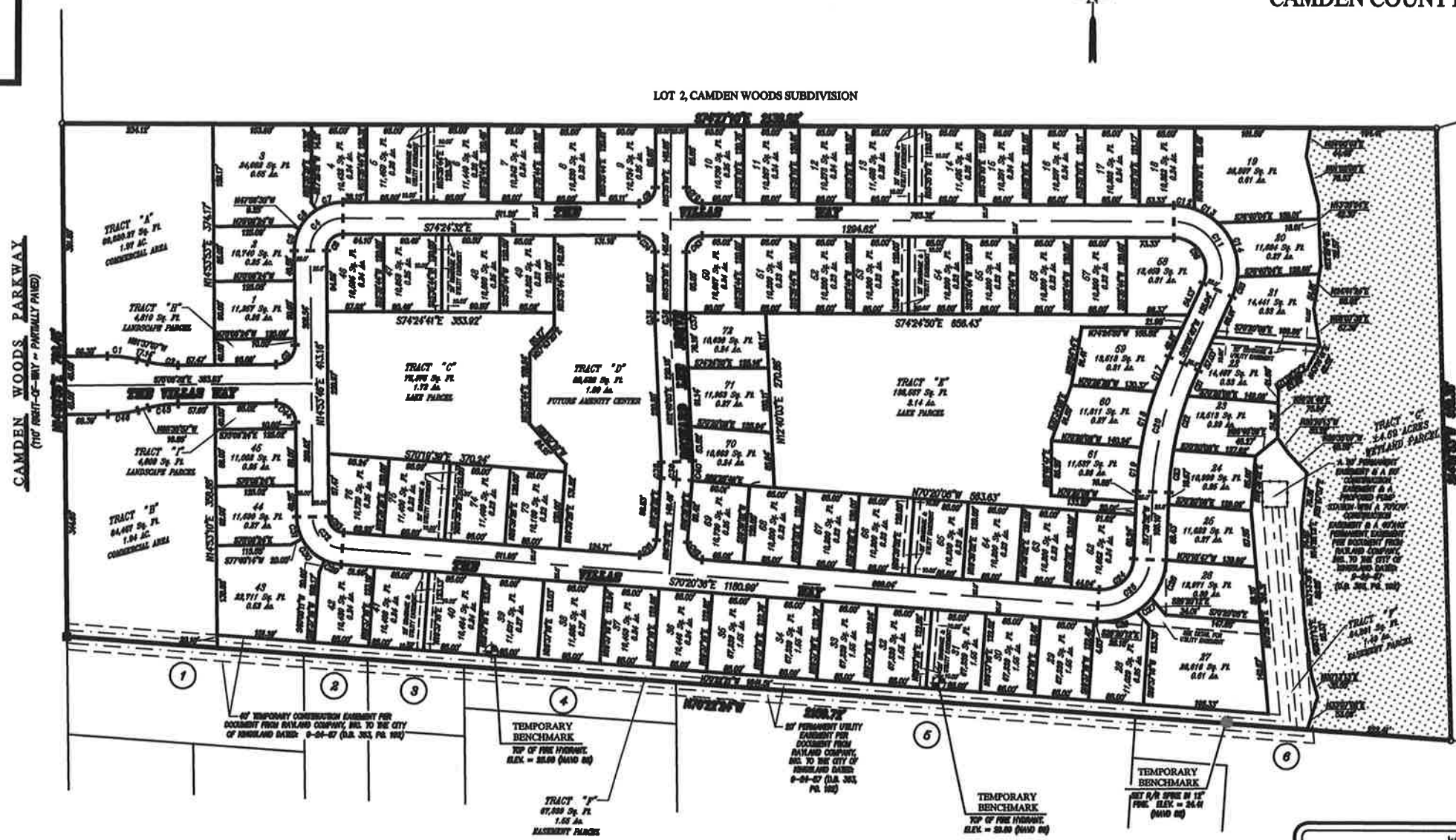
BY: _____ DATE: _____
RONALD SAWYER, OWNER

NOTES:

1. BENCHMARKS SHOWN HEREON REFER TO THE BENCHMARK OF N14°30'54"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF CAMDEN WOODS PARKWAY, ACCORDING TO SHD SUBDIVISION PLAT.
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. 13030003006, COMMUNITY No. 130236, PANEL No. 0386, SUFFIX G.
3. BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 30 FEET; 10 FEET SIDE & REAR STREET
SIDES: 0 FEET FROM PROPERTY LINE, 10 FEET BETWEEN BUILDINGS
REAR: 10 FEET FROM PROPERTY
4. SUBJECT PROPERTY IS CURRENTLY ZONED: MIXED USE.
5. SUBJECT PROPERTY COMBINS 43.00 ACRES, (78 LOTS & 7 TRACTS).
6. TOTAL ROADWAY AREA WITHIN SUBDIVISION: 0.53 ACRES.
7. THIS PLAT RESERVES A 5' 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 SHD COUNTY.
9. SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.

