



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • OCTOBER 1, 2018

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

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

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Residential Business Angela Adams - Supervisor Paul Speich
Request for a home business child day care.
2. Variance 208 Lake Forest - Supervisor Paul Speich
3. Zoning Text Amendment Sec. 70.3.1 - Supervisor Paul Speich
4. Zoning Text Amendment Sec. 62.1 - Supervisor Paul Speich

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2362)**

Meeting: 10/01/18 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2362

Residential Business Angela Adams

Request for a home business child day care.



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 Adams PHONE: 912-576-4102
 ADDRESS: 1201 The Lakes Blvd., Kingsland, GA 31546
 FAX: _____ E-MAIL: angelam.adams@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.)

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

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

GROUP/BUSINESS YOU REPRESENT: Angela Adams Family Home Learning Cent

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 1201 The Lakes Blvd Kingsland, GA

TAX MAP & PARCEL NUMBER: 107J003A ZONING: R1

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
<u>RESIDENTIAL BUSINESS</u>	<u>\$50.00</u>

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 M Adams DATE: 9/10/18



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: Sept. 12, 2018
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: Sept. 12, 2018
3. DATE PERMIT FEE PAID: 50.00 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

CITY OF KINGSLAND
AFFIDAVIT FOR A RESIDENTIAL BUSINESS



3.1.a

APPLICANT: Angela Adams
ADDRESS: 1201 The Lakes Blvd.
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: 912 5744102 FAX: () E-MAIL: _____
PROPOSED BUSINESS: Family Home Learning Center LOCATION: 1201 The Lakes Blvd.
TAX PARCEL: 107J003A ZONING: R1 Kingsland, GA-3 18

A Residential 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.

THE FOLLOWING ITEMS ARE REQUIRED TO FILE A RESIDENTIAL BUSINESS APPLICATION:

**PLAT OF PROPERTY
FLOOR PLAN AS REQUIRED BELOW
WRITTEN REPORT AS REQUIRED BELOW**

Residential Business are designed to be less restrictive than a Home Occupation in regard to access by the public, size, viability, number of employees and type of business. Residential businesses shall be subject to the conditions set forth below. The application shall bear the burden of providing conclusive evidence to the Planning Commission and City Council that these conditions have been met. The Planning Commission may recommend and the City Council may modify the conditions listed below to be more restrictive or place additional conditions which may also be more restrictive than the conditions listed below on any approval granted the application. If the residential business is approved, the applicant is responsible for the operation of the said residential business in conformance with these conditions. The applicant shall submit a written description of the proposed business demonstrating that the proposed business will comply with each of the conditions listed below. Additionally, the applicant will submit a floor plan showing the dimensions of the residence and showing the area with dimensions to be involved in the business.

DESCRIBE YOUR PROPOSED BUSINESS:

I would like to operate a Family Home Learning Center from my residence. I would care for the children Monday-Through-Friday 6:30a.m. to 6:00p.m. Operating January to December. 700 sq. feet out of 2407 sq. will be used for the business. I have a circular drive that will be for ample parking space.

Attachment: Adams Child Care (2362 : Residential Business Angela Adams)

DESCRIBE BELOW HOW THE PROPOSED BUSINESS WILL COMPLY WITH EACH OF THE FOLLOWING CONDITIONS: (ADDITIONAL PAGES MAY BE ATTACHED IF NECESSARY)

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 residential business in the premises. Ama

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. Ama

The residential businesses shall not involve group instruction or group assembly on the premises, with the exception of "daycare centers" and "home parties" for products such as Tupperware, AmWay, Mary Kay Cosmetics, etc. Such "home parties" are to be limited to no more than one (1) "home party" per week. Ama

The occupation or profession must be conducted entirely within the dwelling. Ama

The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the residential business 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. Ama

Residential businesses shall be limited to no more than thirty-five percent (35%) of the total heated floor area of the residence. The size of the residential business shall be specified at the time of the application. Ama

Any additions or alterations to the residence which will be used for the residential business must be of an architectural style in keeping with the surrounding residential development. Ama

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. Ama

Only one employee in excess of family members residing on the premises shall be permitted. For uses where no customers or clients are coming to the site, the number of employees permitted at any one time may be increased to two. Ama

Property on which the residential business is proposed must have frontage on a public road. Ama

No outside storage or display shall be allowed. Ama

Attachment: Adams Child Care (2362 : Residential Business Angela Adams)

Parking for customers/clients must be provided on site so as not to interfere with the neighboring property in any way, location of parking to be approved by the Planning Commission and City Council. Ama

No more home occupation or residential business is allowed in a residence at one time. Ama

The principal practitioner will be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, a van, or a light truck (up to one ton). Ama

Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Planning Commission and City Council. The request must include the proposed use and size of the trailer. Ama

Pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axels and shall be restricted to no more than two pickups or deliveries per day. The pickups and deliveries are restricted to daylight hours only. Ama

