



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • APRIL 6, 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. 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.

IV. AGENDA ITEMS

1. Home Occupation-Wendell Brown-158 W. Woodhaven Dr. -

Home Occupation application for 158 W. Woodhaven Dr., Map & Parcel 082E 034A.
Zoning is R-1.

Wendell Brown has filed a home occupation application for "Kingsland Auto Detailing, LLC". The purpose of the business will be to do mobile detailing of vehicles for customers and applicant will be using his home as an office only. 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.

2. Variance-Renee Vila (Dalton Signs, Inc.)-140 Colerain Rd. -

Variance for 140 Colerain Rd., Map & Parcel 070 055B. Zoning is R-1.

Applicant, Renee Vila (Dalton Signs, Inc.) representing Harbor Worship Center Church of God is requesting a variance to Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120.6 - Permitted Signs by Type and Zoning District. The request is to allow for the applicant to erect a monument ground sign on the property, located in an R-1 Zoning District. City ordinance does not allow for permanent ground signs in an R-1 zoning district. Staff feels like if the city is going to allow places of worship in an R-1 zoning district, then the place of worship should be allowed to have a monument ground sign as other places of worship do throughout the city.

Staff recommends approval of the variance request.

3. 2020-04 Ordinance Amendment to Ordinance 2002-08 (KLADO)-Online Firearm Sales -

This amendment shall allow on-line sales of firearms and ammunition for a "Home Occupation" for qualified applicants.

There is a State Law in place that prohibits a local gov't from having stricter gun selling regulations than the state does. As of now, our city ordinance is in conflict with State Law.

(Example): The Macon-Bibb County P & Z Committee was recently challenged and petitioned on this issue and had to amend their ordinance that prevented residents from selling firearms from their residence as a home occupation.

Staff recommends approval.

V. ADJOURNMENT



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 2986)

Meeting: 04/06/20 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.

HISTORY:

03/02/20

Planning and Zoning

DEFERRED

Next: 04/06/20

This item was tabled until next month because the applicant was not present at this meeting.



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



3.1.a

APPLICANT: Henry B Siemers III
ADDRESS: 133 W. Woodhaven Dr
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: 910 464-5504 FAX: () E-MAIL: hbsiemers822@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.*

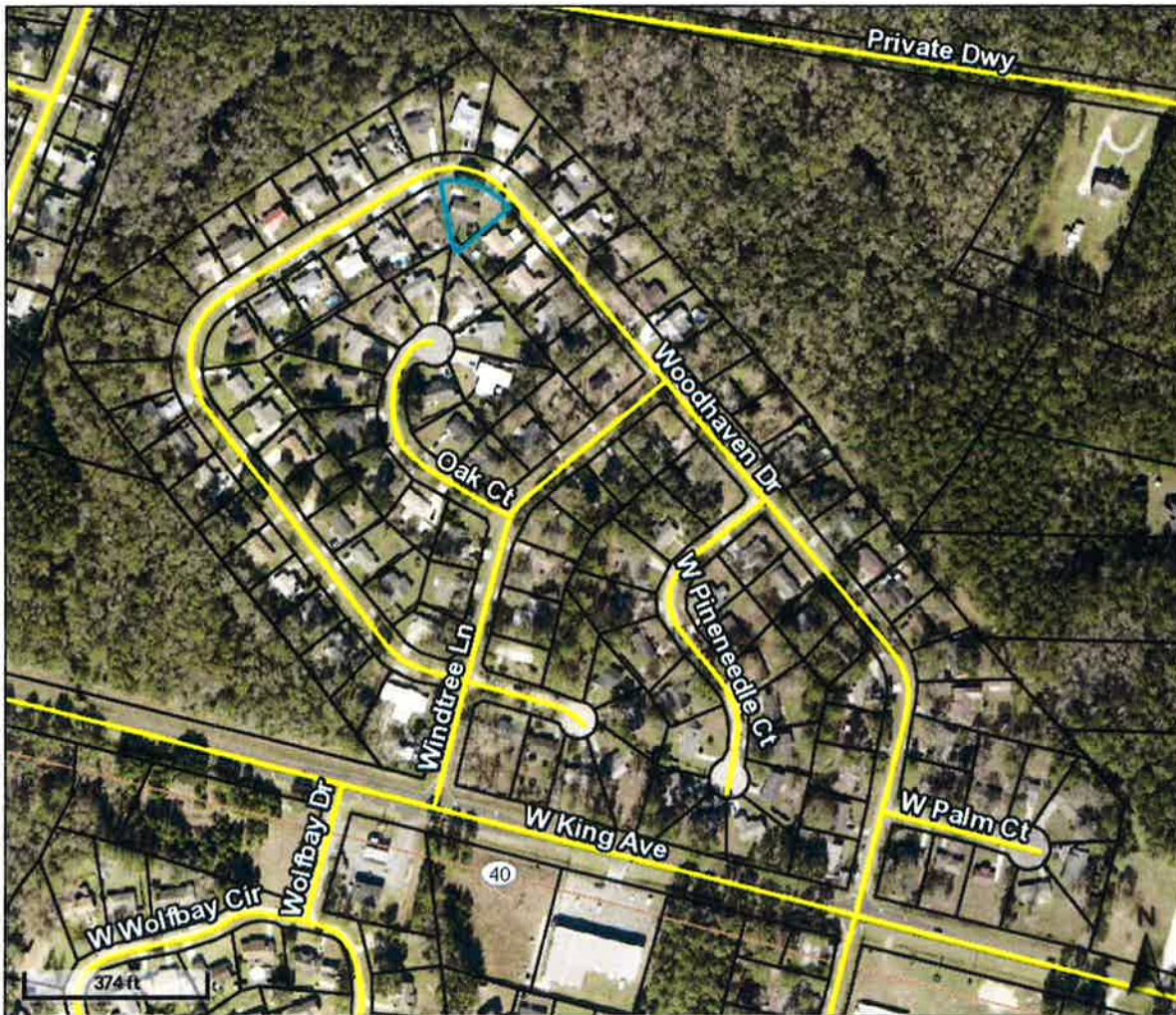
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- 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
- C 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

