



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • APRIL 1, 2019

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
Matt Garner
Troy Hoper
Fyrth Morris
Yolanda Ramsey
Mr. Eric Snook

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

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Final Plat Lake Manor West 57 Lots on 20.94 Acres Zoned PD-R1 - Supervisor Paul Speich
2. Home Occupation Kids Candy Connection - Supervisor Paul Speich
Home sale of candy to persons conducted at the home 103 Wheeler Trace, Settlers Hammock subdivision
3. Setback Variance 201,203,205 Cedar Breeze Dr - Supervisor Paul Speich
Rear setback variance from 20' to 15' requested for 3 lots in Water's Edge Subdivision
4. Preliminary Plat Lake Juniper Ph 1 - Supervisor Paul Speich
Preliminary plat for 24 lots on 8.05 acres on Lakes Boulevard East

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2597)**

Meeting: 04/01/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2597

**Final Plat Lake Manor West 57 Lots on 20.94 Acres Zoned
PD-R1**

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2603)**

Meeting: 04/01/19 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Paul Speich
Initiator: Yvonne Way
Sponsors: Supervisor Paul Speich
DOC ID: 2603

Home Occupation Kids Candy Connection

Home sale of candy to persons conducted at the home 103 Wheeler Trace, Settlers Hammock subdivision

CITY OF KINGSLAND

BUILDING PERMIT

PERMIT #: 190091

DATE ISSUED: 3/07/2019

PROJECT ADDRESS: 103 WHEELER TRACE
PARCEL ID:
SUBDIVISION:LOT #:
BLK #:
ZONING: R-1ISSUED TO: KIDS CANDY CONNECTION
ADDRESS: 103 WHEELER TRACE
CITY: KINGSLAND
STATE: GA
ZIP: 31548
PHONE:CONTRACTOR: KIDS CANDY CONNECTION
ADDRESS: 103 WHEELER TRACE
CITY: KINGSLAND
ST: GA
ZIP: 31548
PHONE: 9122272692PROP. USE
WORK: HOME OFFICE
VALUATION: \$ 1.00
WORK CLASS:SQ FT 0.00
OCCP TYPE:
CNST TYPE:SEGMENT
HOME OFFICECONTRACTOR
KIDS CANDY CONNECTIONAMOUNT
\$ 50.00

TOTAL

\$ 50.00

NOTES: **RESIDENTIAL BUSINESS**

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

DATE

City of Kingsland
912-729-5613REC#: 01185501 3/07/2019 1:40 PM
OPER: DONNA TERM: 002
REF#:ACCT #: XXXX-XXXX-XXXX-3150
AUTH #: H29090
TRAN #: 041230821020
TYPE: PURCHASETRAN: 104.0000 BUILDING & ZONING
190091 50.00CR
KIDS CANDY CONNECTION
103 WHEELER TRACE
HO 50.00CRTENDERED: 50.00 CREDIT CARD
APPLIED: 50.00-
CHANGE: 0.00



RECEIVED

3.2.a



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: Darryle Israel Jr. PHONE: (912) 227-2692

ADDRESS: 103 Wheeler Trace, Kingsland, GA, 31548

FAX: _____ E-MAIL: isreals4ever@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 may be required if complaints are filed.)

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

GROUP/BUSINESS YOU REPRESENT: Kids Candy Connection

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 103 Wheeler Trace, Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: _____ ZONING: _____

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: Darryle Israel Jr. DATE: 05 MAR 19

CITY OF KINGSLAND
AFFIDAVIT FOR A RESIDENTIAL BUSINESS

RECEIVED



APPLICANT: Darryle Isreal, Jr. ; Cameron Isreal, Darien Isreal

ADDRESS: 103 Wheeler Trace

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (912) 227-2682 FAX: () E-MAIL: isreal54ever@yahoo.com

PROPOSED BUSINESS: Kids Candy Connection LOCATION: 103 Wheeler Trace

TAX PARCEL: ZONING: R-1

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:

The plan is to sell candy and other pre-packaged snacks to residents of Settlers Hammock and their visitors. Transactions will take place at the door of the residence. Patrons will not physically enter the residence but they will be on the property during transactions.

