



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MARCH 2, 2020

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
Mr. Eric Snook

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. OLD BUSINESS

1. Variance-William M. & Pamela R. Gaitley-107 Chestnut Ct. -

Mr. & Mrs. Gaitley are requesting a variance to Ordinance Appendix A, Article V, Sec.58 Storage and parking of trailers and commercial vehicles. The purpose of the request is for the applicant to be able to park their 20' camper in the driveway in front of the home at 107 Chestnut Ct. (Lakeside Subdivsion) Map & Parcel 107F 026. Zoning is PD/R-1.

The Gaitley's also poured an extension to their existing driveway without notifying the City Planning Dept. and is using the space to park the camper. (see pics).

Staff does not recommend approval of the variance request.

There are several storage facilities within Camden County that the camper could be stored, The Gaitley's would be able to go to the facility and hook up their travel trailer when needed. Staff does not see evidence of a hardship.

IV. AGENDA ITEMS

1. Variance-Andrew & Jackie Lambert-138 Lake Ashley Dr. (Lake Ashley Subdivision). -

Andrew & Jackie Lambert are requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles. The purpose of the request is for the applicants to be able to park their enclosed car hauler in the driveway located in front of the home due to hardship in the topography of their lot at 138 Lake Ashley Dr. (Lake Ashley Subdivision). Parcel number 107J 026. Zoning is PD/R-1.

Staff does not recommend approval of the variance request.

There are several storage facilities within Camden County that the hauler could be stored and is currently being stored at a friend's residence.

2. Home Occupation-Brittany Goldstein-268 Daniel Trent Way -

Brittany Goldstein has filed a home occupation application for "Goldecon" at 268 Daniel Trent Way on Tax Parcel 107Z 064. Zoning is PD/R-1. The purpose of the business will be to clean & decontaminate crime scenes & trauma events. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval with the following condition.

- 1) Any biohazard chemicals or biohazard waste is not allowed to be stored at the home occupation property.

3. Home Occupation-David Purkey-102 W. Victoria Blvd. -

David Purkey has filed a home occupation application for "Deep Six Engraving, LLC" at 102 W. Victoria Blvd. on Tax Parcel 082J 002B. Zoning is R-1. The purpose of the business will be to provide an engraving service and the sale of handmade leather goods. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval.

4. Home Occupation-Henry B. Siemers-133 W. Woodhaven Dr. -

Henry Siemers has filed a home occupation application for "Drain Kings, LLC" at 133 W. Woodhaven Dr. on Tax Parcel 082E 024C. Zoning is R-1. The purpose of the business will be to repair clogged drains and pipes for customers. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval.

5. Preliminary Plat-Waters Edge-Phase 5 -

Bill Gross has applied for a Preliminary Plat for Waters Edge-Phase 5. Parcel Number is 108 071. Zoning is PD/R-1. Number of proposed lots is 43, 1 Tract on 10.84 acres.

The Waters Edge area of the city continues to be a popular place to live in the city. This phase of the Waters Edge development follows the same PD (Plan Development) that was originally submitted when the project was first developed. With this phase of the development, the developer wishes to be approved for 43 more lots on 10.84 acres. Water and sewer service are available for the site at the right-of-way.

The proposed development fits within the context of the area and is consistent with the original Planned Development. This will offer the opportunity for more residences in the area.

Staff recommends approval.

6. Final Plat-Settlers Hammock-Phase 2 -

AKM Surveying, Inc. - Jeff Foster has applied for a Final Plat on behalf of LSSD Settlers Hammock, LLC. The Parcel Number is 107 023C001. Zoning is PD/R-1. The Settler's Hammock development was started prior to the recession of 2008. Building in the development picked up again in 2015. The developer submitted a preliminary plat for development of Phase II that consisted of 113 single family lots on 113 acres. That plat was approved in January of 2019 and the Phase II was rezoned to PD/R-1 in February of 2019. In order to keep from having to bond the entire Phase II, the developer resubmitted a preliminary plat in June for Phase IIA-1C showing 28 lots on 14.85 acres. The preliminary plat was approved by City Council on October 15, 2019. The only change to the final plat is the numbering of the lots

The final plat for Settler's Hammock Phase IIA-1C consists of 28 single family lots on 14.85 acres of the original Settlers Hammock plan. The developer has followed the previously established PD agreement.

Staff recommends approval.

7. Amendment to Ordinance 2002-08 (KLADO)-Section 61.1 C-1 Business District
-

The amendment will prohibit additional uses in the Section 61.1 C-1 Business District. The amendment will also allow the inclusion of Multi-Use dwellings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District and the C-1A Commercial Corridor District. Amendment is attached.

Staff recommends approval.

8. Boundary Expansion of C-1A Commercial Corridor District -

The D. D. A. has acquired an 80-acre parcel (094 039H) and is requesting to include the parcel in the C-1A Commercial Business Corridor District. This parcel is connected to the south end of the Event Grounds property that the D. D. A. owns. Map is attached.

Staff recommends approval.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 3010)**

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3010

Variance-William M. & Pamela R. Gaitley-107 Chestnut Ct.

Mr. & Mrs. Gaitley are requesting a variance to Ordinance Appendix A, Article V, Sec.58 Storage and parking of trailers and commercial vehicles. The purpose of the request is for the applicant to be able to park their 20' camper in the driveway in front of the home at 107 Chestnut Ct. (Lakeside Subdivision) Map & Parcel 107F 026. Zoning is PD/R-1.

The Gaitley's also poured an extension to their existing driveway without notifying the City Planning Dept. and is using the space to park the camper. (see pics).

Staff does not recommend approval of the variance request.

There are several storage facilities within Camden County that the camper could be stored, The Gaitley's would be able to go to the facility and hook up their travel trailer when needed. Staff does not see evidence of a hardship.



The City of Kingsland, GA
 107 South Lee Street
 P.O. Box 250
 Kingsland, GA 31548
 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 9, 2020

Agenda Item: Variance for 107 Chestnut Ct. (Lakeside Subdivision) Map & Parcel 107F 026

Background: Applicant, William and Pamela Gaitely are requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles. The purpose of the request is for the applicant to be able to park their 20' camper in the driveway in front of the home. The current ordinance states:

Commercial vehicles and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or any lot in any residential district except in accordance with the following requirements:

58.1. No more than one (1) commercial vehicle per dwelling shall be permitted, the size of which 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; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.

58.2. Travel trailer, hauling trailers, or boat trailers shall be permitted if parked or stored behind the front yard building line.

58.3. A travel trailer shall not be occupied either temporarily or permanently while it is parked or stored in any area except in a travel park authorized under this Ordinance.

The Gaitley's also poured an extension to their existing driveway without notifying the City Planning Dept. and is using this space to park the camper. (see pics).



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107 South Lee Street
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Ph: 912-729-5613
Fax: 912-729-7618

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff does not recommend approval of the variance request.

There are several storage facilities within Camden County that the camper could be stored. The Gaitley's would be able to go to the facility and hook up their travel trailer when needed. Staff does not see evidence of a hardship.

Scott L. Kimball

Planning & Zoning Director

**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) 58.2 of the Kingsland Land Development Ordinance.
2. Your Name William M. & Pamela R. Gaitley
 Phone 912-643-7714 (C) 912-409-3215 (C) 912-409-3210
 Address 107 Chestnut Ct
Kingsland, Georgia 31548
3. Location of Property:
 Street Chestnut Ct
 Parcel No. 107 F 026 Lot No. H/426 Lakeside S/D PH1 Sec B
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):

58.2 To be able to keep Travel Trailer 20' foot
in the second drive way in our front yard.

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.

unable to store Trailer Beside of House on
either side Due to Right front 2 trees, water meter
and electrical. left side air conditioning units
not enough space on either side without encroaching of neigh
Properties.

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.

yes, we Do not have room to put Travel Trailer
next to House Due to Property Lines.

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.

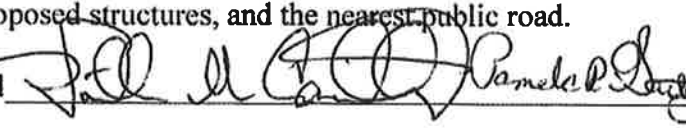
Not To my Knowledge

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

yes, my Husband is a disabled Vietnam Vet. who
is unable to move trailer without assistance. With I'm
also disabled with Back Injury. He has also been
Battling Cancer this year. we also use it for 2 appointments a week
in Gainesville Florida

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  Pamela R. Gaitley Date Oct 18 2019

PART C--COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 10/21/19
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
 Date Applicant notified: 10/21/19 2/11/20
 Date hearing advertised: 11/14 - 11/21 2/13/20
 Date hearing held: 12/2/19 & 12/9/19 3/2/ & 3/19/20
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: _____

William & Pamela
Gaitley

1 Map of Property
107 Chestnut St
Kingsland Ga 31548

Back Road

Attachment: March 2020-Variance-William & Pamela Gaitley (3010 : Variance-William M. & Pamela R. Gaitley-107 Chestnut Ct.)