No article or service shall be sold or offered for sale except as may be manufactured or assembled by members of the immediate family residing on the premises, or their employees. Manufactured items are limited to item manufactured within the home (crafts, clothing, etc.) or to the dwelling's garage (such as items made from wood.) Ama

The Planning Commission and/or City Council may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties. Ama

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 Adams
SIGNATURE OF APPLICANT

9/10/18
DATE



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID 107J 003A
 Class Code Residential
 Taxing District KINGSLAND
 KINGSLAND
 Acres 4.01

Owner ADAMS SCOTT & ANGELA M
 1201 THE LAKES BLVD
 KINGSLAND GA 31548
 Physical Address 1201 LAKES BLVD
 Assessed Value Value \$234667

Last 2 Sales

Date	Price	Reason	Qual
11/9/2012	\$170000	AL	U
4/3/2012	0	FC	U

(Note: Not to be used on legal documents)

Date created: 8/30/2018

Last Data Uploaded: 8/29/2018 8:15:20 PM

Developed by Schneider
 GEOSPATIAL

Untitled

August 30, 2018

My name is Angela Adams and I live at 1201 The Lakes Blvd. in Kingsland, GA, 31548. I would like to operate a Family Home Learning Center from my residence. My home is 2400 sq. feet sitting in the middle of 4 acres. I have a circular drive that will give ample parking for my home business. My Family Home Learning Center would care for 6 children Monday - Friday 6:30a.m. to 6:00 p.m. operating January to December.

I have 20 plus years working with young children and teaching VPK. I have also been working at my sisters home learning center for the past 3 years in Florida.

I would like to work from my home taking care of and teaching the neighboring young children.

Attachment: Adams Child Care (2362 : Residential Business Angela Adams)



Camden County, GA

Summary

Parcel Number 107J 003A
 Location Address 1201 LAKES BLVD
 Legal Description H/L 3 LAKE ASHLEY PH 2
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District KINGSLAND (District 02)
 Millage Rate 37.94
 Acres 4.01
 Homestead Exemption Yes (L1)
 Landlot/District N/A

[View Map](#)


Owner

ADAMS SCOTT & ANGELA M
 1201 THE LAKES BLVD
 KINGSLAND, GA 31548

Residential Improvement Information

Style One Family
 Heated Square Feet 2407
 Interior Walls Sheetrock
 Exterior Walls CmpBd/Asb/Masonite
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2001
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 8
 Number Of Bedrooms 4
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 6
 Value \$180,673
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Screen Enclosure - Pool/Patio	2012	27x51 / 0	0	\$13,109
Pool Res. Concrete	2004	15x41 / 0	0	\$15,885

Permits

Permit Date	Permit Number	Type	Description
08/11/2003	2003-160	NEW CONSTRUCT	2003-POOL Encloser / Bella Pools
06/13/2003	2003-111	POOL	2003-Pool / Bella Pools /

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/9/2012	1641 18		\$170,000	Arms Length Transaction	CITIBANK, NA AS TRUSTEE FOR BE	ADAMS, SCOTT &
4/3/2012	1641 9		\$0	Foreclosure	PRICE JOEL E & VICKY JO	CITIBANK, NA AS TRUSTEE FOR BEAR STEARNS
1/24/2007	1335 438	2 185D	\$0	Family	PRICE JOEL E	PRICE JOEL E & VICKY JO
5/3/2002	874 400	2 185 D	\$0	Family	BAY TOWN ENTERPRISES INC	PRICE JOEL E
4/16/2002	871 592	2 185 D	\$180,700	Fair Market Value	BAY TOWN ENTERPRISES	PRICE JOEL M
4/20/2001	807 475	2 1 85D	\$26,500	Land Market Sale	GUNTER KENNETH R II	BAY TOWN ENTERPRISES
8/12/1999	733 508	2 1 85D	\$23,000	Land Market Sale	SONCEL INC	GUNTER KENNETH R II
7/16/1999	732 174	9 2 28	\$0	Family	GONZALEZ-FALLA SONDR	SONCEL INC
7/14/1999		2 1 85D	\$0	Unqualified Vacant		GONZALEZ-FALLA SONDR

Attachment: Adams Child Care (2362 : Residential Business Angela Adams)

