



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • FEBRUARY 4, 2019

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Matt Garner	Board Member
Troy Hoper	Board Member
Fyrth Morris	Board Member
Yolanda Ramsey	Board Member
Bryant Shepard	Chairman
Mr. Eric Snook	Board Member
Daniel Wheeler	Board Member

II. AGENDA ITEMS

1. Public Hearing Rezoning 131 Boyce St - Supervisor Paul Speich
Public Hearing Rezoning parcel K22A01 005A 2.75 Acres Currently zone R-1 to R-4
2. Public Hearing Rezoning Parcel 107 042 - Supervisor Paul Speich
Southeastern Trust for Parks and Lands has requested rezoning parcel 107 042 from PD R-3 to I-L for installation of a solar collection site
3. Public Hearing Rezoning Parcel 107 023 - Supervisor Paul Speich
Rezoning Settlers Hammock Phase II from PDR-3 to PD R-1
4. Public Hearing Rezoning 324 N. Lee St - Supervisor Paul Speich
Rezoning 324 N. Lee St. Habitat for Humanity has requested rezoning from C-1 to R-1 for residential development.
5. Election of Chairman and Vice Chairman -
6. Rezoning 131 Boyce St. - Supervisor Paul Speich
Rezoning 131 Boyce St. from R-1 to R-4
7. Rezoning 107 042 SETPL - Supervisor Paul Speich
Rezoning 107 042 from PD R-3 to I-L for a solar installation.
8. Rezoning Parcel 107 023 Settlers Hammock II - Supervisor Paul Speich
Rezoning parcel 107 023 from PD R-3 to PD R-1 for single family residential development.

9. Rezoning 324 N. Lee St - Supervisor Paul Speich

Rezoning 324 N. Lee St from C-1 to R-1

10. Hoper Home Occupation - Yvonne Way

Home occupation at 221 Lonesome Pine Ct.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2510)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Public Hearing
Prepared By: Paul Speich
Initiator: Natalie Moreland
Sponsors: Supervisor Paul Speich
DOC ID: 2510

Public Hearing Rezoning 131 Boyce St

Public Hearing Rezoning parcel K22A01 005A 2.75 Acres Currently zone R-1 to R-4

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2512)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Public Hearing
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2512

Public Hearing Rezoning Parcel 107 042

Southeastern Trust for Parks and Lands has requested rezoning parcel 107 042 from PD R-3 to I-L for installation of a solar collection site

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2513)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Public Hearing
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2513

Public Hearing Rezoning Parcel 107 023

Rezoning Settlers Hammock Phase II from PDR-3 to PD R-1

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2519)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Public Hearing
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2519

Public Hearing Rezoning 324 N. Lee St

Rezoning 324 N. Lee St. Habitat for Humanity has requested rezoning from C-1 to R-1 for residential development.



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 2477)

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Policy
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors:
DOC ID: 2477

Election of Chairman and Vice Chairman

HISTORY:

01/15/19

Planning and Zoning

TABLED

Next: 02/04/19

Farran Fullilove was a voter and voted yes/aye. He has not been re-appointed yet. Daniel Wheeler was absent. He has not been re-appointed yet.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2514)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2514

Rezoning 131 Boyce St.

Rezoning 131 Boyce St. from R-1 to R-4



Summary

Parcel Number K22A01005A
Location Address
Legal Description V/L TRACT 2 HAWKINS ESTATE
 (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 2.75
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

HAWKINS JERRY L
 308 MARYS DRIVE
 WOODBINE, GA 31569

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	City of Kingsland Residential	Acres	97,862	167	586	2.75	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/14/2000	786 455	786 456	\$0	Family	HAWKINS EDWARD L	HAWKINS JERRY L

Valuation

	2018	2017	2016
Previous Value	\$39,844	\$39,844	\$39,844
Land Value	\$39,844	\$39,844	\$39,844
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$39,844	\$39,844	\$39,844

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

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: 1/7/2019, 8:07:01 PM

Developed by



Overview

Legend

-  Parcels
-  Roads
-  City Labels

Attachment: 131 Boyce Rezoning 2 (2514 : Rezoning 131 Boyce St.)