Attachment: Home Occupation Candy Connection (2603 : Home Occupation Kids Candy Connection)

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.

Applicant is owner.

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.

Proposed business does not violate this requirement

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.

No group assembly anticipated.

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

Conducted at door.

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.

Understood.

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.

Inventory for Kids Candy Connection occupies a closet space the residence.

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.

No alterations required.

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.

Understood.

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.

Business will be conducted by 3 partners

Darryle Israel
Cameron Israel
Darian Israel

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

Understood.

No outside storage or display shall be allowed.

Understood.

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.

No parking required. Neighborhood Candy Store

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

Understood.

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).

No commercial vehicle required.

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.

No utility trailer required.

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.

No deliveries other than regular mail expected.

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.)

Commercially
Only pre-packaged item to be sold

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.

Understood.

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.

Danyle Loo Jr.
SIGNATURE OF APPLICANT

05 MAR 19
DATE

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2604)**

Meeting: 04/01/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2604

Setback Variance 201,203,205 Cedar Breeze Dr

Rear setback variance from 20' to 15' requested for 3 lots in Water's Edge Subdivision

VARIANCE PERMIT

THIS FORM WAS PRINTED ON: 3/07/2019

PERMIT #: 190093

DATE ISSUED: 3/07/2019

PROJECT ADDRESS: 201 CEDAR BREEZE DR
 PARCEL ID:
 SUBDIVISION:

LOT #:
 BLK #:
 ZONING:

ISSUED TO: D R HORTON
 ADDRESS: 4220 RACETRACK RD
 CITY: ST JOHNS
 STATE: FL
 ZIP: 32259
 PHONE:

CONTRACTOR: D R HORTON
 ADDRESS: 4220 RACETRACK RD
 CITY: ST JOHNS
 ST: FL
 ZIP: 32259
 PHONE:

PROP. USE
 WORK: VARIANCE
 VALUATION: \$ 1.00
 WORK CLASS:

SQ FT 0.00
 OCCP TYPE:
 CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
VAR01	RESIDENTIAL VARIANCE	\$ 100.00
TOTAL		\$ 100.00

NOTES:**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

City of Kingsland
 912-729-5613

REC#: 01186654 3/11/2019 12:39 PM
 OPER: DONNA TERN: 002
 REF#:

ACCT #: XXXX-XXXX-XXXX-4169
 AUTH #: 044779
 TRAN #: 041242504452
 TYPE: PURCHASE

TRAN: 104.0000 BUILDING & ZONING
 190093 100.00CR
 D R HORTON
 201 CEDAR BREEZE DR
 VA 100.00CR

TRAN: 104.0000 BUILDING & ZONING
 190094 100.00CR
 D R HORTON
 203 CEDAR BREEZE DR
 VA 100.00CR

TRAN: 104.0000 BUILDING & ZONING
 190095 100.00CR
 D R HORTON
 205 CEDAR BREEZE DR
 VA 100.00CR

TRAN: 104.0000 BUILDING & ZONING
 190100 9,310.77CR
 DR HORTON INC
 300 CEDAR BREEZE DR

EL 98.20CR
 MC 132.80CR
 PL 150.70CR
 BP NEW 8,879.07CR
 ELLV 50.00CR

TENDERED: 9,610.77 CREDIT CARD
 APPLIED: 9,610.77-

CHANGE: 0.00

VARIANCE PERMIT

THIS FORM WAS PRINTED ON: 3/07/2019

PERMIT #: 190093

DATE ISSUED: 3/07/2019

PROJECT ADDRESS: 201 CEDAR BREEZE DR
 PARCEL ID:
 SUBDIVISION:

LOT #:
 BLK #:
 ZONING:

ISSUED TO: D R HORTON
 ADDRESS: 4220 RACETRACK RD
 CITY: ST JOHNS
 STATE: FL
 ZIP: 32259
 PHONE:

CONTRACTOR: D R HORTON
 ADDRESS: 4220 RACETRACK RD
 CITY: ST JOHNS
 ST: FL
 ZIP: 32259
 PHONE:

PROP. USE
 WORK: VARIANCE
 VALUATION: \$ 1.00
 WORK CLASS:

