
**CAMDEN COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA MEMORANDUM**

SUBJECT: Application of George H. Stewart to the City of Kingsland to Annex Map/Parcel No. 120 8E, 8, Winding Road

DEPARTMENT: General Government

AUTHORIZED BY: Steve Howard **CONTACT:** Loretta Riggins-Hylton – 729-5603

MOTIONS/RECOMMENDATIONS:

Staff has no recommendation regarding the annexation of the property of George H. Stewart known as Map/Parcel No. 120 8E.

BACKGROUND:

George H. Stewart has filed an application for the annexation of Map/Parcel No. 120 8E into the City of Kingsland. The property consists of 8.13± acres and is located at the corner of Laurel Island Parkway and Winding Road. This is the same property the Commissioners were to consider for a rezoning during the July 22nd. At that time, the Board raised some concerns about the rezoning application, and the applicant withdrew the application. Now the applicant has petitioned Kingsland.

STAFF RECOMMENDATION:

No recommendation.

ATTACHMENTS:

1. Application to Annex with attachments.



CITY OF KINGSLAND

P. O. Box 250 – Kingsland, Georgia 31548- 912-729-5613

August 25, 2008

County Commissioners
P.O. Box 99
Woodbine, Georgia 31569

RE: Application to Annex the Land at
Tax Map 120, Parcel 8E

Dear Commissioners:

Please be advised that the City of Kingsland, by the authority vested in the Mayor and Council of the City of Kingsland by Article 2 of O.C.G.A. 36-36, intends to annex a portion of the property described in the documents attached, also known as Tax Map 120, Parcel 8E. In that connection enclosed are:

1. Copy of the Application to Annex Land.
2. Copy of the site plan as prepared by Privett & Associates, Inc.

This matter will go before the Planning and Zoning Commission on September 2, 2008, pending any objections from the county.

Respectfully,

Linda O'Shaughnessy
City clerk

Attachments

**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS**

The undersigned desire to annex certain land into the City of Kingsland, Georgia, which land is shown on Tax Map 120, Block N/A, Parcel 8E, has a street address of None at this time, and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned A-F by Camden County. I/We, the undersigned, desire to have this property annexed into and become a part of the City of Kingsland, Georgia. I/We further desire to have a zoning classification of C-2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed:

Square footage: _____
or
Number of Acres: ±8.13

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et seq., and said owner(s) request the governing body of Kingsland to annex said property to the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed and an estimate of the future population: Current population: 0 Future population: 0

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

August 6, 2008

Date

Signature (Signed and Printed) of Owner
P.O. Box 22009, St Simons Ga 31522
Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

08/17/05 George H. Stewart, Sr.
Date Signature (Signed and Printed) of Owner
P.O. Box 22069 St Simons Isl, GA
Address of above Owner 31522

Owner(s) signed the above in the presence of:

Witness
Janet C. Morris JANET C. MORRIS
NOTARY PUBLIC, State of Georgia
My commission expires: My Commission Expires Dec. 12, 2009
(NOTARY SEAL)

ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX LANDS

COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED

SIX (6) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY

SIX (6) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY

IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

For the purpose of commercial use for Self Storage.

SITELAND OF
A PARCEL OF LAND LYING IN THE 29TH G.M.D.,
CAMDEN COUNTY, GEORGIA

FOR: **GEORGE H. STEWART**
& TERRA PUNTE, LLC

NOW OR FORMERLY
LANDS OF THE
PAULK TILLER
FAMILY TRUST (D.B.
592, PG. 499)

NOW OR FORMERLY
LANDS OF 504, LLC
(D.B. 1092, PG. 104)