Overview



Legend

- ☐ Parcels
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
 - City Labels

Parcel ID	107F 026	Owner	GAITLEY WILLIAM M & PAMELA R	Last 2 Sales			
Class Code	Residential		GAITLEY	Date	Price	Reason	Qual
Taxing District	KINGSLAND		107 CHESTNUT COURT	11/30/2012	\$112500	FM	Q
	KINGSLAND		KINGSLAND GA 31548	1/18/2001	\$74000	FM	Q
Acres	n/a	Physical Address	107 CHESTNUT CT				
		Assessed Value	Value \$122806				

(Note: Not to be used on legal documents)

Date created: 11/12/2019

Last Data Uploaded: 11/12/2019 7:35:35 AM

Developed by Schneider
GEOSPATIAL



Attachment: March 2020-Variance-William & Pamela Gaitley-Pics (3010 : Variance-William M. & Pamela R. Gaitley-107 Chestnut Ct.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

DEFEATED**AGENDA ITEM (ID # 3011)**

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3011

**Variance-Andrew & Jackie Lambert-138 Lake Ashley Dr.
(Lake Ashley Subdivision).**

Andrew & Jackie Lambert are requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles. The purpose of the request is for the applicants to be able to park their enclosed car hauler in the driveway located in front of the home due to hardship in the topography of their lot at 138 Lake Ashley Dr. (Lake Ashley Subdivision). Parcel number 107J 026. Zoning is PD/R-1.

Staff does not recommend approval of the variance request.

There are several storage facilities within Camden County that the hauler could be stored and is currently being stored at a friend's residence.



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107 South Lee Street
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Ph: 912-729-5613
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Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 9, 2020

Agenda Item: Variance for 138 Lake Ashley Drive (Lake Ashley Subdivision) Map & Parcel 107J 026

Background: Applicant, Andrew and Jackie Lambert are requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles. The purpose of the request is for the applicant to be able to park their enclosed car hauler in the driveway located in front of the home due to a hardship in the topography of their lot. The current ordinance states:

Commercial vehicles and trailers of all types, including travel, boat, camping and hauling, shall not be parked or stored on any lot occupied by a dwelling or any lot in any residential district except in accordance with the following requirements:

58.1. No more than one (1) commercial vehicle per dwelling shall be permitted, the size of which 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; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.

58.2. Travel trailer, hauling trailers, or boat trailers shall be permitted if parked or stored behind the front yard building line.

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Ph: 912-729-5613
Fax: 912-729-7618

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff does not recommend approval of the variance request. There are several storage facilities within Camden County that the hauler could be stored and is currently being stored at a friend's residence.

Scott L. Kimball

Planning & Zoning Director

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.

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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) 58.2 of the Kingsland Land Development Ordinance.
2. Your Name ANDREW & JACKIE LAMBERT
 Phone 912 674 0290
 Address 138 LAKE ASHLEY DR KINGSLAND GA
3. Location of Property:
 Street 138 LAKE ASHLEY DRIVE KINGSLAND GA
 Parcel No. 107J026 Lot No. _____
4. This land is zoned: () R-1 () R-2 (X) 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):

REQUEST A VARIANCE FOR STORAGE AND PARKING OF AN ENCLOSED TRAILER IN THE FRONT DRIVEWAY.

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.

ZONING OF THE PROPERTY DOES NOT ALLOW FOR A TRAILER TO BE ON THE SIDE OF THE HOUSE BEHIND THE FRONT YARD BUILDING LINE

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.

OTHER PROPERTY'S HAVE MORE ROOM DO TO THE ZONING DESIGN.
THE PROPERTY IS A PIE SHAPE WHICH LIMITS MY SIDE YARD.

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.

THE VARIANCE WOULD HAVE NO EFFECT ON MY NEIGHBORS PROPERTY OR PASSING DRIVERS.

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

ALLOWING FOR MY TRAILER TO BE IN THE FRONT DRIVEWAY WOULD RELIEVE MY HARSHIP OF HAVING TO DRIVE 2 HOURS TO RETRIVE MY TRAILER.

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.

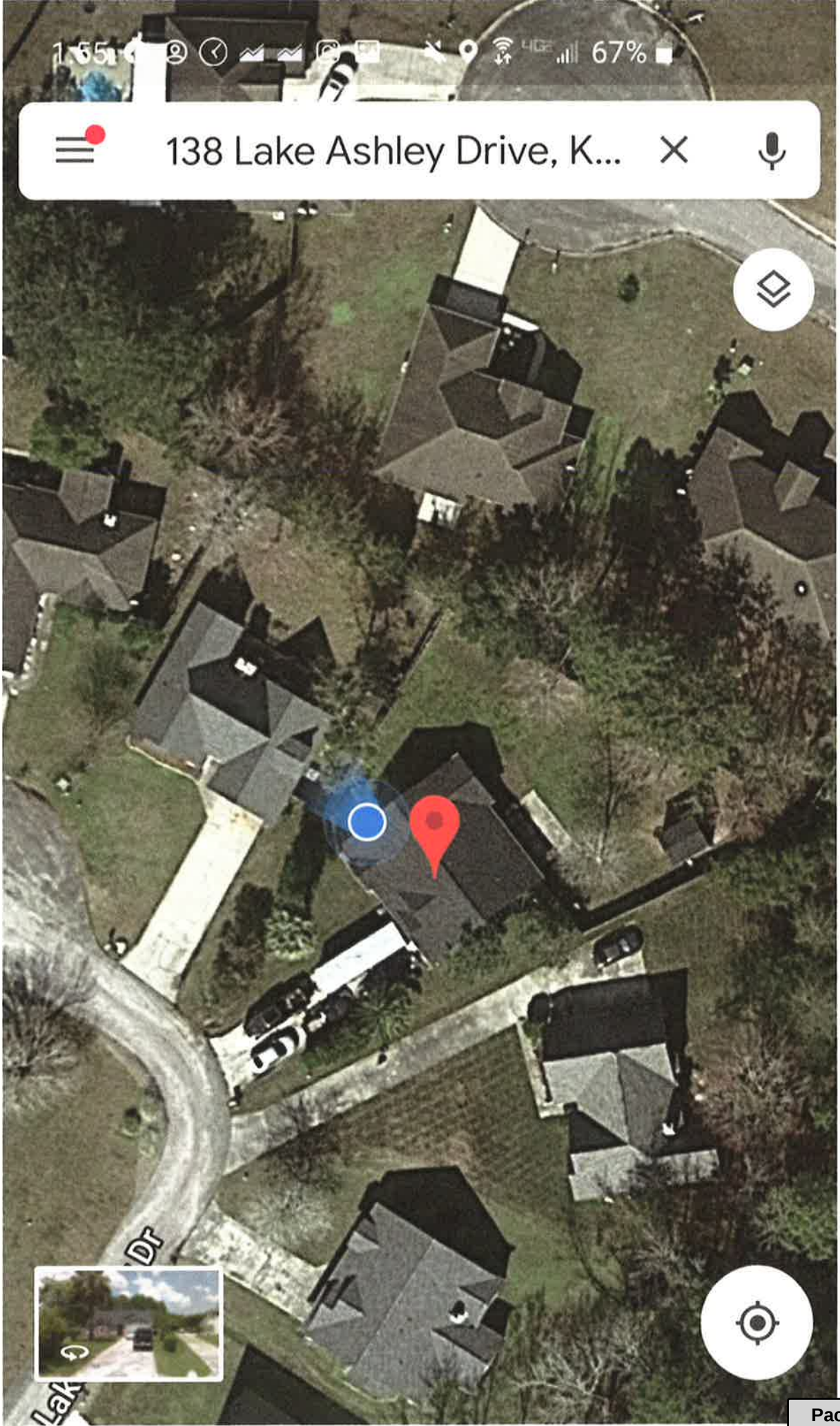
8. Signed  Date 7 JAN 2019

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 1/7/20
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 1/8/20 2/1/20
Date hearing advertised: 1/16/20 2/13/20
Date hearing held: 2/3 & 2/10 3/2 & 3/9
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: _____



2/26/19, 2:16:34 PM

13021



4.1.a

Attachment: March 2020-Variance-Andrew & Jackie Lambert (3011 : Variance-Andrew & Jackie Lambert-138 Lake Ashley Dr. (Lake Ashley

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 2984)**

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 2984

Home Occupation-Brittany Goldstein-268 Daniel Trent Way

Brittany Goldstein has filed a home occupation application for "Goldecon" at 268 Daniel Trent Way on Tax Parcel 107Z 064. Zoning is PD/R-1. The purpose of the business will be to clean & decontaminate crime scenes & trauma events. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval with the following condition.

- 1) Any biohazard chemicals or biohazard waste is not allowed to be stored at the home occupation property.



The City of Kingsland, GA
 107 South Lee Street
 P.O. Box 250
 Kingsland, GA 31548
 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 9, 2020

Agenda Item: Home Occupation application for 268 Daniel Trent Way, Map & Parcel 107Z 064

Background: Brittany Goldstein has filed a home occupation application for Goldcon. The purpose of the business will be to clean and decontaminate crime scenes and trauma events. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval with the following condition.

- 1) Any biohazard chemicals or biohazard waste cannot be stored at any time at the home occupation property.

Scott L. Kimball

Planning & Zoning Director

Attachment: March 2020-Home Occ-Brittany Goldstein (2984 : Home Occupation-Brittany Goldstein-268 Daniel Trent Way)



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 Brittany Goldstein PHONE: 904-329-6520

ADDRESS: 268 Daniel Trent wy. Kingsland GA 31548

FAX: NA E-MAIL: goldshine mobile detailing@gmail.com

Type of use you are requesting:

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

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

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

GROUP/BUSINESS YOU REPRESENT: Goldcon

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 268 Daniel Trent wy. Kingsland GA

TAX MAP & PARCEL NUMBER: 1072064 ZONING: PD/R1

OWNER OF SITE, IF NOT APPLICANT: Brittany Goldstein

ADDRESS: 268 Daniel Trent wy

CITY: Kingsland STATE: GA ZIP: 31548

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: Brittany Goldstein DATE: 1/27/20



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: JANUARY 29, 2020
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: JANUARY 30, 2020
3. DATE PERMIT FEE PAID: 1-30-2020 AMOUNT PAID: \$ 58.00
4. PLANNING COMMISSION REVIEW:
☒ APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/7/20
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: Added condition, See Report.