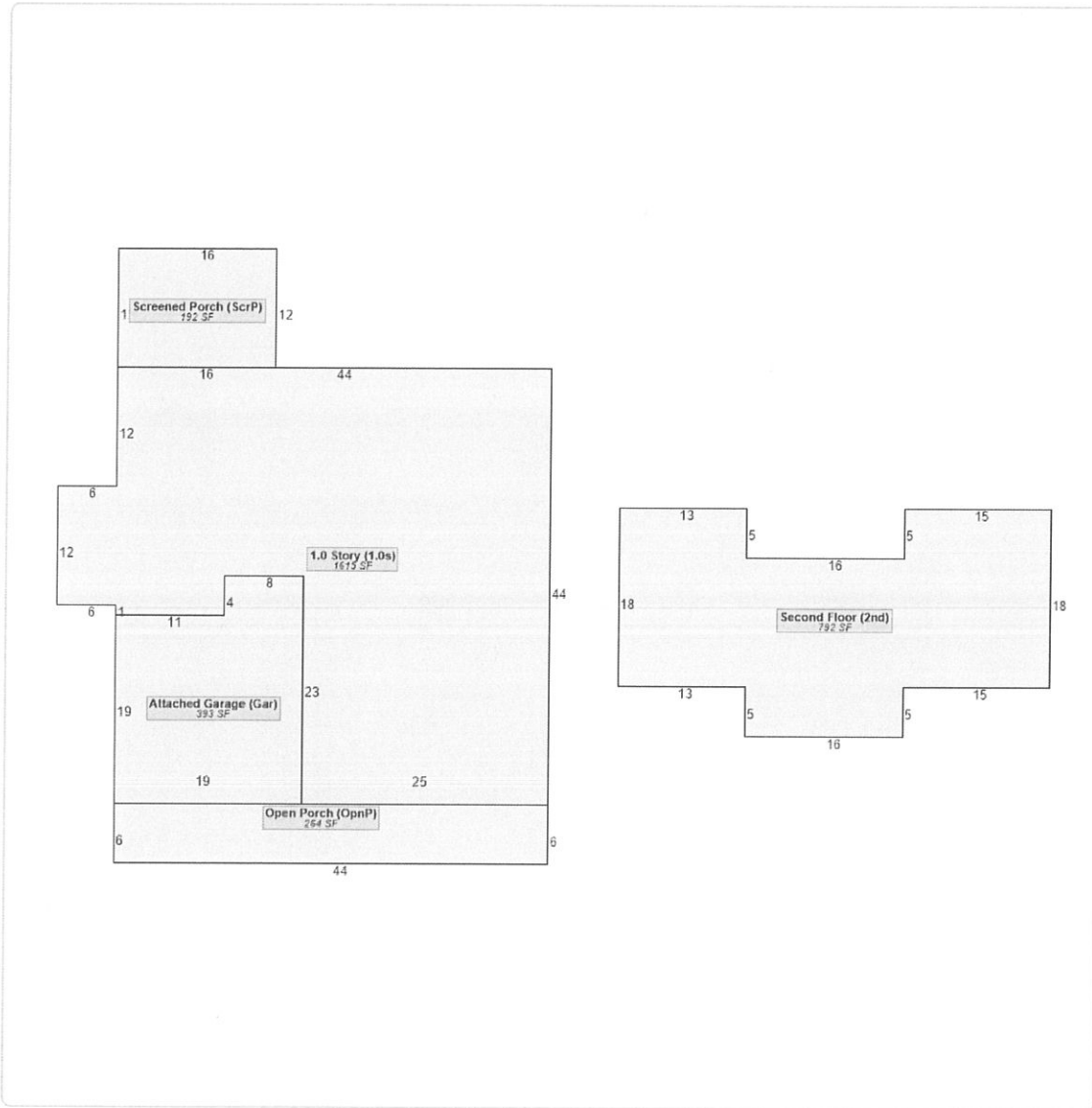
Valuation

	2018	2017	2016
Previous Value	\$220,798	\$223,862	\$199,211
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$180,673	\$165,584	\$165,300
+ Accessory Value	\$28,994	\$30,214	\$33,562
= Current Value	\$234,667	\$220,798	\$223,862

Photos



Sketches



No data available for the following modules: Land, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