SQ FT 0.00
 OCCP TYPE:
 CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
VAR01	RESIDENTIAL VARIANCE	\$ 100.00
TOTAL		\$ 100.00

NOTES:**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

 / /
 DATE


 (APPROVED BY)

 3.7.19
 DATE

COPY MADE

Attachment: Setback Variance Waters Edge (2604 : Setback Variance 201,203,205 Cedar Breeze Dr)

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) Waters Edge PD of the Kingsland Land Development Ordinance.
2. Your Name D.R. Harker
 Phone 904-268-2845 - 904-545-4710
 Address 4220 Race Track Rd St. Johns, FL 32259
3. Location of Property:
 Street 241 Cedar Breeze Dr.
 Parcel No. 108 F143 Lot No. 143
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):

Reduce rear yard setback from 20 feet to 15 feet

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.

The planned development establishes 20' minimum front & rear setbacks, the approved engineering plans for this lot is only +/- 80'. Therefore, allowing only a 40' deep building area - too small to build a house on.

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.

Correct, typical buildings throughout the subdivision do not fit on this lot.

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.

Correct, the building area is increasing in order to provide a realistic house footprint

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

Increasing the building area by reducing the rear setback 5' will completely relieve this hardship.

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 John [Signature] - representative Date 2/25/19

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: _____



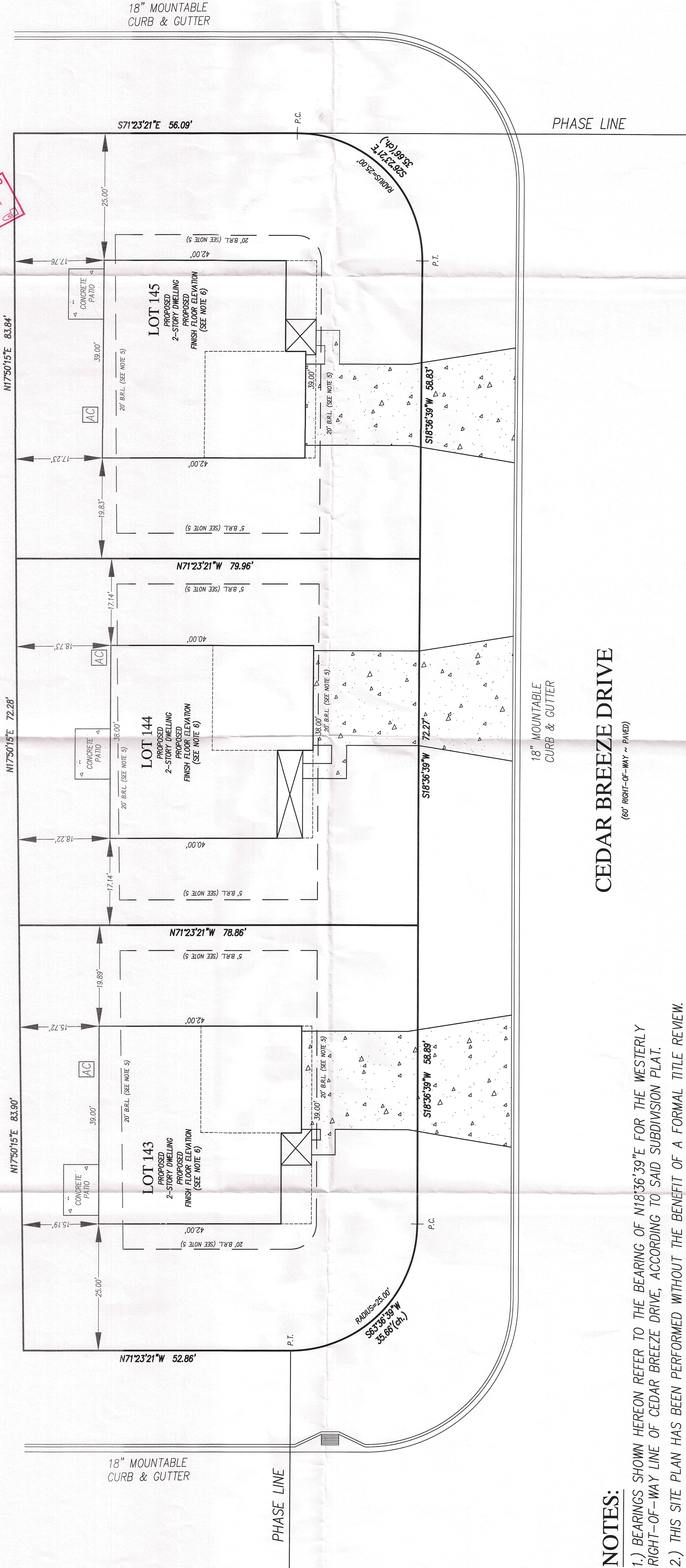
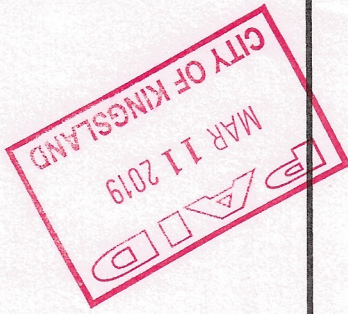
MAP TO SHOW SKETCH OF