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/20
 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.

[Signature]
 PLANNING & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

 DATE

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION



APPLICANT: Brittany Goldstein

ADDRESS: 268 Daniel Trent way

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: 904-329-6520

FAX: ()

E-MAIL:

PROPOSED BUSINESS: Goldecon

LOCATION:

TAX PARCEL: 1072064

ZONING: PD/R1

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: 20x20 Sq. Ft. of business area
- Sq. Ft. of heated floor area of home
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

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

Brittany Goldstein
SIGNATURE OF APPLICANT

1/27/20
DATE



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	107Z 064	Owner	GOLDSTEIN ROBERT E & BRITTANY N		Last 2 Sales			
Class Code	Residential		265 DANIEL TRENT WAY		Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548		11/5/2015	\$186000	FM	Q
	KINGSLAND	Physical Address	268 DANIEL TRENT WAY		6/27/2014	\$15900	LM	Q
Acres	0.18	Assessed Value	Value \$175535					

(Note: Not to be used on legal documents)

Date created: 2/11/2020

Last Data Uploaded: 2/11/2020 7:35:53 AM

Developed by Schneider
GEOSPATIAL

Attachment: March 2020-Home Occ-Brittany Goldstein (2984 : Home Occupation-Brittany Goldstein-268 Daniel Trent Way)

"Goldecon"
Crime Scene/Trauma Clean-up



RECEIVED
1-27-2020

I am a certified Bio Level 1 and Bio Level 2 Technician.

Certification in IICRC (Institute of Inspection cleaning and Restoration)

I have been fully trained in the following areas: Bloodborne Pathogens, Respiratory Protection, Hazard Communication, Lockout/Tag out, Personal Protective Equipment, Confined Space Awareness and Fall Protection Awareness

We specialize and decontaminate crime scenes and trauma events such as homicides and suicides. When families have a tragedy of this nature they are left to clean up biohazardous waste with no training on proper disposal. A lot of the times biohazardous waste gets tossed in a trash can and sent to the local landfill. We fix that issue and properly dispose of the Biohazardous by using a biohazardous waste company to pick up the waste on site. We decontaminate the scene so when the families return home they are safe from biohazardous waste such as human blood, human body fluids, pathological waste or sharps waste.

Attachment: March 2020-Home Occ-Brittany Goldstein (2984 : Home Occupation-Brittany Goldstein-268 Daniel Trent Way)

Amdecon®

This is to certify that on January 18, 2020

Brittany Goldstein

did diligently and with merit complete the Amdecon CTS Decon Specialist Course, is proudly recognized as a Level 1 and Level 2 Bio-Technician, and has been fully trained in the following:

Bio-Safety Level 1
Bio-Safety Level 2
Bloodborne Pathogens 29 CFR 1910.1030
Respiratory Protection 29 CFR 1910.134
Hazard Communication 29 CFR 1910.1200

Lock Out/Tag Out Awareness 29 CFR 1910.147
Personal Protective Equipment 29 CFR 1910.132
Confined Space Awareness 29 CFR 1910.146
Fall Protection Awareness 29 CFR 1910.66 Appendix C
HRCRC Event # 2125

This certificate expires January 17, 2021.

Michael J. Tillman
Certified Safety and Health Official
OSHA-Authorized Trainer



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 2985)**

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 2985

Home Occupation-David Purkey-102 W. Victoria Blvd.

David Purkey has filed a home occupation application for "Deep Six Engraving, LLC" at 102 W. Victoria Blvd. on Tax Parcel 082J 002B. Zoning is R-1. The purpose of the business will be to provide an engraving service and the sale of handmade leather goods. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 9, 2020

Agenda Item: Home Occupation application for 102 Victoria Blvd., Map & Parcel 082J 002B

Background: David Purkey has filed a home occupation application for Deep Six Engraving, LLC. The purpose of the business will be to provide an engraving service and the sale of handmade leather goods. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval.

Scott L. Kimball

Planning & Zoning Director

Attachment: March 2020-Home Occ-David Purkey (2985 : Home Occupation-David Purkey-102 W. Victoria Blvd.)



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: DAVID PURKEY PHONE: 951-692-6080

ADDRESS: 102 W VICTORIA BLVD KINGSLAND GA, 31548

FAX: _____ E-MAIL: DEEPSIXENGRAVING@GMAIL.COM

Type of use you are requesting:

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

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

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

GROUP/BUSINESS YOU REPRESENT: DEEP SIX ENGRAVING LLC.

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 102 W VICTORIA BLVD

TAX MAP & PARCEL NUMBER: 0825002B 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: [Signature] DATE: 23 JAN 2020



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: January 23, 2020
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: January 23, 2020
3. DATE PERMIT FEE PAID: 2-5-2020 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/20

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/20

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.

Scott Kralak
 PLANNING & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

 DATE

4.3.a



DATE _____



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	082J 002B	Owner	PURKEY DAVID	Last 2 Sales			
Class Code	Residential		102 WEST VICTORIA BOULEVARD	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548	2/5/2019	\$132900	FM	Q
	KINGSLAND	Physical Address	102 VICTORIA BLVD	7/3/2018	\$40000	NM	U
Acres	n/a	Assessed Value	Value \$105060				

(Note: Not to be used on legal documents)

Date created: 2/11/2020

Last Data Uploaded: 2/11/2020 7:35:53 AM

Developed by Schneider
GEOSPATIAL

Attachment: March 2020-Home Occ-David Purkey (2985 : Home Occupation-David Purkey-102 W. Victoria Blvd.)

Deep Six Engraving LLC

05, Feb. 2020

I, David Purkey. Owner of Deep Six Engraving am applying for a business license to work from my home in Kingsland, GA.

My company provides buyers with handmade leather goods and personalized laser engraving on all natural materials such as wood, leather, and stone.

Attachment: March 2020-Home Occ-David Purkey (2985 : Home Occupation-David Purkey-102 W. Victoria Blvd.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

TABLED**AGENDA ITEM (ID # 2986)**

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 2986

Home Occupation-Henry B. Siemers-133 W. Woodhaven Dr.

Henry Siemers has filed a home occupation application for "Drain Kings, LLC" at 133 W. Woodhaven Dr. on Tax Parcel 082E 024C. Zoning is R-1. The purpose of the business will be to repair clogged drains and pipes for customers. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 9, 2020

Agenda Item: Home Occupation application for 133 Woodhaven Drive, Map & Parcel 082E 024C

Background: Henry Siemers has filed a home occupation application for Drain Kings, LLC. The purpose of the business will be to repair clogged drains and pipes for customers. Applicant has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval.

Scott L. Kimball

Planning & Zoning Director

Attachment: March 2020-Home Occ-Henry Siemers (2986 : Home Occupation-Henry B. Siemers-133 W. Woodhaven Dr.)



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: Henry B Siemers PHONE: (912) 464 5504 or 5693
 ADDRESS: 133 W. Woodhaven Dr Kingsland GA 31548
 FAX: NA E-MAIL: hbsiemers022@gmail.com

Type of use you are requesting:

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

☒ **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: Drain Kings LLC
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 133 W Woodhaven Dr
 TAX MAP & PARCEL NUMBER: 082E-024C ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT:

ADDRESS: 133 W. Woodhaven Dr
 CITY: Kingsland STATE: GA ZIP: 31548

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: [Signature] DATE: 02/07/2020



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: February 7, 2020
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: _____
3. DATE PERMIT FEE PAID: 2-7-2020 AMOUNT PAID: \$ 50.00

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 3/2/20

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 3/9/20

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 HOME OCCUPATION



4.4.a

APPLICANT: Henry B Siemers III
ADDRESS: 133 W. Woodhaven Dr
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: 910 464-5504 FAX: () N/A E-MAIL: hbsiemers022@gmail.com
PROPOSED BUSINESS: Drain Kngs LLC LOCATION: Kingsland
TAX PARCEL: 082E-024 C ZONING: R-1