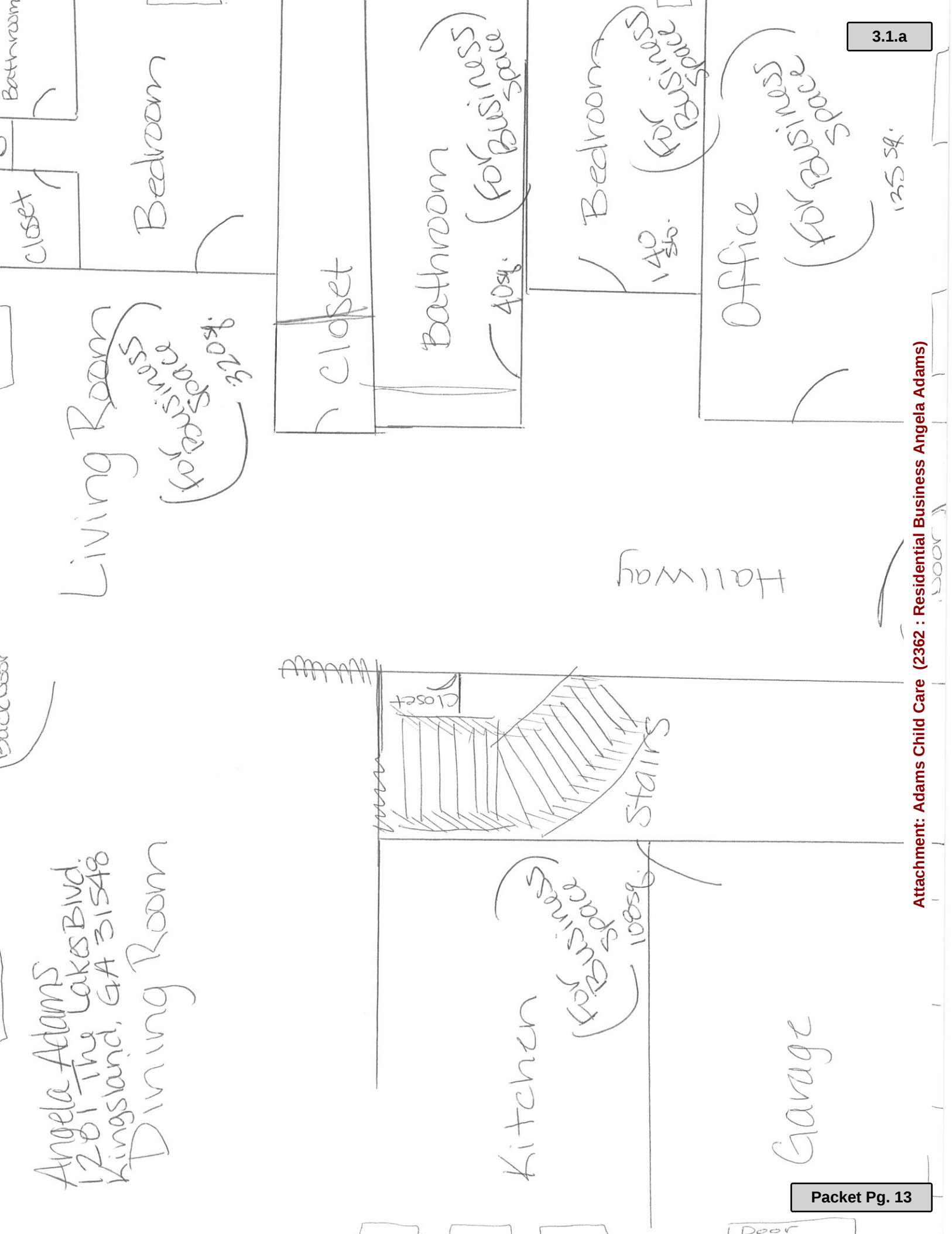
The information contained herein reflects the values as approved by the Camden County Board of Assessors for the 2018 tax digest. Parcel mapping is current with the latest update shown. Please note that the Assessors' Office establishes values only. The Camden County Tax Commissioner should be contacted with tax bill related questions.