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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

SCHEDULED**AGENDA ITEM (ID # 3047)**

Meeting: 04/06/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3047

Home Occupation-Wendell Brown-158 W. Woodhaven Dr.

Home Occupation application for 158 W. Woodhaven Dr., Map & Parcel 082E 034A. Zoning is R-1.

Wendell Brown has filed a home occupation application for "Kingsland Auto Detailing, LLC". The purpose of the business will be to do mobile detailing of vehicles for customers and applicant will be using his home as an office only. 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: April 6, 2020

City Council Meeting Date: April 13, 2020

Agenda Item: Home Occupation application for 158 Woodhaven Drive, Map & Parcel 082E 034A

Background: Wendell Brown has filed a home occupation application for Kingsland Auto Detailing, LLC. The purpose of the business will be to do mobile detailing of vehicles for customers and applicant will be using his home as an office only. 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: April 2020-Home Occ-Wendell Brown (3047 : Home Occupation-Wendell Brown-158 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: Wendell Brown PHONE: 904-263-9594
 ADDRESS: 158 W. Woodhaven drive Kingsland GA 31548
 FAX: NA E-MAIL: Kriptiniteboi@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: Kingsland Auto Detailing LLC
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 158 W. Woodhaven drive
 TAX MAP & PARCEL NUMBER: 082E034A ZONING: R1-Residential

OWNER OF SITE, IF NOT APPLICANT: _____
 ADDRESS: 158 W. Woodhaven drive
 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: Wendell Brown DATE: 2-18-2020



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: Feb. 18, 2020

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: Feb. 18, 2020

3. DATE PERMIT FEE PAID: Feb. 23, 2020 AMOUNT PAID: \$ 5000

4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: _____

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A _____ PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

3/11/20
 DATE

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION



APPLICANT: Wendell Brown
ADDRESS: 158 W. Woodhaven drive
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: () 904-263-9594 FAX: () _____ E-MAIL: Kriptiniteba@Gmail
PROPOSED BUSINESS: Mobile detailing LOCATION: 158 W. Woodhaven drive
TAX PARCEL: 082E034A ZONING: R3-Residential

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 150 Sq. Ft. of business area
1196 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.

Wendell Brown
SIGNATURE OF APPLICANT

2-18-2020
DATE

To Whom it may concern:

As I'm trying to establish my Business, "Kingsland Auto Detaling" I wanted to inform you all of my intentions and operating procedures.