Date created: 1/8/2019
 Last Data Uploaded: 1/7/2019 8:07:01 PM

Developed by  **Schneider**
 GEOSPATIAL



CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING R-1

EXISTING USE VACANT

REQUESTED ZONING R-4

REQUESTED USE RESIDENTIAL

PROPERTY OWNER(S)

Name(s) Tamara Spruell

Address _____

Phone No. 205-807-4840 (Work and/or home); Fax No. _____

☒ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation
☐ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal
Property Description: _____

Property
Address: Boyce Street

Tax Map Reference Number: _____ Zoning Map: _____

Property Size: 2.75 Property Frontage: _____ Feet

Attachment: 131 Boyce Rezoning (2514 : Rezoning 131 Boyce St.)

City of Kingsland Zoning Application
Page Two

Check One: ☐ Paved Road or ☐ Unpaved
☐ Public Water or ☒ Individual Well
☒ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because there is already manufactured homes on Boyce Street.

Would not be detrimental to property or persons in the area because the home is/would be placed on the property to be a residential home of living.

Other Comments: _____

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

- (1) Have a property interest in the real property affected by this request

NO

- (2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NO

- (3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

NO

Attachment: 131 Boyce Rezoning (2514 : Rezoning 131 Boyce St.)

City of Kingsland Zoning Application
Page Three

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

None

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

Tamara Spruell
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of FEBRUARY 3, 2019, 200__, at 6 PM P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from Tamara Spruell
in the amount of \$ 125.00.

City of Kingsland

BY: Moni A. Wray
Planning & Zoning Administrator

Date: 1-8-2019

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated _____, 200____, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date: _____

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize _____ to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Community Planning and Development

Received by: _____ Date: _____

Attachment: 131 Boyce Rezoning (2514 : Rezoning 131 Boyce St.)



**Planning and Community Development
Staff Report**

Planning Commission Meeting Date: February 4, 2019

City Council Meeting Date: February 11, 2019

Agenda Item: Rezoning 131 Boyce St.

Background:

131 Boyce St. (K22A01 005A) is an approximately 2.75 acre parcel located on the eastern side of Boyce St. approximately 185 feet from the intersection of E. King Ave. The parcel previously contained a double wide mobile home and accessory structures. The mobile home burned to the ground prior to 2016. The accessory structures still stand. The neighboring property at 151 Boyce St. has a double wide mobile home on it that is currently occupied. Evidence would indicate that the parcel at 141 Boyce St. may at one time, also had a mobile home on it.

The entire area of Boyce St. is currently zoned R-1. Although no records have been found granting a zoning variance or non-conforming use variance for the street to allow for mobile homes, it appears that the area historically has been one where mobile homes have been allowed.

Zoning: Current zoning is R-1. The proposed zoning is would be R-4 Mobile Home.

Summary:

The City of Kingsland Land Development Ordinance allows for the owner to replace a mobile homes with newer models in areas of non-conforming use. This property has changed hands and the new owner would like to have the property re-zoned to conform with the ordinance allowing mobile homes.

Is Proposal Consistent With the Comprehensive Plan? Yes, re-zoning would follow historic practice and allow for low cost housing option for the resident.

Staff Recommendation: Re-zoning for conforming use.

Attachment: Staff Report 131 Boyce St. (2514 : Rezoning 131 Boyce St.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2516)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2516

Rezoning 107 042 SETPL

Rezoning 107 042 from PD R-3 to I-L for a solar installation.

CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to “City of Kingsland”.

REQUEST

EXISTING ZONING <u>AG</u>	EXISTING USE <u>Natural Land</u>
REQUESTED ZONING <u>Land Dev</u>	REQUESTED USE <u>Solar energy collection site</u>

PROPERTY OWNER(S)

Name(s) Southeastern Trust for Parks and Land, Inc.

Address 122 North Avondale Road, Suite 230, Avondale Estates, GA 30002

Phone No. 678-974-2609 (Work and/or home); Fax No. _____

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☒ Corporation
☐ Association * Incorporated 501-C-3 non-profit public charity

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal
Property Description: Camden County Tax Parcel 107 042, VL Camden Woods SD

Property
Address: Gross Road, Kingsland GA

Tax Map Reference Number 107 042 Zoning Map Kingsland District 2

Attachment: SETPL Rezoning (2516 : Rezoning 107 042 SETPL)

City of Kingsland Zoning Application
Page Two

Property Size 43.56 acres Property Frontage 575 Feet

Check One: ☒ Paved Road or ☐ Unpaved
☐ Public Water or ☐ Individual Well
☐ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because The solar collection site will be quiet, clean, and enviromental friendly. It will not increase traffic in the area.