Last Data Upload: 8/29/2018, 8:15:20 PM

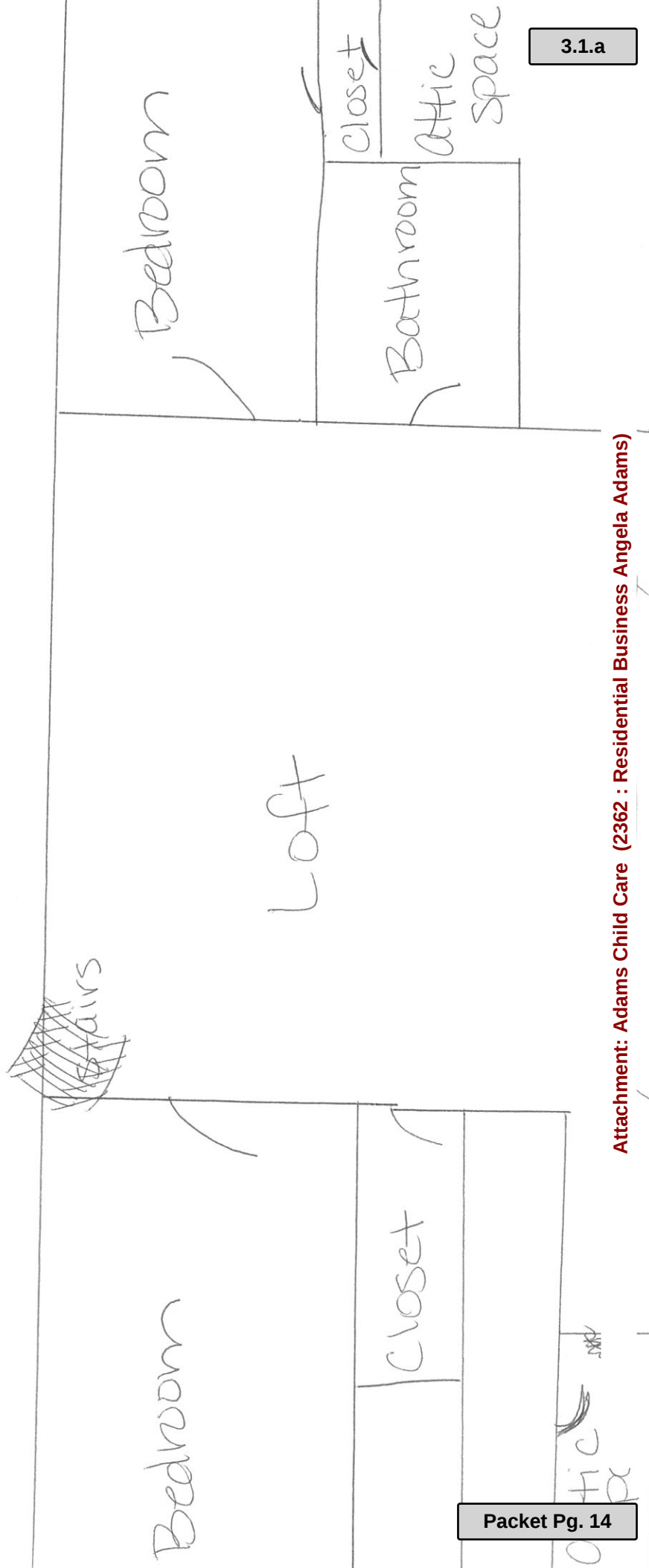
Developed by
 **Schneider**
 GEOSPATIAL

Angela Adams
 1201 The Lakes Blvd.
 Kingsland, GA 31548
 Dining Room

Living Room
 (for business)
 320sq.



Open Space from Down Stairs



60.1. *R-1, Single-Family Residential Districts.*

60.1.1. *Intent of District.* This district is intended to be used for single-family residential areas with low population density. Additional permitted uses, by special exception, include related noncommercial, recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

60.1.2. Within R-1 Single-Family Residential Districts, the following uses are permitted:

- (1) Single-family dwelling.
- (2) Accessory building and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto and provided the requirements in [Section 82](#) are met.
- (3) Fall-out shelters provided the requirements in [Section 83](#) are met.
- (4) Home swimming pool provided the location is not closer than ten (10) feet to any property line and the pool is enclosed by a wall or fence of at least four (4) feet in height and provided approval from the Camden County Health Department has been obtained.
- (5) Public utility structures and building provided that the installation is properly screened. No office shall be permitted and no equipment shall be stored on the site.
- (6) Dogs, cats and other common pets provided the requirements in [Section 107](#) are met.

60.1.3. The following uses may be permitted as special exceptions by the City Council in accordance with Section 60.1:

- (1) Churches and related accessory building, provided they are located on a lot fronting on an arterial or collector street and are placed not less than 50 feet from any property line.
- (2) Home occupations provided the requirements in Article XI are met.
- (3) Kindergarten, playschools and day care centers and homes.
- (4) Public and private schools, libraries, excluding business and trade schools.
- (5) Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks, and recreation areas, provided that no building for such purposes is located within 100 feet of any property line.
- (6) Horses, ponies, and fowl provided the requirements in Section 107.1 are met.



City of Kingsland, Georgia
P.O. Box 250
Kingsland, Georgia 31548
September 14, 2018

Angela Adams
1201 The Lakes Boulevard
Kingsland, Georgia 31548

Re: Proposed child day care at 1201 The Lakes Boulevard

Dear Madam:

This letter is to confirm the following with regard to the above referenced property:

Parcel 107J 003A is zoned R-1 Residential

1. The current use of the above captioned properties is consistent with their respective zoning.
2. The properties listed are not in any overlay district.
3. The properties are not in violation of any zoning laws, including without limitation, the following:
 - a. Area, width or depth of the land as a building site for the structure;
 - b. Floor space area of the structure;
 - c. Setback of the structure from the property lines of the land;
 - d. Height of the structure; and
 - e. Parking
4. The above referenced property is legally occupied at the present time.
5. There are no fire code violations on record affecting the property.
6. No variances or special use permits have been issued for these properties
7. There are no roadway improvement projects planned for the right-of-way servicing these properties
8. This property is not listed as a historic site at this time.
9. The proposed use of the property as a child day care is an allowable use, consistent with the cities' zoning code pending approval from the City of Kingsland Planning Commission and the Kingsland City Council.

Paul Speich

A handwritten signature in blue ink that reads "Paul Speich".

Planning/GIS Manager
City of Kingsland, Georgia

Attachment: Adams Child Care (2362 : Residential Business Angela Adams)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2361)**

Meeting: 10/01/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2361

Variance 208 Lake Forest

APPLICATION FOR VARIANCE Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) _____ of the Kingsland Land Development Ordinance.
2. Your Name Chicago's Phat Smoke, LLC / Christina Edwards
 Phone 912-552-0335
 Address 208 Lake Forest Dr
Kingsland, GA. 31548
3. Location of Property:
 Street 208 Lake Forest Dr. Kingsland, GA 31548
 Parcel No. 107 R 016 Lot No. _____
4. This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
 () C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

We would like to continue to park our food trailer (truck) in our driveway when not in use. As a rule the trailer is not at the residence from 10:00 am - 8:00 pm at night, 6 days a week. We have had no problems or complaints in the last 2+ yrs we have been in operation.

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

Property lines do not allow me to park my RV trailer on either side due to the shape of my property. My lot is pie shaped and can only access the backyard thru a gate.