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.*

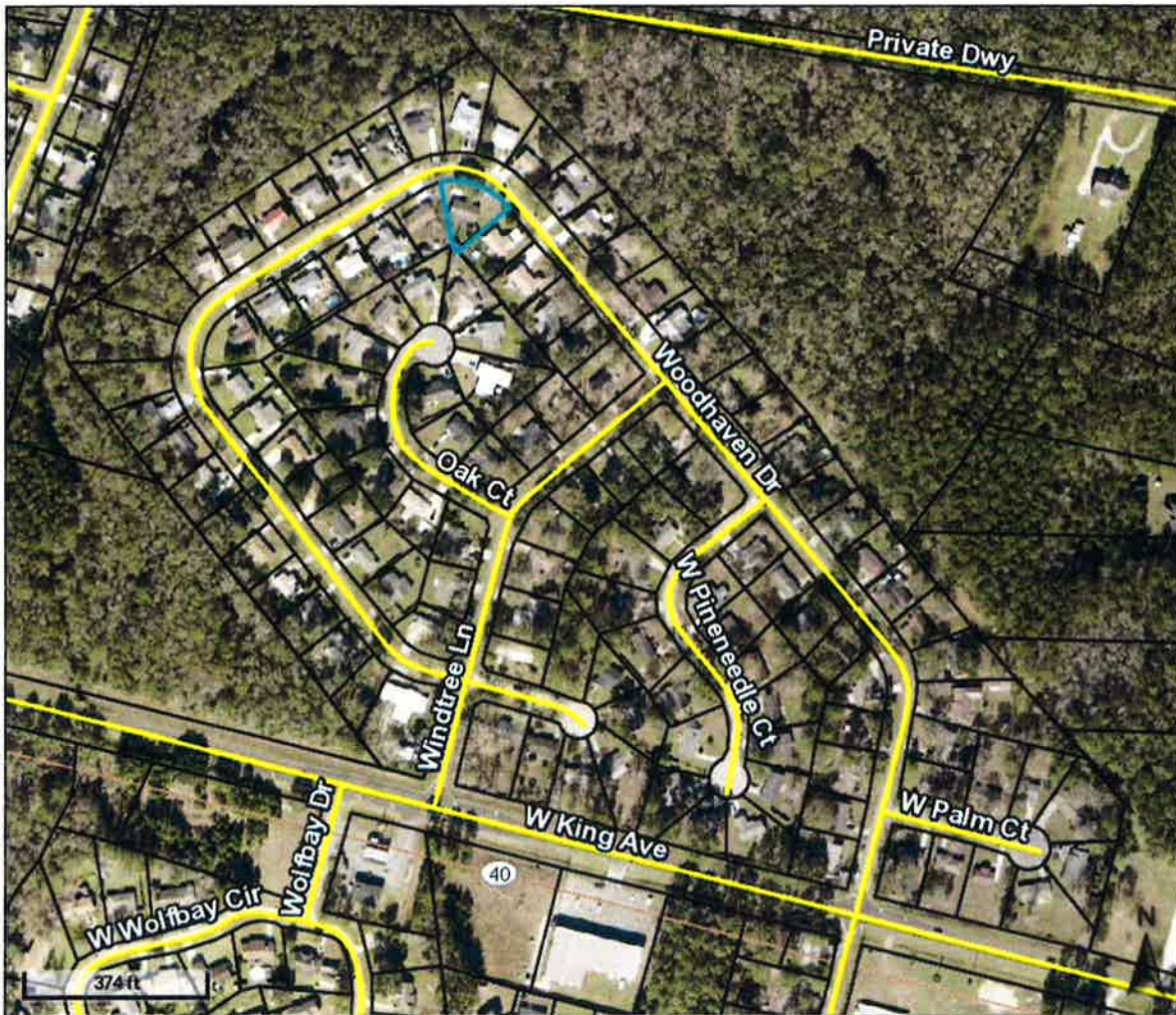
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- 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: 50 Sq. Ft. of business area
1300 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.

Henry B Siemers III
SIGNATURE OF APPLICANT

02/07/2020
DATE



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	082E 024C	Owner	SIEMERS HENRY B JR	Last 2 Sales			
Class Code	Residential		8 CANTERBURY COURT	Date	Price	Reason	Qual
Taxing District	KINGSLAND		EAST SETAUKET NY 11733	10/24/2018	\$123000	FM	Q
	KINGSLAND	Physical Address	133 WOODHAVEN DR	10/20/2005	\$109000	FM	Q
Acres	0.41	Assessed Value	Value \$112350				

(Note: Not to be used on legal documents)

Date created: 2/11/2020

Last Data Uploaded: 2/11/2020 7:35:53 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: March 2020-Home Occ-Henry Siemers (2986 : Home Occupation-Henry B. Siemers-133 W. Woodhaven Dr.)

Yvonne

From: Trey Siemers <hbsiemers022@gmail.com>
Sent: Friday, January 31, 2020 12:47 PM
To: ywaye@kingslandgeorgia.com
Subject: Henry Siemers business prop

Henry Siemers

Business case for start-up business Drain Kings.

This will be an owner operator business and I will have limited overhead costs. I have purchased the equipment with money that I have saved and my recent tax return. I will also be using my personal truck which is also paid for in full. I will personally respond to requests for service and do the work myself so I will be the only employee.

My business will be able to handle all types of drain stoppages. My experience indicates there are typically two types of stoppages in a residential location: Kitchen stoppage (small) or trunk line stoppage (large). I will have two different machines to handle either stoppage: the Ridgid 115-Volt K-400 drum machine (small stoppage) and the Ridgid K-1500 sectional machine (large).

The average plumbing company charges \$150 to clear a basic clogged pipe at a residential location. That includes \$85 per hour for labor plus an additional \$65 machine rental fee for the equipment. Initially, I would charge a flat rate of \$75 per hour to clear stoppages. This will provide good service at an incredible price. This will help both the local community and my company.

There is no requirement to hold a plumber's license to do this work. I am insured and with the help of the city, I can be licensed.

I feel strongly that this will benefit both the community and my family. For example, while working for a local plumber, I have responded to homes where there was fecal matter and a wet floor for days because of a clogged drain. Some individuals had to save for a few days until they had enough money to pay. I have always thought about ways that I could give back to our beautiful community, and I think that this will be a great stepping stone.

→ ~~I~~ As long as I do not repair any sewer pipe, I do not need a plumbing license. I will only be cleaning ~~drains~~ drains that are clogged/stopped up. If there is a pre existing bust (break) in the sewer line, I will refer a plumbing company that is licensed to properly ~~fix~~ repair it.

Attachment: March 2020-Home Occ-Henry Siemers (2986 : Home Occupation-Henry B. Siemers-133 W. Woodhaven Dr.)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

ADOPTED

AGENDA ITEM (ID # 2987)

4.5

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2987

Preliminary Plat-Waters Edge-Phase 5

Bill Gross has applied for a Preliminary Plat for Waters Edge-Phase 5. Parcel Number is 108 071. Zoning is PD/R-1. Number of proposed lots is 43, 1 Tract on 10.84 acres.

The Waters Edge area of the city continues to be a popular place to live in the city. This phase of the Waters Edge development follows the same PD (Plan Development) that was originally submitted when the project was first developed. With this phase of the development, the developer wishes to be approved for 43 more lots on 10.84 acres. Water and sewer service are available for the site at the right-of-way.

The proposed development fits within the context of the area and is consistent with the original Planned Development. This will offer the opportunity for more residences in the area.

Staff recommends approval.



The City of Kingsland, GA
 107 South Lee Street
 P.O. Box 250
 Kingsland, GA 31548
 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 9, 2020

Agenda Item: Waters Edge – Phase 5 - Preliminary Plat

Background:

The Waters Edge area of the city continues to be a popular place to live in the city. This phase of the Waters Edge development follows the same PD (Plan Development) that was originally submitted when the project was first developed. With this phase of the development, the developer wishes to be approved for 43 more lots on 10.84 acres. Water and sewer service are available for the site at the right-of-way.

Zoning: PD-R1

Summary:

The proposed development fits within the context of the area and is consistent with the original Planned Development. This will offer an opportunity for more residences in the area.

Is Proposal Consistent With the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. **Your Name:** Bill Gross **Phone:** 912-322-1148
Address: P.O. Box 365 Kingsland, Ga 31548
2. **Owner, if not same:**
Name: _____
Address: _____
3. **What is your interest if you are not the owner?**

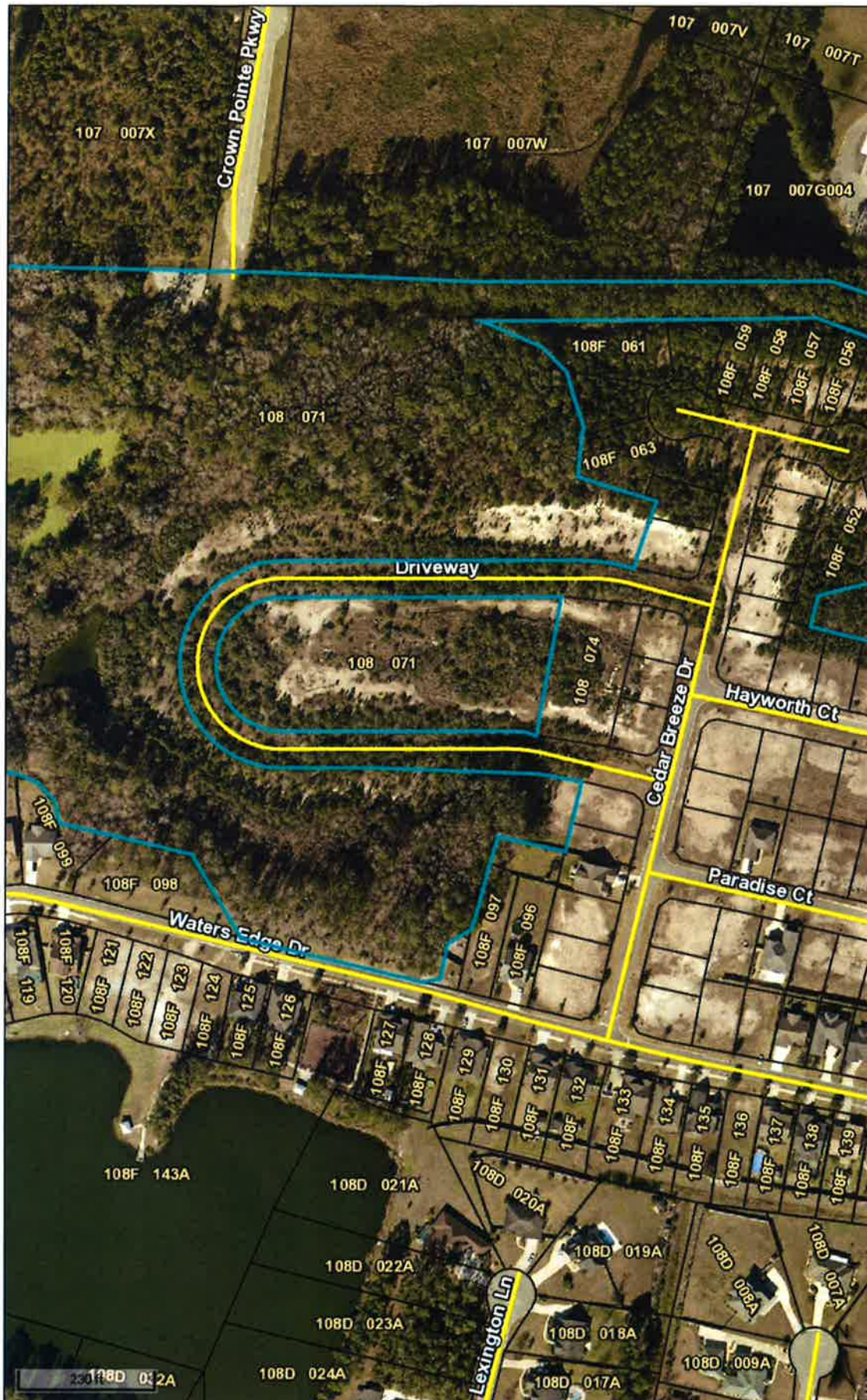
4. **Name of proposed subdivision:** Waters Edge Phase 5