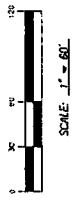
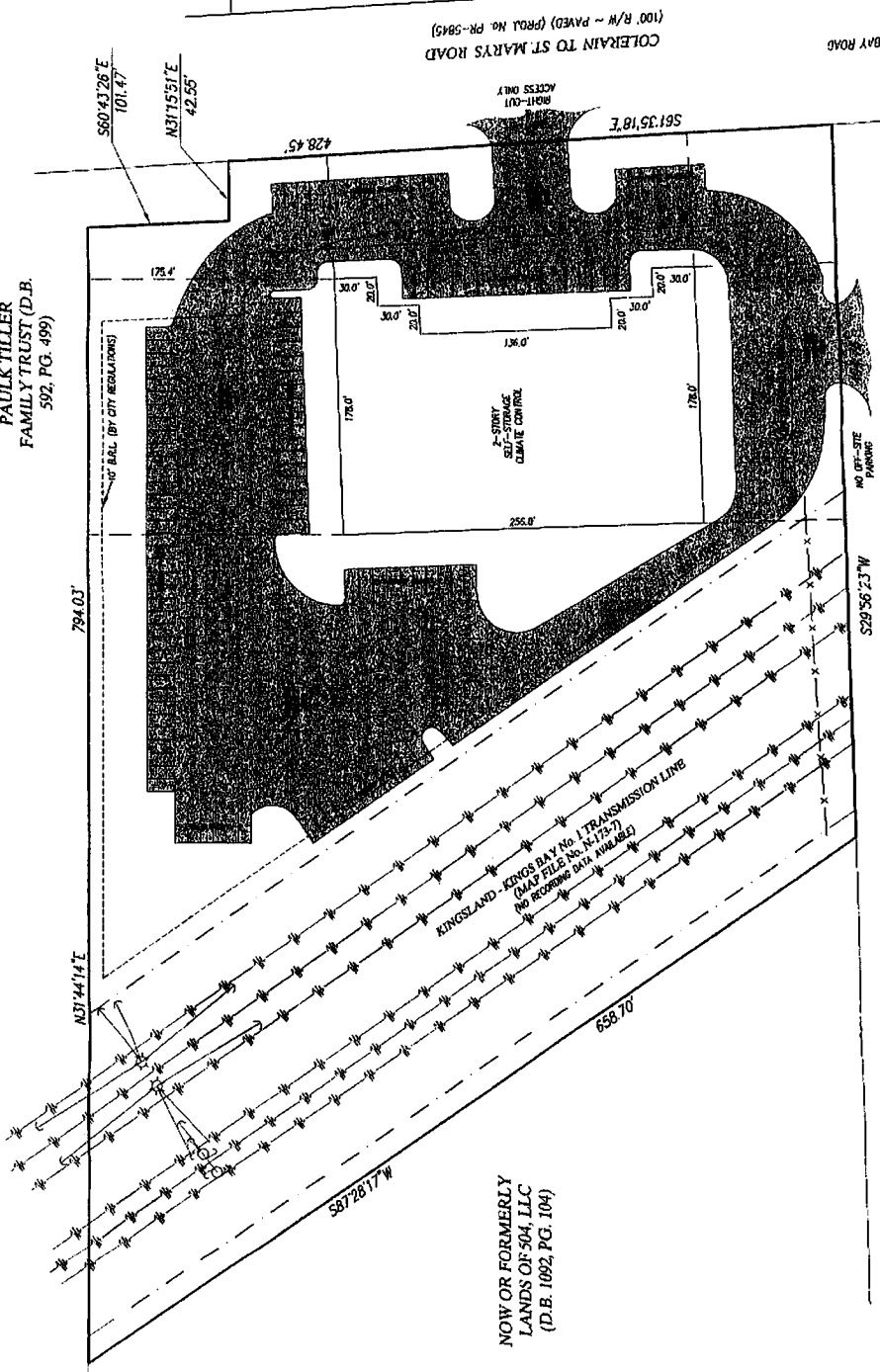
BUILDABLE AREA: ±3.79 ACRES
PROPOSED BUILDING AREA: ±0.89 ACRES
PROPOSED PAVED AREA: ±2.39 ACRES
TOTAL SITE AREA: ±6.13 ACRES

NOTE:
PROPERTY IS CURRENTLY ZONED A-F.
PROPERTY TO BE REZONED TO: C-2

DATE: _____
BY: MARK D. PRIVETT, R.
GA REGISTERED SURVEYOR No. 2218

MAP AMENDED: 08-08-08, TO CHANGE SIGNATORY, TO REVISE BUILDING & PARKING DESIGN, NO OTHER CHANGES.