LOTS 143, 144 & 145, WATERS EDGE, PHASE III,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA

(ACCORDING TO PLAT RECORDED IN PB. 2018, MAP No. 65, PUBLIC RECORDS OF SAID COUNTY)

FOR: D.R. HORTON, INC.-JAX

FUTURE DEVELOPMENT



NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N18°36'39"E FOR THE WESTERLY RIGHT-OF-WAY LINE OF CEDAR BREEZE DRIVE, ACCORDING TO SAID SUBDIVISION PLAT.
- 2.) THIS SITE PLAN HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 4.) NO ATTEMPT HAS BEEN MADE TO DETERMINE ANY WETLAND AREAS OR ENVIRONMENTAL ISSUES, IF ANY, WHICH MAY AFFECT THE SUBJECT PROPERTY.
- 5.) BUILDING RESTRICTION LINES ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 20 FEET; MINIMUM SIDE YARD SETBACK: 5 FEET, 20 FEET SIDE STREET; MINIMUM REAR YARD SETBACK: 20 FEET, ACCORDING TO SAID SUBDIVISION PLAT.
- 6.) FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 1' ABOVE THE HIGHEST ROAD ELEVATION IN FRONT OF LOT.

EQUIPMENT USED: ANGULAR: SOKKIA CX LINEAR: SOKKIA CX		PREPARED BY: AKM SURVEYING, INC. SURVEYORS & LAND PLANNERS	APPROVED BY: BY: <u>JEFFREY S. FOSTER</u> GA REGISTERED SURVEYOR No. 3143 DATE: <u>3/4/19</u>
LEGEND O = SET 1/2" REBAR LSF 1067 ■ = FOUND 4"x4"x24" CONCRETE MONUMENT RLS 2218 ● = FOUND REBAR OR IRON PIPE (Ch) = CHORD B.R.L. = BUILDING RESTRICTION LINE P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY Δ = FOUND P.K. MARK			
DWG. BY: <u>A.P.S.</u> CHKD. BY: <u>U.S.E.</u>		P.O. BOX 5730 ST. MARYS, GEORGIA 31558 (912) 729-1507 PHONE (912) 729-1509 FAX GEORGIA LICENSED SURVEY FIRM No. 1067 DWG. No. S-2-889-02-19	



Planning and Community Development
Staff Report

Planning Commission Meeting Date: April 1, 2019

City Council Meeting Date April 8, 2019

Agenda Item: Rear Setback Variance 201,203,205 Cedar Breeze Dr.

Background: Builder DR Horton is requesting a 5 foot rear setback variance from 20 ft. to 15 ft. for the three lots listed above. The lots in question back up to the as yet to be developed next phase of the Water's Edge Subdivision. The granting of this variance will not change any already established setback requirements for future development in the subdivision.

Zoning: PD-R1

Summary:

Is Proposal Consistent With the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 2605)**

Meeting: 04/01/19 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Paul Speich
Initiator: Paul Speich
Sponsors: Supervisor Paul Speich
DOC ID: 2605

Preliminary Plat Lake Juniper Ph 1

Preliminary plat for 24 lots on 8.05 acres on Lakes Boulevard East