



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • FEBRUARY 5, 2018

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Judy Smith-Burris
Farran Fullilove
Fyrth Morris
Bryant Shepard
Daniel Wheeler
C.B. Yadav
Lamar Stokes

Board Member
Board Member
Board Member
Board Member
Board Member
Board Member
Board Member

II. APPROVAL OF MINUTES FROM LAST MEETING

III. PUBLIC PORTION

1. Nomination of Chair and Vice Chair to Planning and Zoning Commission -
2. 2073 : Home Occupation Black Iron - Supervisor Paul Speich
3. Gold Shine Home Occupation -
4. 2075 : Final Plat, Fairways Edge - Supervisor Paul Speich
5. 2076 : Preliminary Plat Georgia Isles, EPIC - Supervisor Paul Speich

IV. ADJOURNMENT

V. AGENDA ITEMS



*City Of Kingsland
Kingsland Planning Commission
Post Office Box 250, Kingsland, Georgia 31548
Phone: (912)729-8296 Fax: (912-729-4590*

Member:

*Judy Smith-Burris, Chairperson
Wesley Brewer
Farran Fullilove
Lamar Stokes*

*CB Yadav
Bryant Shepard
Daniel Wheeler*

TO WHOM IT MAY CONCERN:

Your neighbor, Patricia and Samuel Rhone have, filed an application with our office. The application asks that the Kingsland Planning Commission approve the following item (s):

(X) HOME OCCUPATION: Patricia and Samuel Rhone, 490 Eagle Blvd. are requesting a home occupation permit for Black Iron Apparel LLC. Owners will be heat pressing and monogramming clothing, hats and other materials. Zoning is R-2.

In order to review the application, the Kingsland Planning Commission will hold a meeting on Monday February 5, 2018 6:00 p.m. at Kingsland City Hall.

You are invited to attend this meeting to learn more about your neighbor's plan and to voice your opinion, if you wish. If you are unable to attend the meeting, you may submit a written statement to our office which will be read at the meeting, or give me a call expressing your concern.

For further information, please call our office at 912-729-8296 or stop by in person.

Sincerely,

*Yvonne Waye
Community Planning & Development Administrator*

Attachment: Black Iron Application (2073 : Home Occupation Black Iron)



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: Patricia + Samuel Rhone PHONE: 912-674-1660
 ADDRESS: 490 Eagle Blvd Kingsland Ga 31518
 FAX: N/A E-MAIL: patriciamrhone@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: Black Iron Apparel LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 490 Eagle Blvd Kingsland Ga 31518

TAX MAP & PARCEL NUMBER: 1206078B ZONING: R-2

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

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: Patricia M Rhone DATE: Dec 18, 2017



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 1-11-18
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: _____
3. DATE PERMIT FEE PAID: 1-11-18 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.

 PLANNING & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

 DATE

APPLICANT: Patricia + Samuel Rhone
ADDRESS: 490 Eagle Blvd
CITY: Kingsland STATE: Ga ZIP: 31548
PHONE: 913-674-1660 FAX: () E-MAIL: patriciamrhone@gmail.com
PROPOSED BUSINESS: Black Iron Apparel LLC LOCATION: Home
TAX PARCEL: 1206078B ZONING: R-2

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:** 12410 **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.

Patricia M Rhone
SIGNATURE OF APPLICANT

Dec 18, 2017
DATE

Black Iron Apparel LLC

12-18-2017

3.2.a

We will be heat pressing and monogram
ing clothing, hats and other materials.
Cutting vinyl decals for windows.
Everything will be sold via online.