5. **Location of subdivision: Neighborhood:** Waters Edge
Street: Holston Cir.
Parcel Number: 108 071 **Lot Number:** _____
6. **Present zoning:** PD-R1
7. **Number of proposed lots:** 43 Lots, 1 Tract
8. **Area of proposed subdivision:** 10.84 acres
9. **Please attach the following items to this application.** This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 2/2/20
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (☒) Yes () No
 3. Checked by: Scott Kimball / James George
 4. Are Preliminary Plat and application complete? (☒) Yes () No
 5. Correct fee paid? (☒) Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: 3/2/20
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: March 2020-Bill Gross-Water's Edge-Phase 5-Prelim Plat (2987 : Preliminary Plat-Waters Edge-Phase 5)



Attachment: March 2020-Bill Gross-Water's Edge-Phase 5-Prelim Plat (2987 : Preliminary Plat-Waters Edge-Phase 5)

Prepared By/Return to:
Attorney Blair C. Strain
202 Arrow Drive
St. Marys, Georgia 31558
File No. 181812

DOC# 000626
FILED IN OFFICE
2/4/2019 02:23 PM
BK:1956 PG:177-180
JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY
REAL ESTATE TRANSFER
TAX PAID: \$600.00

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE, made the 23rd day of January, two thousand and nineteen, by and between

WATERS EDGE HADDOCK ROAD, LLC,
a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor(s), and
WATERS EDGE KINGSLAND PROPERTY HOLDINGS,
A Georgia LIMITED LIABILITY COMPANY

as party or parties of the second part, hereinafter called Grantee(s) (words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold, conveyed and transferred and by these presents does hereby grant, bargain and sell, convey, transfer and set over unto said party of the second part, his/her heirs and assigns.

SEE EXHIBIT A

SUBJECT TO: Conditions, restrictions, limitations, easements, zoning ordinances of record, if any, and taxes for 2019 and subsequent years.

TO HAVE AND HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee(s) forever in FEE SIMPLE.

AND THE SAID Grantor(s) will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through and under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor(s) has/ have signed and sealed this deed, the day and year first above written.

LIMITED WARRANTY DEED
PAGE 1 OF 2

Attachment: March 2020-Bill Gross-Water's Edge-Phase 5-Prelim Plat (2987 : Preliminary Plat-Waters Edge-Phase 5)

BK:1956 PG:178

Signed, sealed and delivered in the presence of

WATERS EDGE HADDOCK ROAD, LLC, a
Georgia Limited Liability company

Stella E. Lyman
Witness

By: [Signature] (L.S.)
Name:
Its: Sole member

Rebecca Kelley
Notary Public
My Commission Expires



LIMITED WARRANTY DEED
PAGE 2 OF 2

Attachment: March 2020-Bill Gross-Water's Edge-Phase 5-Prelim Plat (2987 : Preliminary Plat-Waters Edge-Phase 5)



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

4.5.a

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Waters Edge Kingsland Holdings, LLC	Control Number:	15118208
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Real Estate and Rental and Leasing	NAICS Sub Code:	Offices of Real Estate Agents and Brokers
Principal Office Address:	PO Box 365, Kingsland, GA, 31548, USA	Date of Formation / Registration Date:	12/16/2015
State of Formation:	Georgia	Last Annual Registration Year:	2019

REGISTERED AGENT INFORMATION

Registered Agent Name: **William H Gross**
Physical Address: **1209 E King Ave, Kingsland, GA, 31548, USA**
County: **Camden**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Attachment: March 2020-Bill Gross-Water's Edge-Phase 5-Prelim Plat (2987 : Preliminary Plat-Waters Edge-Phase 5)

RESERVED FOR RECORDING PURPOSES

PROPERTY OWNED BY:
WATERS EDGE KINGSLAND
PROPERTY HOLDINGS, LLC
P.O. BOX 365
KINGSLAND, GEORGIA 31558
(912) 729-3554
(D.B. 1956, PG. 177)

OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

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

WETLANDS NOTE:
THE WETLAND JURISDICTIONAL LINES SHOWN HEREON WERE FLAGGED OCTOBER 2000 BY DIAL CORDY, INC. AND LOCATED FROM TRAVERSE LINES BY THIS FIRM. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION.
THESE WETLAND JURISDICTIONAL AREAS ARE SHOWN THUS: [Symbol]

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	013°35'31"	250.00'	59.31'	29.79'	N78°11'06"W 59.17'
C2	180°00'00"	140.00'	439.82'	—	S05°01'08"W 280.00'
C3	013°35'31"	250.00'	59.31'	29.79'	N78°11'06"W 59.17'

- NOTES:**
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S18°36'39"W FOR THE CENTERLINE OF CEDAR BREEZE DRIVE, ACCORDING TO WATER'S EDGE PHASE I, P.D. 23, MAP 60, PUBLIC RECORDS OF SAID COUNTY.
 - 2.) THE SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13039C03956, COMMUNITY No. 130238, PANEL No. 395, SUFFIX G.
 - 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 - 4.) SUBJECT PROPERTY IS CURRENTLY ZONED: PD - R1.
 - 5.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET
SIDES: 5 FEET FROM PROPERTY; SIDE STREET 20 FEET
REAR: 20 FEET
 - 6.) THE OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE AN EASEMENT FOR DRAINAGE AND UTILITIES LYING 10-FEET (AS MEASURED AT RIGHT ANGLES) ADJACENT TO AND OUTSIDE OF ALL ROAD RIGHTS-OF-WAY SHOWN HEREON; UNLESS SHOWN OTHERWISE AND EXCEPTING THEREFROM ANY PORTION OF A RIGHT-OF-WAY LINE THAT ABUTS A WETLAND AREA, MARSH AREA OR BUFFER SHOWN HEREON.
 - 7.) LOT NUMBERS SHOWN HEREON ARE BASED ON & CONSECUTIVELY LABELED PER OVERALL LOT DESIGN ACCORDING TO PRELIMINARY SUBDIVISION PLAT OF THE PARENT TRACT BY PRIVETT & ASSOCIATES, DATED MAY, 2006 AND HAVING DRAWING No. SD-2-1876-05-06.
 - 8.) FOR FURTHER BOUNDARY INFORMATION SEE SURVEY FOR W.H. GROSS BY PRIVETT & ASSOCIATES, DRAWING No. B-3-40(A)-08-01.
 - 9.) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER AND SEPTIC SYSTEM, DEVELOPER TO INSTALL LINES WITHIN SUBDIVISION.
 - 10.) ALL ROAD RIGHT-OF-WAY TURNOUT RADI ARE 25 FEET, UNLESS NOTED OTHERWISE.
 - 11.) PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A 1 INCH DIAMETER CAP STAMPED L.S.F. 1067 AND ARE SHOWN THUS: SET: □ FOUND: ■
 - 12.) LOT CORNERS AND INTERIOR P.C.'S & P.T.'S ARE SET 1/2" REBARS, LSF 1067.
 - 13.) SUBJECT PROPERTY CONTAINS 10.84 Ac. (43 LOTS & 1 TRACT).
 - 14.) THE WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND ARE BASED ON BOUNDARY & WETLAND SURVEY FOR W.H. GROSS BY PRIVETT & ASSOCIATES, DRAWING No. B-3-40(A)-08-01. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION.

CERTIFICATION OF APPROVAL BY THE COUNCIL:
I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

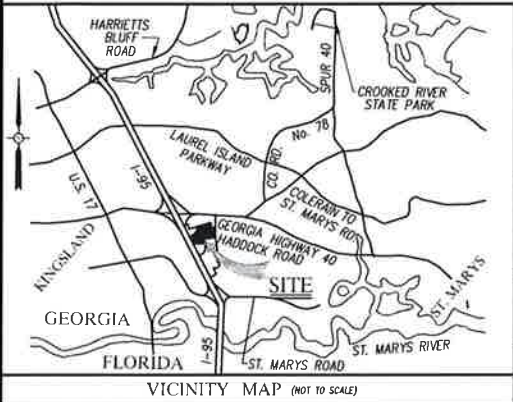
BY: _____ DATE: _____
MAYOR

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION

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

BY: _____ DATE: _____
PRINTED NAME TITLE



SCALE: 1" = 50'	
DWN. BY: J.S.	CKD. BY: J.S.F.
PLAT DATE: 10-26-2019	
DWG. #	SD-2-?-11-19

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,359 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 241,567 FEET.