I live at 158 West Woodhaven Drive Kingsland Georgia, 31548. That will be where my business is located. I however, will not be using my home for potential or current clients gatherings. I Do have an office in my home where I do book keeping. I'am a mobile detailer where I go to clients homes, or place of work to preform work requested. A mobile detailer is where I go to the clients location to wash, wax and clean the interior of their vehicle. I carry everything in my trailer, including water, a generator, vacuum, cleaning agents, rags, and brushes. As for my home, the only piece of equipment that I have, is a 6x12 Cargo trailer that I store behind my gated fence. I do have a 16x20 shed that i also keep back up supplies in. (Such as all purpose cleaners) I Do have a cell phone that i use for work purposes to schedule appointments. Also, as for signage, I only have one vehicle, and I also use that for work that has signage on the doors (2) and tailgate of that vehicle.

Thank you

Wendell Brown

158 W Woodhaven Drive

(904)263-9594

Attachment: April 2020-Home Occ-Wendell Brown (3047 : Home Occupation-Wendell Brown-158 W. Woodhaven Dr.)



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 034A	Owner	BROWN WENDELL A	Last 2 Sales			
Class Code	Residential		158 WEST WOODHAVEN DRIVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548	1/6/2017	\$86600	FM	Q
	KINGSLAND	Physical Address	158 WOODHAVEN DR	7/1/1988	\$46110	FM	Q
Acres	n/a	Assessed Value	Value \$94730				

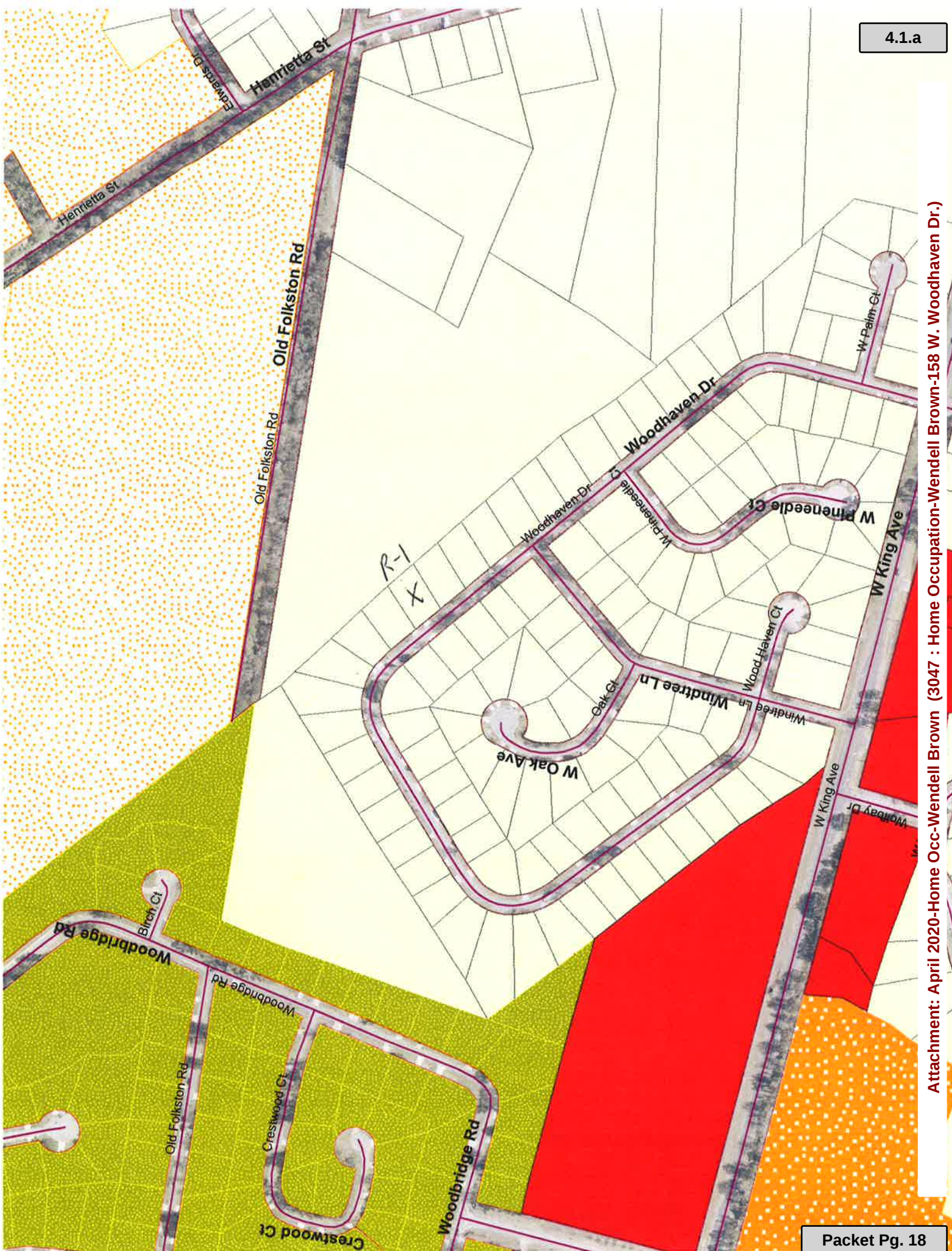
(Note: Not to be used on legal documents)