Would not be detrimental to property or persons in the area because The solar collection site will be quiet, clean, and enviroment freindly. It will not impact the park lands it borders.

Other
Comments: The solar collection site will be a good neighbor, produce clean energy, and not impact the community negatively. Lease proceeds will be used by STPAL to further our mission of creating public parks.

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

(1) Have a property interest in the real property affected by this request

No

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

No

City of Kingsland Zoning Application
Page Three

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

No _____

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
None _____	_____
_____	_____

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

Owner	 William Jones, Executive Director, 10-09-18
Owner	_____
Owner	_____

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

Attachment: SETPL Rezoning (2516 : Rezoning 107 042 SETPL)

City of Kingsland Zoning Application
Page Four

at their meeting of _____, 200__, at _____ P.M. in the Council
Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from _____
in the amount of \$_____.

City of Kingsland

BY: _____ Date: _____
Planning & Zoning Administrator

Attachment: SETPL Rezoning (2516 : Rezoning 107 042 SETPL)

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated October 9, 2018, 200, by virtue of a deed dated December 30, 2015, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1787, Page 00812.

William T Jones II

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

William Jones
Owner's Signature Date: 10/9/2018

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize _____ to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

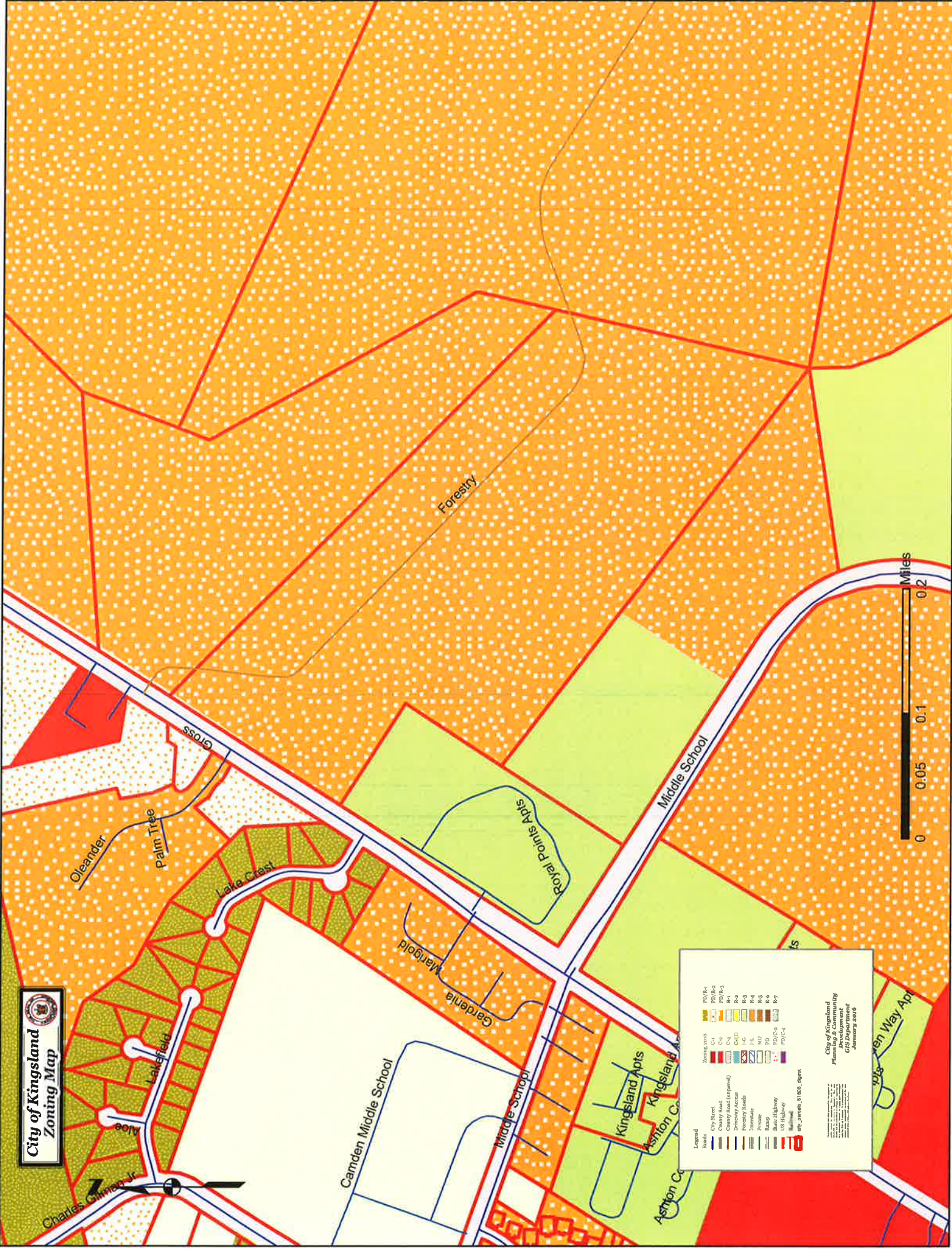
I accept this authorization to act on behalf of the above ownership as Agent.