EQUIPMENT USED: ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX

LEGEND:

- = SET 1/2" REBAR LSF 1067
- = SET 4"x4"x24" CONCRETE MONUMENT, LSF 1067
- = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
- = FOUND 1/2" IRON PIPE OR REBAR IDENTIFICATION AS NOTED
- △ = SET PK NAIL & WASHER IDENTIFICATION AS NOTED

P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
P.G. = PAGE
(CH) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067

PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

ISSUED FOR REVIEW ONLY

BY: JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143

DATE: _____

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 2988)**

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 2988

Final Plat-Settlers Hammock-Phase 2

AKM Surveying, Inc. - Jeff Foster has applied for a Final Plat on behalf of LSSD Settlers Hammock, LLC. The Parcel Number is 107 023C001. Zoning is PD/R-1. The Settler's Hammock development was started prior to the recession of 2008. Building in the development picked up again in 2015. The developer submitted a preliminary plat for development of Phase II that consisted of 113 single family lots on 113 acres. That plat was approved in January of 2019 and the Phase II was rezoned to PD/R-1 in February of 2019. In order to keep from having to bond the entire Phase II, the developer resubmitted a preliminary plat in June for Phase IIA-1C showing 28 lots on 14.85 acres. The preliminary plat was approved by City Council on October 15, 2019. The only change to the final plat is the numbering of the lots

The final plat for Settler's Hammock Phase IIA-1C consists of 28 single family lots on 14.85 acres of the original Settlers Hammock plan. The developer has followed the previously established PD agreement.

Staff recommends approval.



The City of Kingsland, GA
 107 South Lee Street
 P.O. Box 250
 Kingsland, GA 31548
 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 9, 2020

Agenda Item: Settler's Hammock Phase IIA-1C- Final Plat

Background: The Settler's Hammock development was started prior to the recession of 2008. Building in the development picked up again in 2015. The developer submitted a preliminary plat for development of Phase II that consisted of 113 single family lots on 113 acres. That plat was approved in January of 2019 and the Phase II was rezoned to PD-R1 in February of 2019. In order to keep from having to bond the entire Phase II, the developer resubmitted a preliminary plat in June for Phase IIA-1C showing 28 lots on 14.85 acres. The preliminary plat was approved by City Council on October 15, 2019. The only change to the final plat is the numbering of the lots.

Zoning: PD-R1

Summary:

The final plat for Settler's Hammock Phase IIA-1C consists of 28 single family lots on 14.85 acres. of the original Settlers Hammock plan. The developer has followed the previously established PD agreement.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. **Your Name:** AKM Surveying, Inc. - Jeff Foster **Phone:** 912-729-1507
Address: 921 Charlie Smith Sr. Hwy St. Marys, GA 31558
2. **Owner, if not same:**
Name: LSSD Settlers Hammock, LLC
Address: 152 Thunderbird Drive Richmond Hill, GA 31324
3. **What is your interest if you are not the owner?**
Agent for Owner
4. **Name of proposed subdivision:** Settlers Hammock - Phase 2
5. **Location of subdivision: Neighborhood:** Settlers Hammock
Street: Daniel Trent Way
Parcel Number: 107 023C001 **Lot Number:** _____
6. **Present zoning:** PD
7. **Number of proposed lots:** 28 Lots & 1 Tract
8. **Area of proposed subdivision:** 14.85 Acres
9. **Please attach the following items to this application.** This application will NOT be considered complete and cannot be processed until you have done so.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. **Signed:** [Signature] **Date:** 2/3/2020

Part C - Planning Official Only

1. Date application was filed: 2/2/20
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (☒) Yes () No
3. Checked by: Scott Kimball / Jomo George
4. Are Final Plat and application complete? (☒) Yes () No
5. Correct fee paid? (☒) Yes () No () Not applicable
6. Date final plat reviewed by Planning Commission: 3/2/20
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: March 2020-Final Plat-Settlers Hammock-Phase 2 (2988 : Final Plat-Settlers Hammock-Phase IIA-1C)

2/12
C. Ziegler & Walker PC
636 Stephenson Ave.
Savannah, GA 31403
Return Recorded Document to:

REAL ESTATE TRANSFER
TAX PAID: \$210.00

PT-61 020-2019-00288Z

MATTHEW C. WEINER, ESQ.
ATTORNEY AT LAW
222 E. GORDON STREET
SAVANNAH, GA 31401

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF CHATHAM

THIS INDENTURE made this 28th day of November, 2019, between **LAMAR SMITH SIGNATURE DEVELOPMENT, LLC**, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and **LSSD SETTLERS HAMMOCK, LLC**, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has *granted, bargained, sold, aliened, conveyed* and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, that certain real property located in the County of Camden, State of Georgia, and described on Exhibit "A" attached hereto and incorporate herein.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the
presence of:

LAMAR SMITH SIGNATURE DEVELOPMENT, LLC


(Unofficial Witness)


By: Byron Lamar Smith
Its: Manager

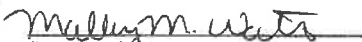
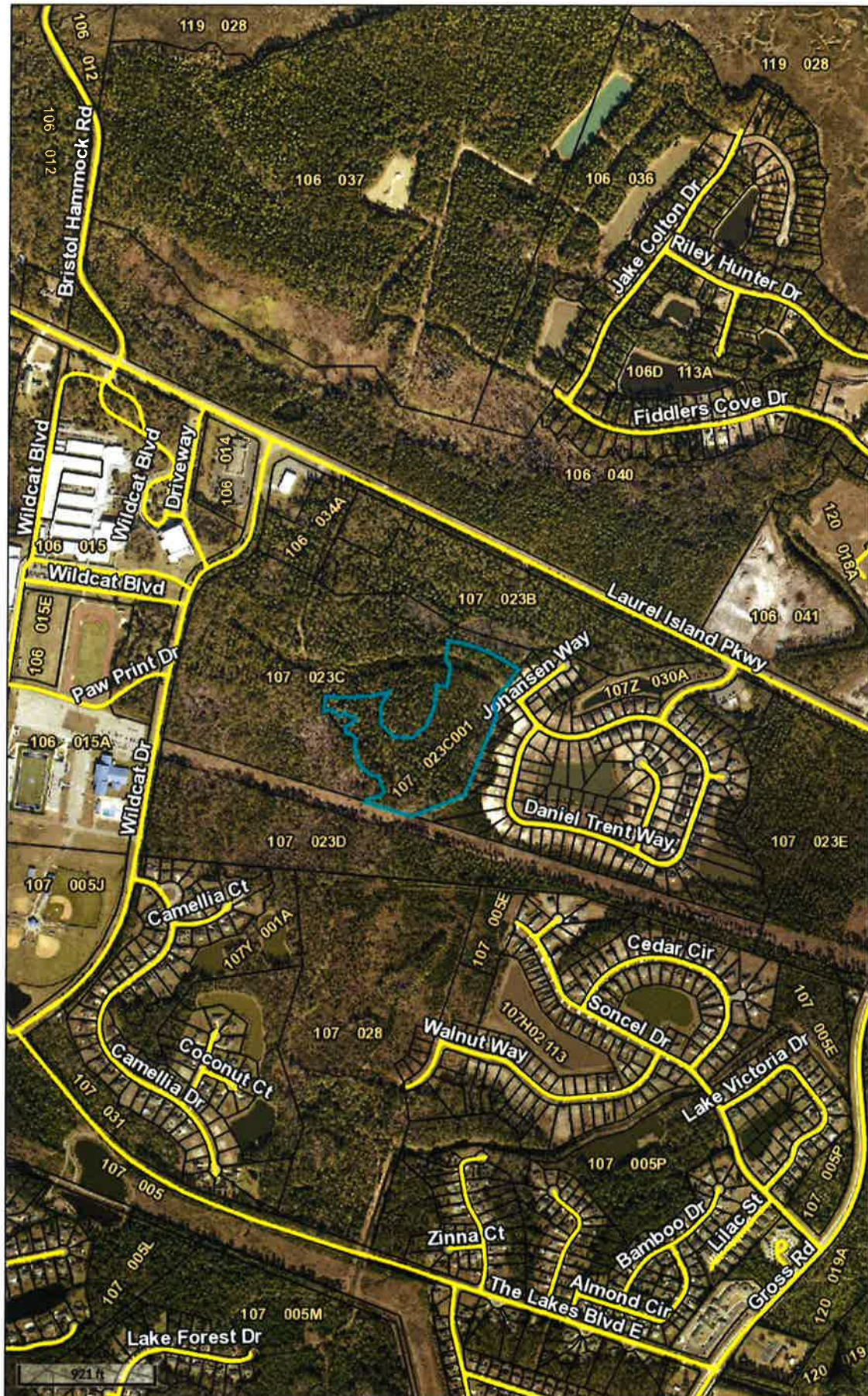

(Notary Public)