Date created: 3/11/2020

Last Data Uploaded: 3/11/2020 7:33:15 AM

Developed by Schneider
GEOSPATIAL

Attachment: April 2020-Home Occ-Wendell Brown (3047 : Home Occupation-Wendell Brown-158 W. Woodhaven Dr.)



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3048)**

Meeting: 04/06/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3048

Variance-Renee Vila (Dalton Signs, Inc.)-140 Colerain Rd.

Variance for 140 Colerain Rd., Map & Parcel 070 055B. Zoning is R-1.

Applicant, Renee Vila (Dalton Signs, Inc.) representing Harbor Worship Center Church of God is requesting a variance to Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120.6 - Permitted Signs by Type and Zoning District. The request is to allow for the applicant to erect a monument ground sign on the property, located in an R-1 Zoning District. City ordinance does not allow for permanent ground signs in an R-1 zoning district. Staff feels like if the city is going to allow places of worship in an R-1 zoning district, then the place of worship should be allowed to have a monument ground sign as other places of worship do throughout the city.

Staff recommends approval of the variance request.



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: April 6, 2020

City Council Meeting Date: April 13, 2020

Agenda Item: Variance for 140 Colerain Rd., Map & Parcel 070 055B

Background: Applicant, Renee Vila (Dalton Signs, Inc.) representing Harbor Worship Center Church of God is requesting a variance to Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120.6 - Permitted Signs by Type and Zoning District. The request is to allow for the applicant to erect a monument ground sign on the property, located in a R-1 Zoning District. City ordinance does not allow for permanent grounds signs in a R-1 zoning district. Staff feels like if the city is going to allow places of worship in a R-1 zoning district, then the place of worship should be allowed to have a monument ground sign as other places of worship do throughout the city.

Zoning: R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Attachment: April 2020-Variance-Renee Vila (Dalton Signs) (3048 : Variance-Renee Vila (Dalton Signs, Inc.)-140 Colerain Rd.)

APPLICATION FOR VARIANCE
Kingsland, Georgia

200082



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) 120.6 of the Kingsland Land Development Ordinance.
2. Your Name RENEE VILA (DALTON SIGNS INC.)
 Phone (912) 576-5858
 Address 610 N. Lee Street
KINGSLAND, GA 31548
3. Location of Property:
 Street 140 COLERAIN Rd., KINGSLAND, GA 31548
 Parcel No. 070 055B Lot No. _____
4. This land is zoned: ☒ R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2 () C-3 () C-4 () I-L

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

ALLOWANCE OF MONUMENT SIGN SYSTEM WITH
ELECTRONIC MESSAGE CENTER.

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.

ALLOWANCE OF SIGNAGE FOR churches that are allowed
to stay zoned residential, to have building
signs as well as ground signs.

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 churches in our township have both
building & road signs.
Kingsland Methodist Church
Kingsland First Baptist

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.

THIS variance would simply give churches zoned
residential to have the same rights as other
churches in the are or commercial zoning
sign rights.

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

ALLOWANCE OF Ground sign or pylon FOR
churches zoned residential

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.