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

Because my lot is a pie shape with only a few feet on each side of my house, and is impossible to park it anywhere except the driveway. Our commissary which is required by and approved by the county is in our garage.

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

My driveway is very long and accommodates many vehicles and the trailer has never interfered in anyway with our neighbors. It doesn't interfere with any city ordinance that I am aware of.

D. This is the minimum variance which would relieve my hardship.

Allow me to park our food trailer in the driveway when not in use so we can load and unload the trailer near our commissary.

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed

Christina Edwards
Owner Carol Gibson

Date

8/31/2018
9-20-18

(Signature)

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed _____
2. List of attachments: ☐ Simple map ☐ Final plat ☐ None
 ☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: _____
Date hearing advertised: _____
Date hearing held: _____
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: _____

Summary

Parcel Number 107R 016
Location Address 208 LAKE FOREST DR
Legal Description H/L 16 LAKE FOREST S/D PH 1
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District KINGSLAND (District 02)
Millage Rate 37.94
Acres 0
Homestead Exemption Yes (LC)
Landlot/District N/A

[View Map](#)



Owner

ELBON CAROL J
 208 LAKE FOREST DRIVE
 KINGSLAND, GA 31548

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	The Lakes	Lot	0	0	0	0	1

Residential Improvement Information

Style One Family
Heated Square Feet 2092
Interior Walls Sheetrock
Exterior Walls Wood Siding
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 2000
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 7
Number Of Bedrooms 4
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 5
Value \$145,114
Condition Average
Fireplaces\Appliances Masonry 1 Story 1Box 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Shed Average	2010	12x12 / 0	0	\$686

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/3/2014	1719 514	11 49	\$182,000	Fair Market Value	DEMOSS JEREMY S	ELBON CAROL J
3/7/2011	1559 656	11 49	\$172,200	Fair Market Value	JOHNSON CHRISTOPHER	DEMOSS JEREMY S
5/17/2000	765 692	11 49	\$118,210	Fair Market Value	SONCEL CONSTRUCTION	JOHNSON CHRISTOPHER
2/17/2000	756 216	11 49	\$8,438	Family	SONCEL INC	SONCEL CONSTRUCTION