R. ASH/DMS08/STEWARTSKETCH.DWG



DRW. BY: P.D.P.
SCALE: 1" = 60'
PREPARED BY:
PRIVETT & ASSOCIATES, INC.
SURVEYORS & LAND PLANNERS
120 SHADOWLAWN DRIVE
LAFAYETTE, GEORGIA 30343
ST. MARYS, GEORGIA 31558
(912) 862-3728
FAX: (912) 862-3729
PINC. NO. S-11-5688(D)

MAP TO SHOW SURVEY OF
**A PARCEL OF LAND LYING IN THE 29TH G.M.D.,
 CAMDEN COUNTY, GEORGIA**

(BEING A PORTION OF LANDS DESCRIBED IN DEED BOOK 745, PAGE 646, PUBLIC RECORDS OF SAID COUNTY)
 FOR: **GEORGE H. STEWART,
 & TERRA POINT, LLC**

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE 29TH G.M.D., CAMDEN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE POINT WHERE THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLEMAN TO ST. MARYS ROAD (A 100-FOOT RIGHT-OF-WAY ACCORDING TO GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT NO. PR-5845) INTERSECTS THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WINDING ROAD (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND RUN SOUTH 29-55'-23" WEST, ALONG LAST MENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 492.17 FEET TO A POINT LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF 504, LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1092, PAGE 104, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 87-28'-17" WEST, ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 658.70 FEET TO A POINT LYING ON THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY OF THE PAULK TILLER FAMILY TRUST (ACCORDING TO DEED RECORDED IN DEED BOOK 592, PAGE 499, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 31-44'-14" EAST, ALONG LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 794.03 FEET TO A POINT; RUN THENCE SOUTH 60-43'-26" EAST, A DISTANCE OF 101.47 FEET TO A POINT; RUN THENCE NORTH 31-15'-51" EAST, A DISTANCE OF 42.55 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLEMAN TO ST. MARYS ROAD; RUN THENCE SOUTH 61-35'-18" EAST, ALONG LAST MENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 428.54 FEET TO THE POINT OF BEGINNING.

THE LAND TRACT DESCRIBED, CONTAINS 8.13 ACRES (354,170 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD WHICH MAY BE WITHIN.

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,200 FEET AND AN ANGLE ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 168,031 FEET. EQUIPMENT USED FOR FIELD MEASUREMENTS: LINEAR: TOPCON GPT-1003 ANGLE: TOPCON GPT-1003

SURVEY DATE: DECEMBER 17, 2007.

THIS IS TO CERTIFY TO THE CLERK OF SUPERIOR COURT OF CAMDEN COUNTY, GEORGIA, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND AFTER A CAREFUL REVIEW OF THE RECORDS OF SAID COUNTY, WE HAVE BEEN MET AND APPROVAL OF THIS PLAT BY THE APPROPRIATE LOCAL GOVERNING AUTHORITY IS NOT NECESSARY FOR RECORDING PURPOSES.



PREPARED BY:
PRIVETT & ASSOCIATES, INC.