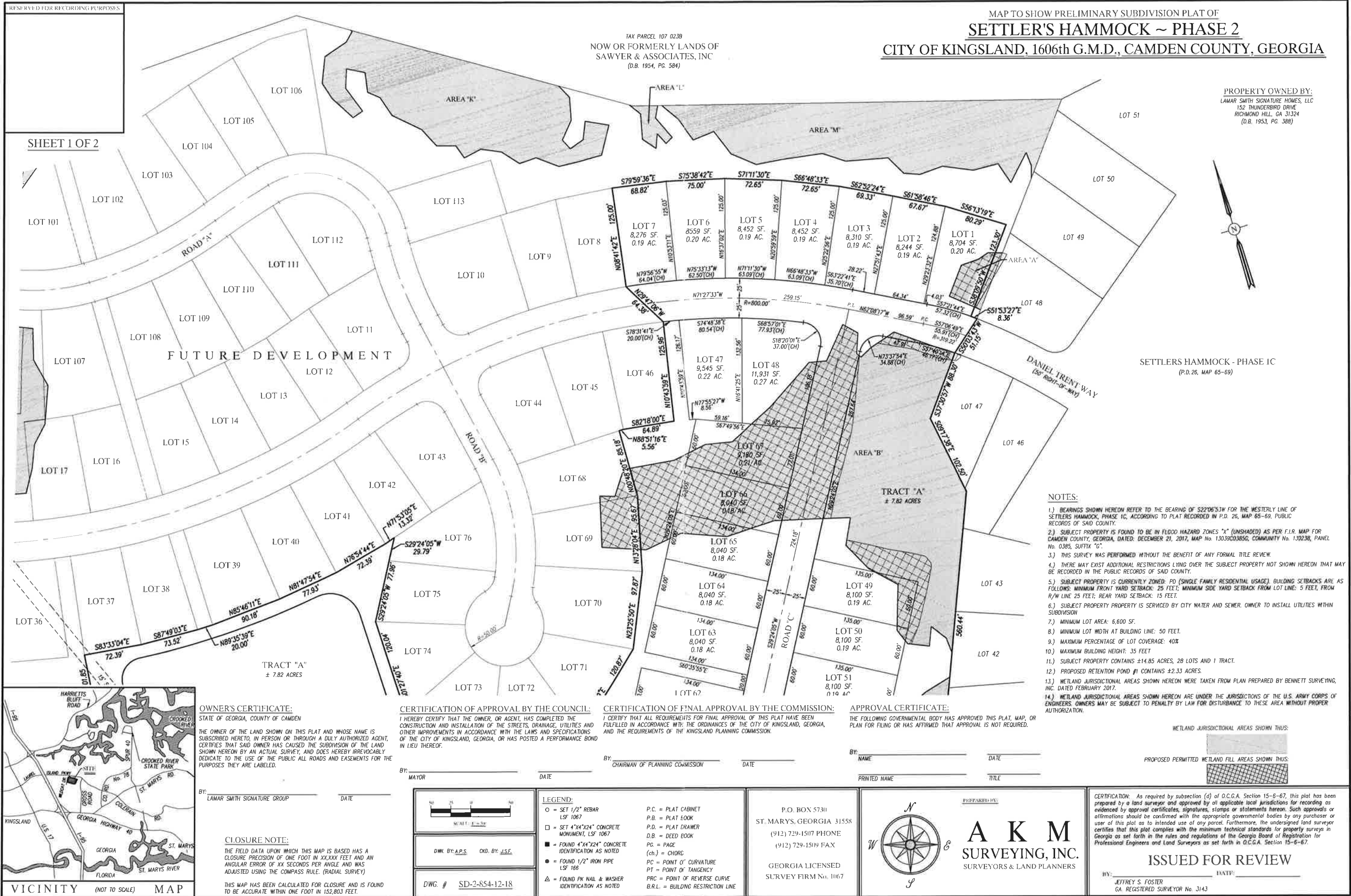
Exhibit "A"**Legal Description**

All that certain lot, tract, or parcel of land situate, lying and being in the 1606th G.M.D., Camden County, Georgia, known as "Tract 3-B" (14.85 acres) on that plat entitled "Tract 3, The Settler's Hammock Development, City of Kingsland, 1606th G.M.D., Camden County, Georgia", prepared by AKM Surveying, Inc., Jeffrey S. Foster, G.R.L.S. No. 3143, and recorded in Book 2019, Page 111, Camden County, Georgia records.

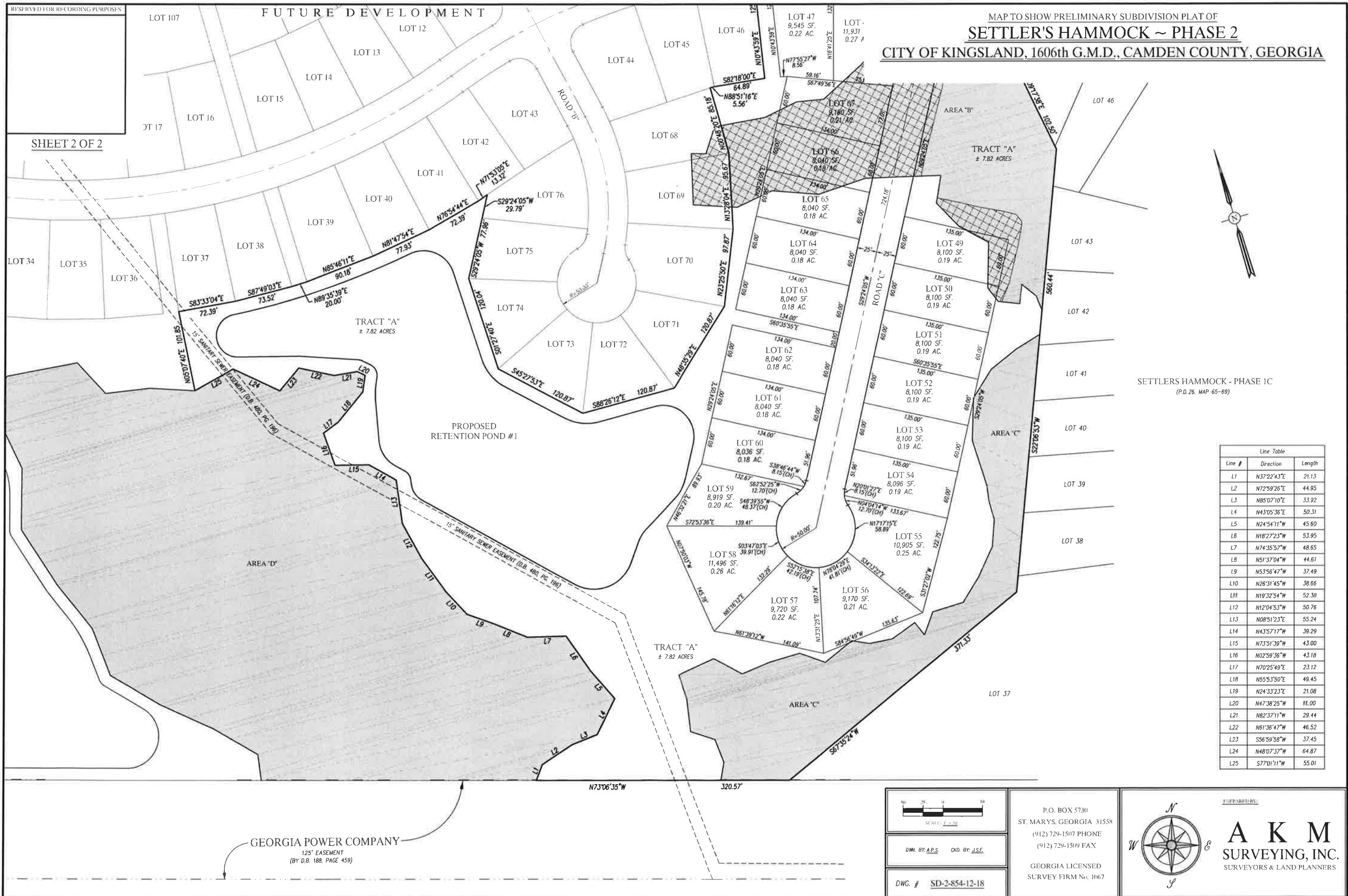


Legend

- Parcels
- Parcel Numbers
- Roads
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels



Attachment: March 2020-Final Plat-Settlers Hammock-Phase 2 Map (2988 : Final Plat-Settlers Hammock-Phase IIA-1C)



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 3012)**

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3012

**Amendment to Ordinance 2002-08 (KLADO)-Section 61.1 C-1
Business District**

The amendment will prohibit additional uses in the Section 61.1 C-1 Business District. The amendment will also allow the inclusion of Multi-Use dwellings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District and the C-1A Commercial Corridor District. Amendment is attached.

Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development
Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 10, 2020

Agenda Item: Amendment to Ordinance 2002-08 (KLADO)

Background: The amendment will prohibit additional uses in the Section 61.1 C-1 Business District. The amendment will also allow the inclusion of Multi-Use dwellings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District and the C-1A Commercial Corridor District. Amendment is attached.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball- Planning Director

RED – Remove

Green – Changes

YELLOW - Additions

Section 61. Commercial Districts.

61.1. C-1, Central Business District (CBD).

61.1.1. Intent of District. The intent of this district is to allow a more intense use of land within the Downtown Section of the City of Kingsland.

61.1.2. Required Conditions. All business, display, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, and automobile parking for customers while on the premises. Uses, processes, or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

(1) Any retail business or commercial use in which there is no processing or treatment of material goods or products except as provided for, including:

- (a) Appliance stores, including radio and television service.
- (b) Art and antique shops.
- (c) Retail Bakeries.
- (d) Banks and drive-in banks.
- (e) Bicycle stores.
- (f) Book, stationery, camera or photographic supply stores.
- (g) Confectionery stores.
- (h) Clothing, shoes, millinery, dry-goods and notions.
- (i) Ice Cream Parlors.
- (j) Drug stores.
- (k) Furniture, home furnishings, including office furniture and equipment.
- (l) Florist, nursery and gift shop.
- (m) Grocery, fruit, vegetable, meat market, delicatessen, catering and super markets.
- (n) Hardware and paint stores.
- (o) Jewelry stores.

(2) Any of the following service businesses:

- (a) Barber and beauty shops.