Attachment: Black Iron Application (2073 : Home Occupation Black Iron)

490 EAGLE BLVD
120G 078B

CLINT O MILLER
131 SHIPMASTER DR
BRUNSWICK GA 31523

BARBARA A & RUSSELL
THOMSON
405 EAGLE BLVD
KINGSLAND GA 31548

C JOHN & KATHLEEN M
CUTHBERT
2323 RACE ST APT 1015
PHILADELPHIA PA 19103

DAVID J & LESLIE W
CUTHBERT
162 PINECREST CT
BOONE NC 28607

BRYAN K JOHNSON
116 SPANDSHELL DR
CHARLESTON SC 29492

JUNE S PARKER ETAL
491 EAGLE BLVD
KINGSLAND GA 31548

REBECCA KUTTEMS
489 EAGLE BLVD
KINGSLAND GA 31548

COLLEEN SANDERS
502 EAGLE BLVD
KINGSLAND GA 31548

DAWN S TERRELL
510 EAGLE BLVD
KINGSLAND GA 31548

THERESA PICKETT
6951 HOOD ST
HOLLYWOOD FL 33024

ROSE JEAN HAGGERTY
487 EAGLE BLVD
KINGSLAND GA 31548

REALTREE INVESTMENTS LLC
108 LEXINGTON LN
KINGSLAND GA 31548

GARY LEE FOX
492 EAGLE BLVD
KINGSLAND GA 31548

CHARLES V SANGALINE
5505 FLAG RUN DR
SPRINGFIELD VA 22151

DAVIS FAMILY TRUST-JACK P
DAVIS JR AS TRUSTEE
1325 COLONEL DR
APT 937
GARLAND TX 75043

TIMOTHY S MARTIN
100 MONTICELLO DR
KINGSLAND GA 31548

SUSAN M WATKINS
483 EAGLE BLVD
KINGSLAND GA 31548

MATTHEW C HINE
518 EAGLE BLVD
KINGSLAND GA 31548

DAVID H & CLAUDIA R NILSEN
482 EAGLE BLVD
KINGSLAND GA 31548

NINA C MCEACHIN
480 EAGLE BLVD
KINGSLAND GA 31548

THE SWANSON FAMILY TRUST
JOHN R SWANSON AS
SUCCESSOR TRUSTEE
6313 RAYMOND RD
LOCKPORT NY 14094

RORY M & SUSAN J H RIFF
470 EAGLE BLVD
KINGSLAND GA 31548

JIMMY R BURCH
P O BOX 732
RAINSVILLE AL 35986

THOMAS FANNING
1312 NEWCASTLE ST
BRUNSWICK GA 31520

PATRICK & JENNIFER
ODONOGHUE
477 EAGLE BLVD
KINGSLAND GA 31548

GEORGE S & MARY L
MCCULLOUGH JR
466 EAGLE BLVD
KINGSLAND GA 31548

BLANCHE BISHOP
464 EAGLE BLVD
KINGSLAND GA 31548

Attachment: Black Iron Application (2073 : Home Occupation Black Iron)

490 EAGLE BLVD
120G 078B
(PAGE 2)

JONAH L & KAI K LEWIS
475 EAGLE BLVD
KINGSLAND GA 31548

JEFFREY C MITCHELL
473 EAGLE BLVD
KINGSLAND GA 31548

BROOKSHIRE RETREAT PROP
OWNERS ASSOC INC
180 MARINERS LANDING DR
KINGSLAND GA 31548

Attachment: Black Iron Application (2073 : Home Occupation Black Iron)

City Of Kingsland



Eagle Blvd

Legend

-  490 Eagle Blvd
-  Kingsland
-  Roads

0

1000

MDALIA SC, LLC
P.O. BOX 14044
SAVANNAH, GEORGIA 31416
(912) 354-1083
(D.B. 1715, PG. 807)



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 LEU THEREOF:

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 LEU THEREOF:

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.

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.

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

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

[illegible]

- [illegible]

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,270 FEET AND AN ANGULAR ERROR OF 03 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 450,167 FEET.

OWNER'S CERTIFICATE:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBMISSION OF THE LAND SHOWN HERETO BY AN ACTUAL SURETY, AND DOES HEREBY HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED

NOW OR FORMERLY
LANDS OF
MCB COASTAL, LLC
(D.B. 1646, PG. 218)

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.

(c) OF O.C.G.A. SECTION 15-6-67 THAT THIS MAP OR PLAN 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.

STATE OF GEORGIA, COUNTY OF CAMDEN
OFFICE OF CLERK OF SUPERIOR COURT
THE WITHIN PLAT RECORDED IN PLAT
DRAWER MAP No.

DI. _____
CHRIS F. MERCER / AGENT

DATE _____

OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

DWG. No. SD-2-120-01-17