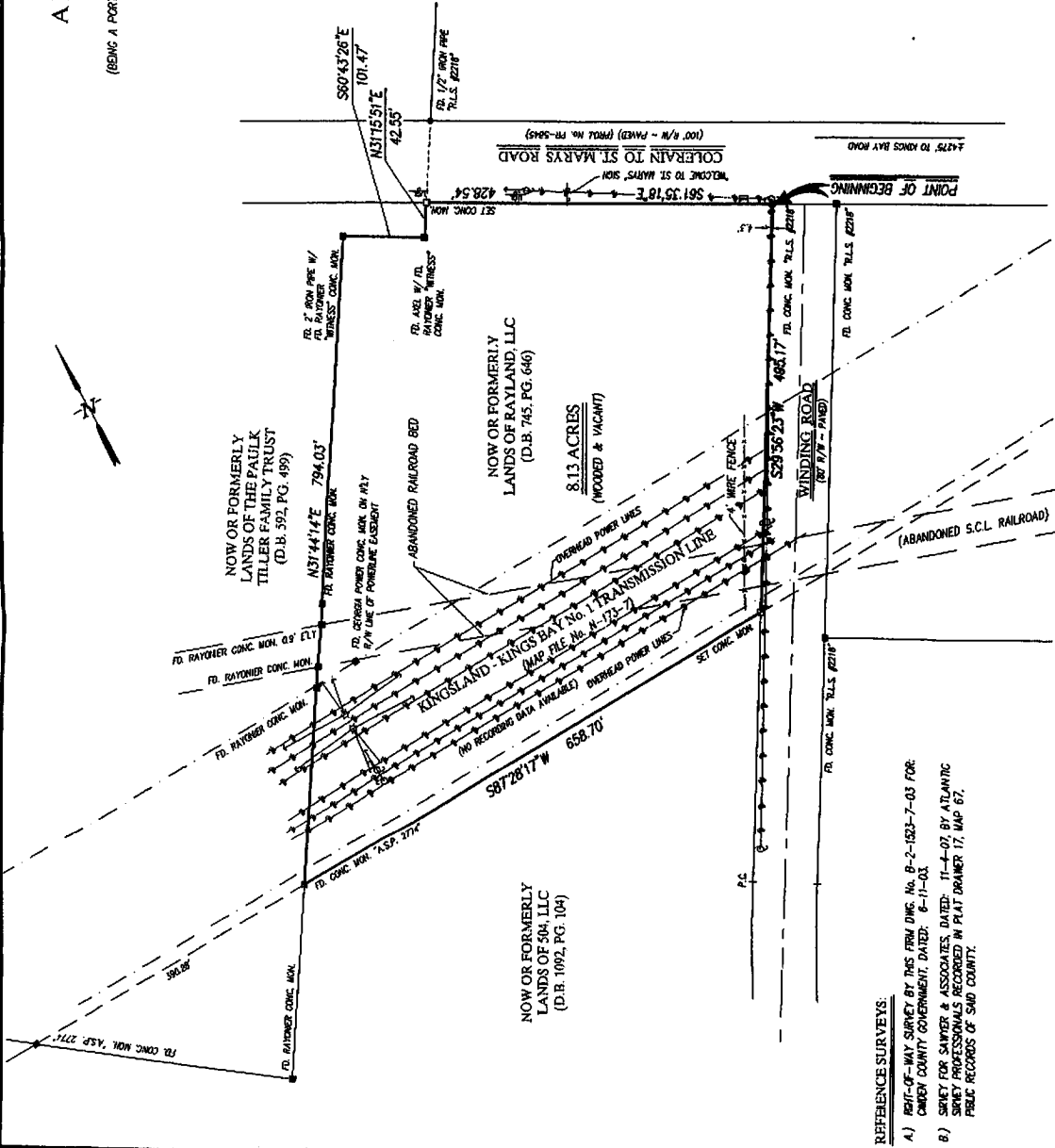
SURVEYORS & LAND PLANNERS
 LICENSED BUSINESS NO. 108, STATE OF GA.
 1201 SHILOH WAY, SUITE 101
 ST. MARYS, GEORGIA 31556
 (912) 882-3738
 DING. NO. B-1-3465-19-07

OWN: BY: _____
 T.L.P.
 SCALE: 1" = 100'

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE (DISBURGED) AS PER FIRM MAP NO. 130203003003003003, PANEL NO. 130203, SUFFIX "3". DATED: JULY 3, 2006, FOR: CAMDEN COUNTY, GEORGIA.

LIBRARY CERTIFY: THAT THE ABOVE LAND WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LAND, EXCEPT AS SHOWN.

BY: PARK D. PRIVETT, JR. DATE: _____
 GA. REGISTERED SURVEYOR NO. 2218



- LEGEND:**
- — — — — GUT DRAIN
 - — — — — WOOD POWER POLE
 - — — — — TELEPHONE WIRE
 - — — — — METAL POWER POLE
 - — — — — OVERHEAD POWER LINES

MAP AMENDED 8-8-08 TO CHANGE SURVEYORS SIGNATURE
 NO OTHER CHANGES AT THIS TIME.

REFERENCE SURVEYS:

- A) RIGHT-OF-WAY SURVEY BY THIS FIRM DING. NO. B-2-1523-7-03 FOR: CAMDEN COUNTY GOVERNMENT, DATED: 6-11-03.
- B) SURVEY FOR GUMBER & ASSOCIATES, DATED: 11-4-07, BY ATLANTIC SURVEY PROFESSIONALS RECORDED IN PLAT DRAWER 17, MAP 67, PUBLIC RECORDS OF SAID COUNTY.

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE BEGINNING OF N. 29-55'-23" W. FOR THE UNDISBURGED RIGHT-OF-WAY LINE OF WINDING ROAD ACCORDING TO PLAT DATED: 6-11-03 BY THIS FIRM DING. NO. B-2-1523-7-03 FOR: CAMDEN COUNTY GOVERNMENT.
- 2) SUBJECT PROPERTY IS CURRENTLY ZONED A-1.
- 3) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 4) NO ATTEMPT HAS BEEN MADE TO DETERMINE WETLAND AREAS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
- 5) THERE MAY EXIST UNDERGROUND UTILITIES NOT SHOWN HEREON. OWNER TO VERIFY LOCATION BEFORE PERFORMING ANY ON-SITE CONSTRUCTION.
- 6) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.