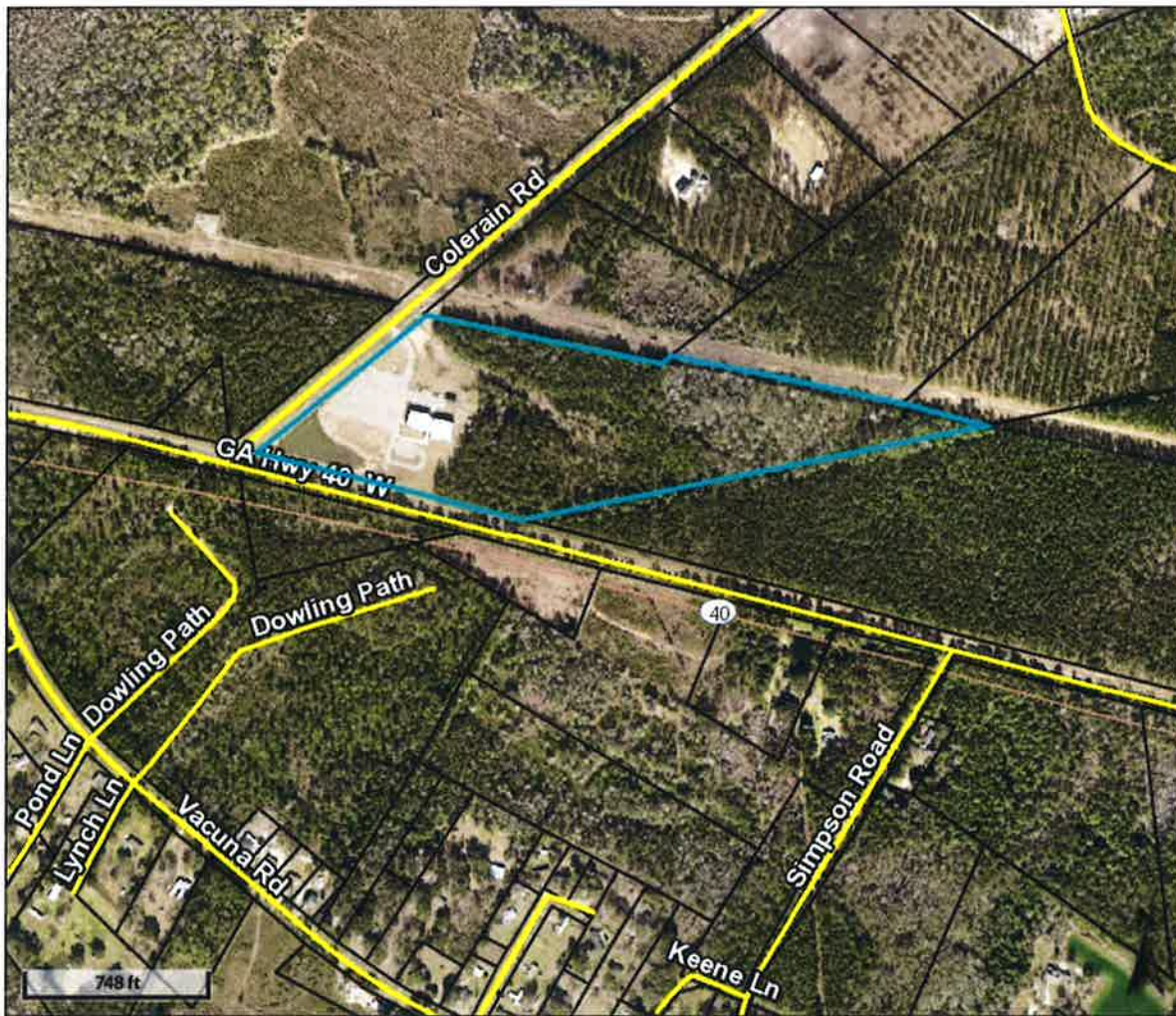
8. Signed Renee Vila Date 3/4/20

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 3/4/20
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☒ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 3/10/20
Date hearing advertised: 3/19/20
Date hearing held: 4/6 & 4/13
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: _____