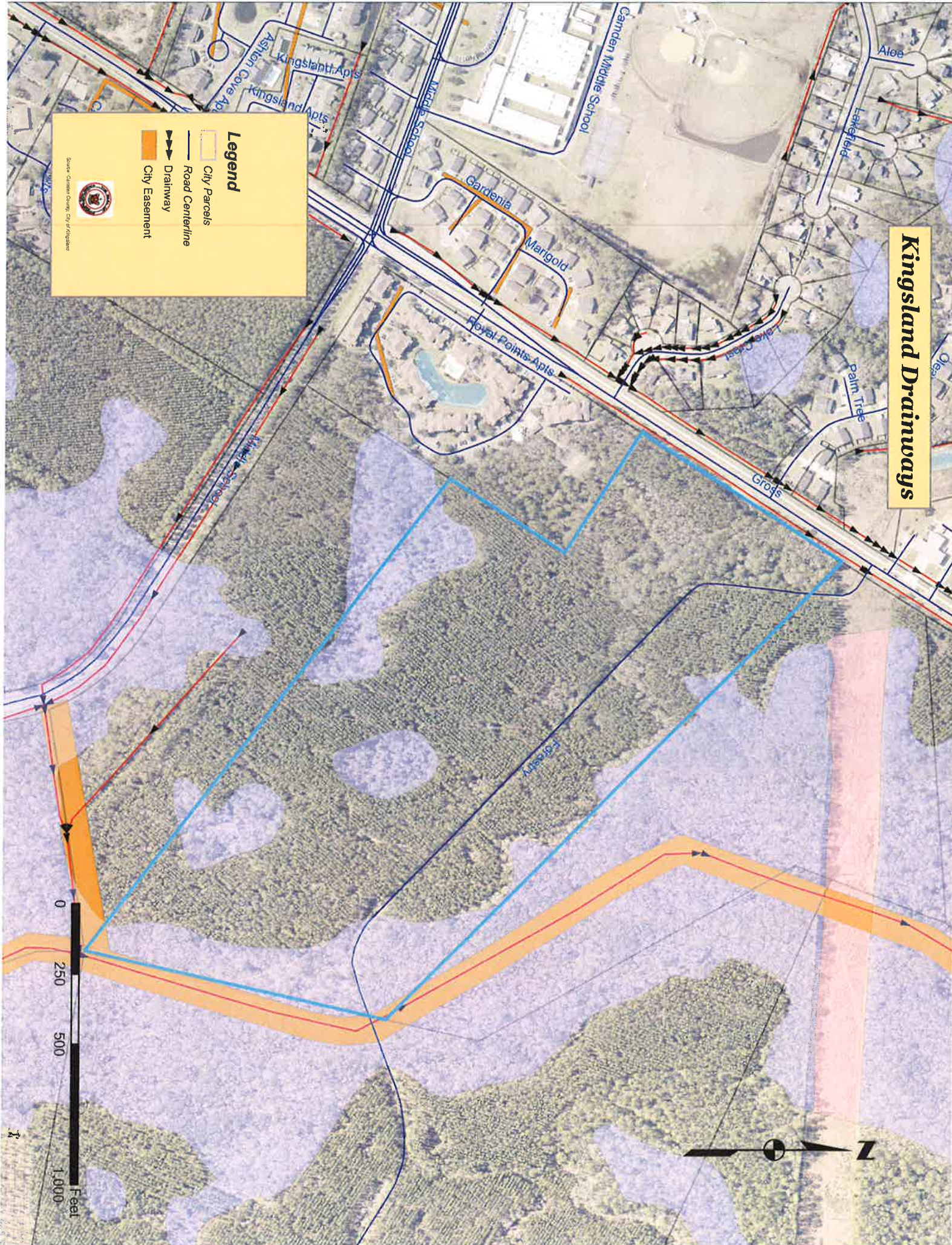
Authorized Agent's Name-Printed Authorized Agent's Signature Date