WETLANDS NOTE:

WETLAND AREAS SHOWN HEREON 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 THIS: [Symbol]



CURVE TABLE						
CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT	LENGTH
C1	S88°21'45"E	48.97'	200.00'	132°21'14"	23.85'	47.00'
C2	S88°21'45"E	48.97'	200.00'	132°21'14"	23.85'	47.00'
C3	N89°53'28"E	42.43'	30.00'	80°00'18"	30.00'	47.13'
C4	S80°14'57"W	71.14'	50.00'	80°41'43"	50.61'	78.15'
C5	S88°28'02"W	35.10'	75.43'	28°38'43"	18.08'	35.52'
C6	S57°18'20"W	38.45'	75.43'	30°23'54"	20.44'	38.91'
C7	S80°18'31"W	42.70'	74.92'	33°08'46"	22.47'	43.30'
C8	S80°12'07"W	35.64'	35.00'	80°38'16"	35.34'	38.64'
C9	N80°35'18"E	35.30'	35.00'	80°00'13"	35.00'	38.22'
C10	S89°24'38"E	35.30'	35.00'	88°38'36"	35.00'	38.22'
C11	N17°08'28"W	128.17'	75.00'	114°31'12"	118.63'	148.91'
C12	N65°10'31"E	32.00'	100.00'	18°22'28"	18.85'	32.93'
C13	N43°48'14"E	42.00'	100.00'	24°16'44"	21.51'	42.37'
C14	N88°33'28"E	88.67'	100.00'	53°12'28"	90.09'	92.88'
C15	N30°46'50"E	32.38'	100.00'	18°33'42"	18.34'	32.40'
C16	N17°08'28"W	84.12'	50.00'	114°31'30"	77.77'	89.84'
C17	S37°08'40"W	57.87'	550.00'	6°00'00"	58.82'	57.87'
C18	S89°28'31"W	88.54'	550.00'	9°20'17"	44.82'	89.64'
C19	S17°53'07"W	68.18'	550.00'	7°08'31"	34.16'	68.84'
C20	S88°53'16"W	204.30'	550.00'	22°36'48"	104.18'	205.68'
C21	S37°46'17"W	42.80'	553.63'	4°38'28"	21.47'	42.82'
C22	S20°10'38"W	88.46'	512.22'	8°40'54"	43.38'	88.95'
C23	S81°28'12"W	68.37'	500.00'	7°38'41"	33.98'	68.42'

CURVE TABLE						
CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT	LENGTH
C24	N83°28'58"E	71.83'	50.00'	82°00'00"	51.78'	80.28'
C25	N83°28'58"E	107.88'	75.00'	81°38'38"	77.85'	120.48'
C26	N38°21'00"E	64.08'	100.00'	37°22'17"	53.88'	65.33'
C27	N83°28'45"E	30.00'	100.00'	17°15'14"	15.17'	30.31'
C28	S89°28'28"E	64.08'	100.00'	37°22'17"	53.88'	65.33'
C29	S89°28'43"E	28.50'	74.84'	20°22'08"	13.48'	28.64'
C30	S31°09'47"E	48.43'	75.00'	37°38'58"	25.58'	48.30'
C31	S01°17'24"W	35.98'	75.10'	27°10'28"	18.15'	36.82'
C32	S27°43'28"E	67.71'	50.00'	88°14'52"	68.01'	74.30'
C33	S27°45'36"E	33.64'	24.88'	88°22'57"	23.02'	32.18'
C34	N89°24'42"W	35.38'	35.00'	88°38'36"	35.00'	38.22'
C35	S14°02'38"W	71.48'	235.00'	2°33'07"	6.73'	71.48'
C36	S14°01'48"W	10.88'	200.00'	3°04'48"	5.43'	10.88'
C37	S14°01'38"W	8.81'	175.00'	2°30'07"	4.48'	8.81'
C38	N18°08'57"E	24.41'	200.00'	6°39'48"	12.23'	24.41'
C39	N18°08'57"E	22.48'	225.00'	6°39'48"	13.78'	22.48'
C40	N18°08'57"E	30.81'	350.00'	6°39'48"	15.88'	30.81'
C41	N84°40'08"E	35.38'	35.00'	88°38'36"	35.00'	38.22'
C42	S18°20'08"E	35.38'	35.00'	88°38'36"	35.00'	38.22'
C43	S80°35'10"W	35.38'	35.00'	88°38'36"	35.00'	38.22'
C44	N30°08'32"W	42.42'	30.00'	88°08'44"	30.00'	47.12'
C45	N81°31'11"W	48.88'	200.00'	13°28'33"	23.88'	47.10'
C46	S81°31'11"E	48.88'	200.00'	13°28'33"	23.88'	47.10'

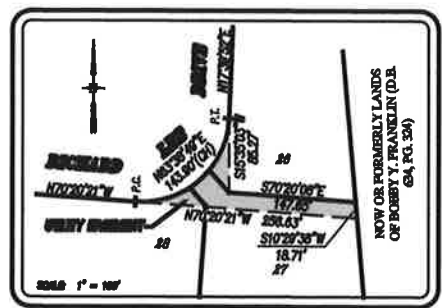
ADJOINING LAND OWNERS

1. NOW OR FORMERLY LANDS OF V.F.M. (D.B. 184, PG. 116)
2. NOW OR FORMERLY LANDS OF HARRY ANGEL (D.B. 797, PG. 854)
3. NOW OR FORMERLY LANDS OF GARY FARAD (D.B. 1838, PG. 743)
4. NOW OR FORMERLY LANDS OF WA BENNETT RENTALS, INC. (D.B. 1788, PG. 613)
5. NOW OR FORMERLY LANDS OF MURRAY CAPITAL INVESTMENTS, LLC (D.B. 1945, PG. 218) SEE SURVEY BY FINNETT & ASSOCIATES, INC. DATED: 11-10-84, DWS. No. B-2-700-11-84
6. NOW OR FORMERLY LANDS OF WALTRUST PROPERTIES, INC. (D.B. 1457, PG. 50) (P.L.C. 04, MAP 108F)

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,478 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPOUND RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 387,133 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: TOPOCON GTS ANGLAR: TOPOCON GTS



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 MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-8-87 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. 2883

BENNETT SURVEYING, INC.
Surveyors and Land Planners
108 MARSH HARBOR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEY FROM No. 1387
(912) 873-8840
(912) 258-8888
DWS. No. 57-8-171-12-18