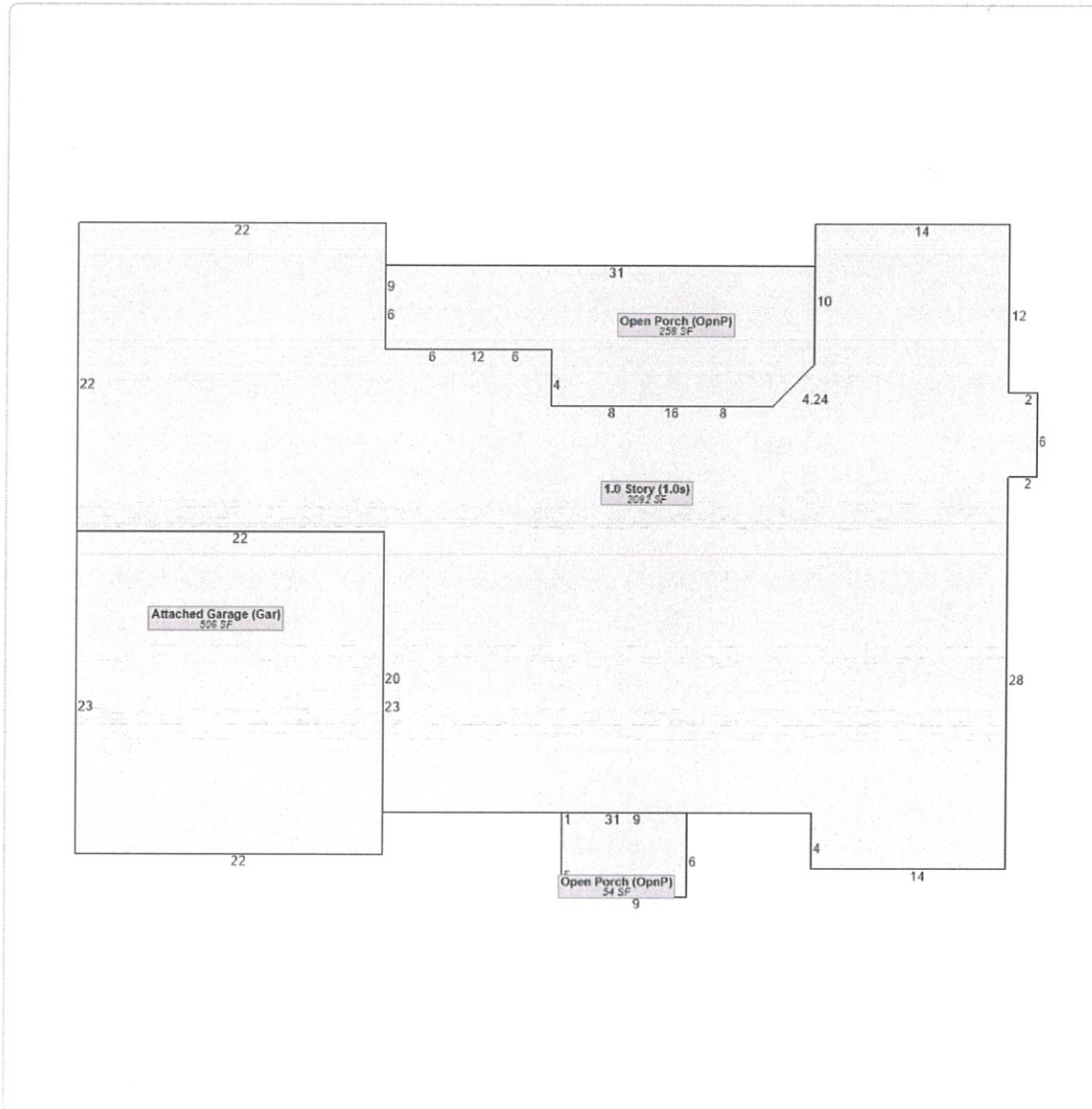
Valuation

	2018	2017	2016
Previous Value	\$158,405	\$161,645	\$151,645
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$145,114	\$132,682	\$135,828
+ Accessory Value	\$686	\$723	\$817
= Current Value	\$170,800	\$158,405	\$161,645

Photos



Sketches

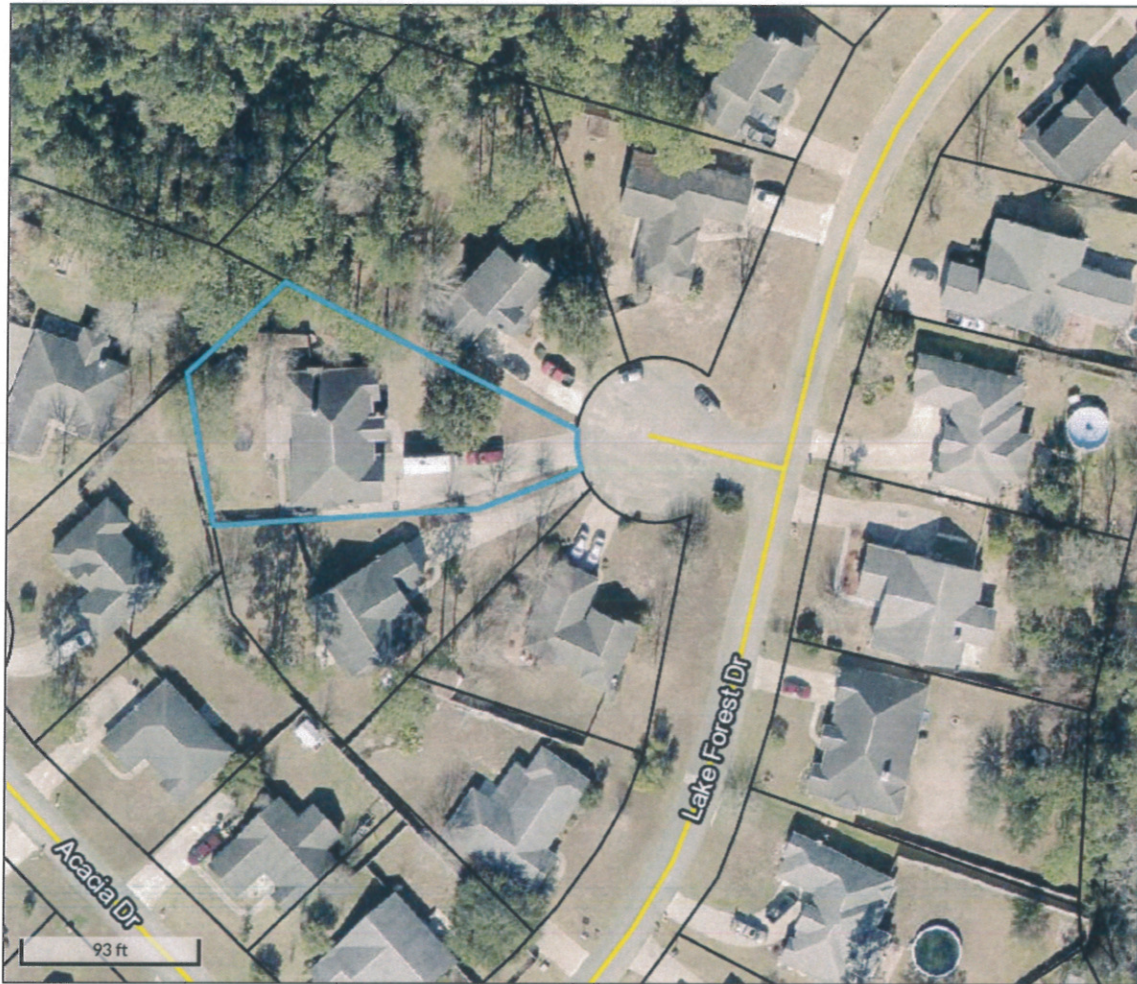


No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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Last Data Upload: 9/19/2018, 8:25:54 PM