Planning and Zoning

Received by: _____ Date: _____

Attachment: SETPL Rezoning (2516 : Rezoning 107 042 SETPL)









Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 4, 2019

City Council Meeting Date: February 11, 2019

Agenda Item: Rezoning parcel 107 042 (43.56 acres) Southeastern Trust for Parks and Lands (SEPTL)

Background:

Applicant has requested rezoning of the above parcel from PD-R3 Multi-family residential to I-L light industrial for the development of a solar collection site. Rockbridge Energy would be the developer for the site and will lease the property from SEPTL for a determined period. SEPTL is the current owner of all, save one of the adjacent parcels. The parcel to the immediate southwest is the Royal Point Apartment complex. The Director of SEPTL Mr. Bill Jones and the board of directors have indicated that solar collection sites are consistent with the mission of SETPL to ensure responsible use of the trusts resources. The site is heavily forested with plantation pines and woodlands. Rockbridge stated that they will be only using a portion of the 43+ acres available.

The City Council has recently enacted a comprehensive Solar Ordinance to act as guidance and provide proper safeguards for solar arrays within the city limits.

Zoning:

Current zoning is PD-R3 applicant requests rezoning to I-L

Summary:

With proper visual buffering provided by the solar development ordinance, and the limited options available for development of the surrounding parcels for residential or commercial use, the proposed project for this site would be a fitting use.

Is Proposal Consistent With the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval based on the new Solar Collection Ordinance.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2517)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2517

Rezoning Parcel 107 023 Settlers Hammock II

Rezoning parcel 107 023 from PD R-3 to PD R-1 for single family residential development.

CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING <u>PD-R3</u>	EXISTING USE <u>Multi Family</u>
REQUESTED ZONING <u>PD-R1</u>	REQUESTED USE <u>Single Family</u>

PROPERTY OWNER(S)

Name(s) Lamar Smith Signature Development, LLC

Address 152 Thunderbird Drive

Phone No. (912) 445-0932 (Work and/or home); **Fax No.** (912) 445-0932

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☒ Corporation
☐ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal Property Description: Settler's Hammock - Phase 2

Property Address: Laurel Island Parkway and Daniel Trent Way Kingsland, GA 31548

Tax Map Reference Number 107023 **Zoning Map** District 2

Attachment: Settlers Hammock Rezoning (2517 : Rezoning Parcel 107 023 Settlers Hammock II)

City of Kingsland Zoning Application
Page Two

Property Size Uplands: 46Ac
Wetlands: 15.96Ac Property Frontage 950 Feet
(off Wildcat Drive)

Check One: ☒ Paved Road or ☐ Unpaved
☒ Public Water or ☐ Individual Well
☒ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because _____
This is a continuation of the existing neighborhood
Settler's Hammock

Would not be detrimental to property or persons in the area because _____
Improve hydrology and access

Other
Comments: _____

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

(1) Have a property interest in the real property affected by this request

NA

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NA

City of Kingsland Zoning Application
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(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

NA

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
NA	

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.



Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

Attachment: Settlers Hammock Rezoning (2517 : Rezoning Parcel 107 023 Settlers Hammock II)

City of Kingsland Zoning Application
Page Four

at their meeting of _____, 2017, at 6:00 P.M. in the Council
Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from Lamar Smith Signature Development
in the amount of \$ 600.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 12-28-18

Attachment: Settlers Hammock Rezoning (2517 : Rezoning Parcel 107 023 Settlers Hammock II)

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

**City of Kingsland Community Development Department
Planning and Zoning Division**

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated _____, 200__, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date: _____

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize _____ to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Planning and Zoning

Received by: _____ Date: _____



Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 4, 2019

City Council Meeting Date: February 11, 2019

Agenda Item: Rezoning Settlers Hammock Phase II

Background:

Settlers Hammock II is a proposed single family residential development continuation of the adjacent Phase I. The original area of phase II was zoned R-1 for single family residential development. The previous owner had the property rezoned to R-3 for a multi-family development that never materialized.

Zoning: The parcel is currently zoned R-3 Multi-Family Residential. The proposed zoning would be R-1 Single Family Residential and a continuation of the previous phase.

Summary: Rezoning would be consistent with the adjacent and surrounding parcels.