- (b) Cafes, grills, lunch counters, restaurants, brew pubs and **breweries**.
- (c) Dress making and tailoring shops.
- (d) Dry cleaning and laundry establishments, including pick-up stations but not including self-service laundry.
- (e) Shoe repair shops.

(3) Office Building.

(4) Fall-out shelters provided the requirements in Section 83 are met.

(5) Signs as provided in Section 120.

(6) Theaters, but not including drive-in theaters.

(7) Funeral Parlors

(8) Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in Section 59.

(9) Churches and other places of worship with attendant education and recreational buildings.

(10) Private clubs, fraternal orders or lodges.

(11) Commercial parking garages or lots provided no entrance or exit be on the same side of the street and within the same block as a school and the curb breaks be limited to two for each 100 feet of street frontage, each not to exceed 30 feet in width and not located closer than 20 feet to a street intersection.

(12) Multi-family dwellings provided the requirements in the R-3 Residential multi-use zoning districts are met.

(13) Multi-Use dwellings provided the requirements in Sec. 70.4. MU, Multi-Use District are met.

(13) All uses of a predominantly retail nature, including:

- (a) Electrical supplies.
- (b) Heating and plumbing equipment.
- (c) Dairy products.
- (d) Sporting goods.

(e) Finance, Insurance, real estate offices and Construction Sales.

(f) Public and private schools and libraries.

(g) Hotels and motels.

(h) Bed and Breakfast Inn

(i) Amusement enterprises including the provision of stage entertainment.

(j) Places of assembly including auditoriums, stadiums, coliseums and dance halls.

(k) Temporary uses, including sale of Christmas trees, carnival, and church bazaars; but not including seasonal sale of fruits and vegetables from roadside stands, but such uses shall not be permitted for a period to exceed two months in any calendar year.

(l) Open air markets.

61.1.3. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

(1) Printing, blue printing, book binding, Photostatting, lithography and publishing establishments.

(2) Columbarium's as an accessory use for fee simple churches

61.1.4. Prohibited Uses

(1) Manufactured Housing

(2) Automobile and motorcycle sales (new and used)

(3) Automobile service stations

(4) Car washes

(5) Building, Plumbing, Electrical and Commercial Contractors vehicle, equipment storage, lay down yards, bulk material storage

(6) Automotive repair shops

(7) Tires, batteries, and other automotive accessories sales and installation.

(8) Automobile rental

61.2. C-1A, Commercial Corridor District.

61.2.1. Intent of District. Within a C-1A Commercial Corridor District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide

community shopping facilities consisting of a wide variety of sales and service facilities while maintaining a welcoming appearance to those approaching downtown

61.2.2. Required Conditions. All business, display, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

61.2.3. Within C-1A Commercial Corridor District, the following uses are permitted:

- (1) All uses permitted in a C-1 District
- (2) Automobile service stations and convenience stores provided the requirements in Section 85 are met.
- (3) Tires, batteries, and other automotive accessories, provided there is no outdoor storage of new or used merchandise.
- (4) Automobile sales (new and used), which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (5) Automobile rental, which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (6) Automobile laundry or car wash 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 (2) each, not to exceed 20 feet to a street intersection and that the washing operation occurs within a semi-enclosed structure equipped with wastewater handling.
- (7) Automobile, travel trailers, and mobile home sales, automobile repair garages, mechanical and body, provided all operations are conducted in a building which shall not have any openings, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste material outside such building. No commercial or private vehicles shall be stored on the street right-of-way.
- (8) Wrecker, towing and auto transport services, provided all operations and storage are conducted in a secured fenced area. Such fence shall fully obstruct visibility from the street

and all surrounding properties and be of wood or masonry materials or chain-link with full vegetative hedge.

- (9) Signs as provided in Section 120.
- (10) Bus stations.
- (11) Boat sales, indoor and outdoor.
- (12) Motorcycle sales.
- (13) Amusement enterprises, such as Miniature and Par-3 golf, golf driving ranges, skating rinks and similar enterprises but excluding "go-kart" type miniature auto racing track.
- (14) Restaurants, including drive-in establishments, provided that where such a drive-in establishment abuts a residential district it shall be separated by a six (6) foot high masonry wall and have no light shining directly into the residential district.
- (15) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.
- (16) Veterinary hospitals or clinics, provided any structure or open area used for such purpose shall be a minimum of one hundred (100) feet from a residential district.
- (17) Ambulance service.
- (18) Bowling alleys.
- (19) Self-service laundry.
- (20) Shopping centers and/or malls.
- (21) Supermarkets, grocery stores.
- (23) Farm and garden supplies.
- (24) Hospitals, sanitariums, clinics, convalescent centers, funeral homes, or nursing homes.
- (25) Tattoo parlors
- (26) Care facilities, to include (but not limited to) child day care, family day care, group day care, and similar care facilities. This use is conditioned upon (1) the property being properly fenced for the safety of those being cared for, and (2) there is suitable access in and out of the facility so as not to cause a traffic and/or safety hazard.
- (27) Existing single family residential

61.2.4. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

- (1) Mini-warehouse storage provided the following requirements are met:
 - (a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.
 - (b) Site will be buffered from view along public highways and right of ways and where abutting residential area.
 - (c) General provisions of this Ordinance are met as specified in Article VI.
- (2) Columbarium's as an accessory use for fee simple churches.

61.3. C-2, General Commercial District.

61.3.1. Intent of District. Within a C-2 General Commercial District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities

61.3.2. Required Conditions. All businesses servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

61.3.3. Within C-2 General Commercial District, the following uses are permitted:

- (1) All uses permitted in a C-1 or C-1A District except single-family residential.
- (2) Travel Trailer Parks, provided the requirements in Section 80 are met.
- (3) Truck Terminals, provided that acceleration and deceleration lanes of at least 200 feet are provided for trucks entering and leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.
- (4) Theaters, including drive-in theaters, provided acceleration and deceleration lanes of at least 200 feet are provided for the use of vehicles entering or leaving the theater and the volume of concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movements, and provided the screen is not visible from any expressway, freeway, arterial or collector street located within 2,000 feet of such screen.
- (5) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.

61.2.4. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

- (1) Mini-warehouse storage provided the following requirements are met:
 - (a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.
 - (b) Site will be buffered from view along public highways and right- of-ways and where abutting residential area.
 - (c) General provisions of this Ordinance are met as specified in Article
- (2) Columbarium's as an accessory use for fee simple churches.

70.2. Commercial Districts

70.2.1. C-1, Central Business District

- (1) Minimum lot area: *3,000 square feet*
- (2) Minimum lot width: *30 feet*
- (3) Minimum front yard setback: *None; however, public walkways shall be accessible.*
- (4) Maximum front yard setback: *25 feet*
- (5) Minimum side yard: *None, unless the parcel is adjacent to a residential district, in which case the minimum side yard shall be 15 feet.*
- (6) Minimum rear yard: *None, unless the parcel is adjacent to a residential district, in which case the minimum rear yard shall be 15 feet.*
- (7) Maximum percentage of lot coverage: *None, except for new construction where setbacks must be presented.*
- (8) Maximum building height: *45 feet*
- (9) Minimum Sidewalk width along street frontage: *5 feet.*
- (10) The main building entrance shall be located on a public street, or shall have a porch and canopy, or other architectural treatment, that announces a side or recessed entrance by extending to the sidewalk or street. Main entrances shall be defined by features such as transom windows, sidelights, recesses, lighting, architectural details, signs, or awnings.

70.2.2. C-1A, Commercial Corridor District

- (1) Minimum lot area: *7,500 square feet*

- (2) Minimum lot width at building line: 75 feet
- (3) Minimum front yard setback from public rights-of-way: 25 feet
- (4) Minimum side yard setback from property line of similar uses: *7 feet from street rights-of-way: 25 feet; From property lines abutting existing residential uses: 15 feet*
- (5) Minimum rear yard setback abutting similar uses: *7 feet; Abutting residential use: 15 feet*
- (6) Maximum building height: *55 feet*
- (7) Maximum percentage of lot coverage by buildings: 35%.
- (8) Minimum Sidewalk width along street frontage: *5 feet*

70.2.3. C-2, General District

- (1) Minimum lot area: *10,500 square feet*
- (2) Minimum lot width at building line: *75 feet*
- (3) Minimum front yard setback from King Avenue (S.R. 40): *40 feet {from right-of-way}; From other public rights-of-way: 25 feet*
- (4) Minimum side yard setback from property line of similar uses: *7 feet from street rights-of-way: 25 feet; From property lines abutting existing residential uses: 15 feet*
- (5) Minimum rear yard setback abutting similar uses: *7 feet; Abutting residential use: 15 feet*
- (6) Maximum building height: *55 feet*
- (7) Maximum percentage of lot coverage by buildings: *35% except that dwellings shall be subject to provisions of the R-1 district.*

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 3014)**

Meeting: 03/02/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3014

Boundary Expansion of C-1A Commercial Corridor District

The D. D. A. has acquired an 80-acre parcel (094 039H) and is requesting to include the parcel in the C-1A Commercial Business Corridor District. This parcel is connected to the south end of the Event Grounds property that the D. D. A. owns. Map is attached.

Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 2, 2020

City Council Meeting Date: March 10, 2020

Agenda Item: Boundary Expansion of C-1A Commercial Corridor District

Background: The D.D. A. has acquired an 80-acre parcel (094 039H) and is requesting to include the parcel in the C1-A Business Corridor District. This parcel is connected to the south end of the Fairground property that the D.D. A. owns. Map is attached.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball- Planning Director

PROPOSED EXPANSION