Developed by
 Schneider
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	107R 016	Owner	ELBON CAROL J	Last 2 Sales			
Class Code	Residential		208 LAKE FOREST DRIVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548	7/3/2014	\$182000	FM	Q
	KINGSLAND	Physical Address	208 LAKE FOREST DR	3/7/2011	\$172200	FM	Q
Acres	n/a	Assessed Value	Value \$170800				

(Note: Not to be used on legal documents)

Date created: 9/20/2018
Last Data Uploaded: 9/19/2018 8:25:54 PM

Developed by  **Schneider**
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2339)**

Meeting: 10/01/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich

DOC ID: 2339

Zoning Text Amendment Sec. 70.3.1

Sec. 62. - Wholesale and industrial districts.

62.1. I-L, Wholesale and Light Industrial District.

62.1.1. *Intent of District.* The I-L district is intended for wholesale and light industrial uses where resultant noise, odors, pollution, and congestion are minimized. Residential development is prohibited. This district is not suitable for heavy industrial uses.

62.1.2. Within the I-L district, the following uses are permitted:

- (1) All permitted uses in any City commercial district except that all new dwellings are prohibited and all existing dwellings shall be a conforming use.
- (2) Adult bookstores, explicit media outlets, adult movie houses, adult entertainment.
- (3) Ice Plants.
- (4) Automobile, laundry or car washes provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain a number of vehicles (at 200 square feet per vehicle) equal to one-third of the practical hourly capacity of the washing machine and in addition that curb breaks be limited to two, each not to exceed 300 feet in width, and located not closer than 20 feet to an intersection.
- (5) Contractors storage and equipment yards when located entirely within a building or fenced area as required in Section 59.
- (6) Building and lumber supply establishments provided entire storage areas are properly screened as required in Section 59, or of greater height as required to adequately screen such areas, and that any machine operations be conducted entirely within a building which shall not have any openings, other than windows, when facing a residential district or within 100 feet of said district.
- (7) Establishments for manufacturing, repair, assembly or processing, including:
 - a. Confectionary and bakery.
 - b. Clothing and garment manufacturing.
 - c. Laboratories for testing materials, chemical analysis and photography processing.
 - d. Manufacture and assembly of scientific, optical and electronic equipment.
 - e. Manufacture of musical instruments and parts.
 - f. Manufacture of souvenirs and novelties.

Comment [PS1]: delete

g. Manufacture of toys, sporting and athletic goods.

(8) Wholesale warehouses.

(9) Drive-in theaters provided acceleration and deceleration lanes of at least 200 feet in length are provided for the use of vehicles entering or leaving the theater and the volume in concentration of traffic will not constitute a safety hazard or unduly impede highway traffic, and provided that the screen is not visible from any expressway, freeway, arterial or collector street located within 2,000 feet of such screen.

(10) Truck terminals provided that acceleration and deceleration lanes of at least 200 feet are provided for trucks entering or leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.

(11) Auto auctions.

(12) Development of natural resources including the removal of minerals and natural materials together with necessary building, machinery and appurtenances related thereto, provided:

(a) Quarry areas being excavated shall be entirely enclosed within a fence of a minimum height of three (3) feet located at least ten (10) feet back from the edge of any excavation.

(b) The operators or owners of a new operation of the quarry shall present to the Director of Community Planning and Development comprehensive plans and proposals for the re-use of the property at the cessation of the quarry operation. Any extension of quarrying operations beyond the property lines actually being quarried at the effective date of this Ordinance shall be considered as a new operation.

(13) Frozen dessert and milk processing plants.

(14) Bottling works for soft drinks.

(15) Any other establishments for the manufacture, repair, assembly, or processing materials similar in nature to those listed in Section 62.1.2 (6) which are not objectionable by reason of smoke, dust, odors, bright lights, noise or vibrations, or which will not contribute to the congestion of traffic.

(16) Special recreational facilities.

(17) Satellite Dish Antennas, provided that the requirements in [Section 130.2](#) are met

(18) Public and private technical, engineering, and industrial training facilities including on site housing for attendees.

Comment [PS2]: Add text

70.3. Wholesale and Industrial Districts

70.3.1. I-L, Light Industrial District

- (1) Minimum lot area: As required to meet district's area regulations and intent.
- (2) Minimum lot width at building line: 100 feet
- (3) Minimum front yard setback from street: 30 feet
- (4) Minimum side yard setback from property line or street: 30 feet
- (5) Minimum rear yard setback from property line: 20 feet From street: 30 feet
- (6) Maximum building height: 45 feet

(7) Minimum district buffer: A full year-round visual buffer shall separate all developed parts of the district from surrounding residential zones. The buffer may be a fence or vegetated berm with a vertical visual buffering of at least 20-feet and be at least 25-feet wide, or a vegetative only buffer of at least 15-feet height and 50-foot wide.

Comment [PS3]: Add text

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2338)**

Meeting: 10/01/18 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
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