Is Proposal Consistent With the Comprehensive Plan? Yes

Staff Recommendation: Rezone to the original R-1 zoning

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2515)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2515

Rezoning 324 N. Lee St

Rezoning 324 N. Lee St from C-1 to R-1



CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING
ZONING C-2

EXISTING
USE Vacant Lot

REQUESTED
ZONING R-1

REQUESTED
USE Single Family Residence

PROPERTY OWNER(S)

Name(s) Habitat for Humanity Camden County

Address 320 South Lee Street Kingsland, GA 31548

Phone No. 912- (Work and/or home); Fax No.

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation
☒ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal
Property Description: Lot K15 12 004B

Property
Address: 324 North Lee Street

Tax Map Reference Number: Zoning Map:

Property Size: 7500 sq. ft. Property Frontage: Feet

City of Kingsland Zoning Application
Page Two

Check One: ☐ Paved Road or ☐ Unpaved
☐ Public Water or ☐ Individual Well
☐ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because _____
 _____ Compatible with adjacent property

Would not be detrimental to property or persons in the area because Compatible with adjacent property

Other Comments: _____

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

- (1) Have a property interest in the real property affected by this request

None

- (2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

- (3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

City of Kingsland Zoning Application
Page Three

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
------------------------	-------------------------------

None	

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

Habitat for Humanity CC
Executive Director - [Signature]
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of February 4th, 20019, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from R. A. Johnston
in the amount of \$ 125.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 1/9/2019

Attachment: Habitat Rezoning (2515 : Rezoning 324 N. Lee St)

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 9 January, 20019, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Louie Gill Habitat for Humanity CC
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

[Signature]
Owner's Signature Date: 1/9/19

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Keith A. JOHNSTON to act as Agent in submitting and representing the above identified application in my/our behalf.

[Signature]
Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Keith A. JOHNSTON
Authorized Agent's Name-Printed

[Signature]
Authorized Agent's Signature

1/09/2019
Date

Community Planning and Development

Received by: _____ Date: _____

Attachment: Habitat Rezoning (2515 : Rezoning 324 N. Lee St)



Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 4, 22019

City Council Meeting Date: February 11, 2019

Agenda Item: Rezoning 324 N. Lee St. (Habitat for Humanity)

Background:

The applicant has requested to have the above parcel owned by Habitat for Humanity rezoned to R-1 for construction of a single family residence. The parcel is currently zoned C-1 Central Business District. Originally the parcel was part of the parcel to the north that Habitat has built a residence on, which is also in the C-1 district.

Zoning:

C-1 applicant requests rezoning to R-1

Summary:

The Kingsland Land Development Ordinance does not address single family residential housing in the ordinance. The property in question is also in the new Downtown Overlay District. Neither district is mutually exclusive of residential development. There are numerous other parcels in the districts that are zoned R-1.

Is Proposal Consistent With the Comprehensive Plan?

Yes, development of low cost housing within the original part of the city.

Staff Recommendation:

Rezoning to R-1 Staff also recommends that Habitat for Humanity rezone the adjacent parcel to R-1 to reflect its actual use.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2518)**

Meeting: 02/04/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Yvonne Way
Sponsors: Yvonne Way
DOC ID: 2518

Hoper Home Occupation

Home occupation at 221 Lonesome Pine Ct.



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: Troy Hoper PHONE: 912-673-7483
 ADDRESS: 221 Lonesome Pine Ct Kingsland Ga. 31548
 FAX: _____ E-MAIL: hopershandmades@yahoo.com

Type of use you are requesting:

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

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

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

GROUP/BUSINESS YOU REPRESENT: Hopers Handmades

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 221 Lonesome Pine Ct

TAX MAP & PARCEL NUMBER: 082L038 ZONING: Residential R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
<u>HOME OCCUPATION</u>	<u>\$50.00</u>
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: Troy Hoper DATE: 1/7/19



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: JANUARY 7th 2019
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 1-7-19
3. DATE PERMIT FEE PAID: 1-7-19 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: Trey Hapner

ADDRESS: 221 Lonesome Pine Ct

CITY: Kingsland STATE: Ga ZIP: 31548

PHONE: (912) 673-7483 FAX: () E-MAIL: hapnershandmade@yahoo

PROPOSED BUSINESS: Hapnershandmade (woodworking) LOCATION:

TAX PARCEL: 082L038 ZONING: Residential

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: 2914 Sq. Ft. of business area
- 2914 Sq. Ft. of heated floor area of home
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

SIGNATURE OF APPLICANT

DATE _____