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	070 055B	Owner	HARBOR WORSHIP CNTR CHURCH OF	Last 2 Sales			
Class Code	Exempt		GOD INC	Date	Price	Reason	Qual
Taxing District	KINGSLAND		140 COLERAIN ROAD	7/25/2010	0	NM	U
	KINGSLAND		KINGSLAND GA 31548	7/31/2007	\$328000	LM	Q
Acres	28.8	Physical Address	140 COLERAIN RD				
		Assessed Value	Value \$1775724				
		Value					

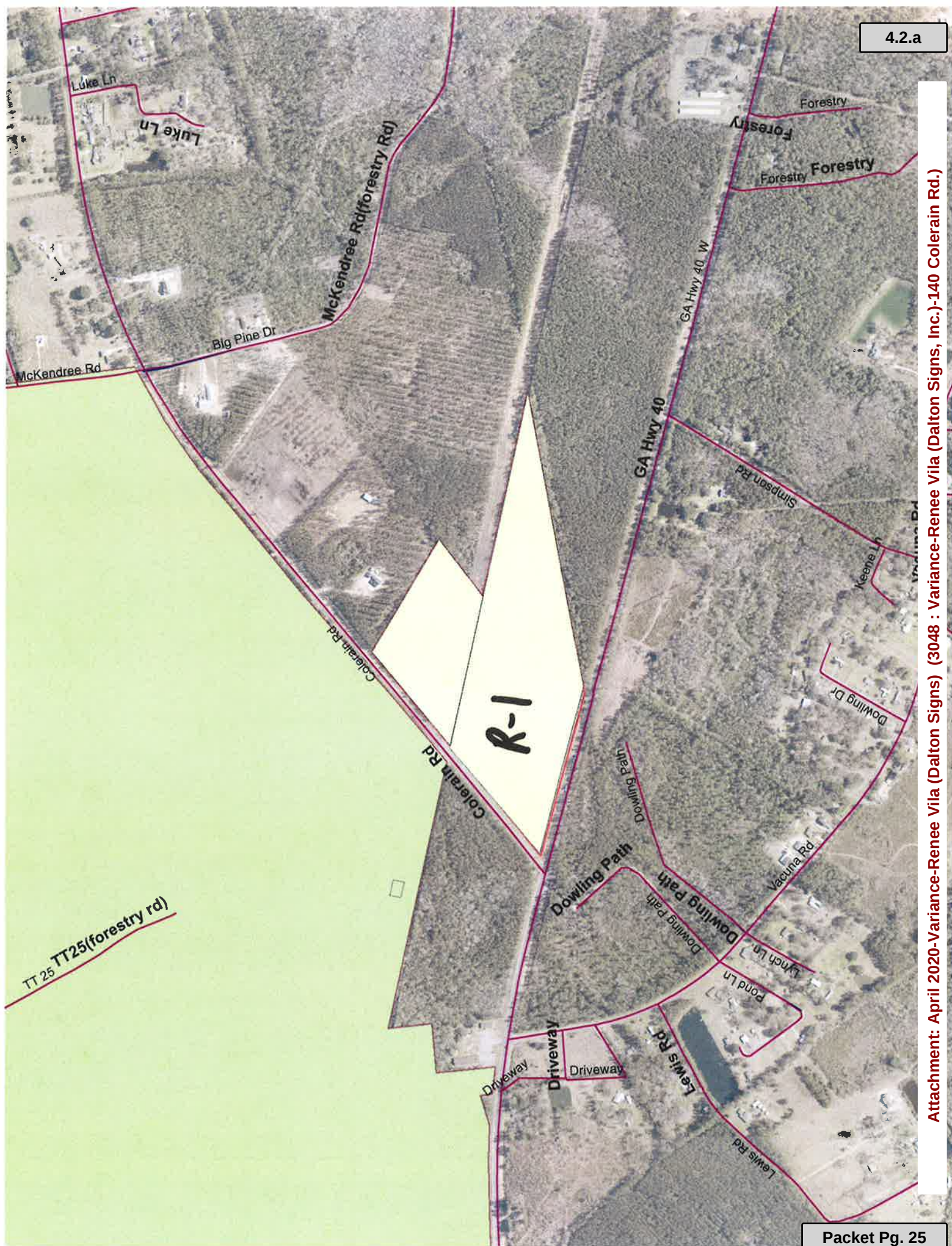
(Note: Not to be used on legal documents)

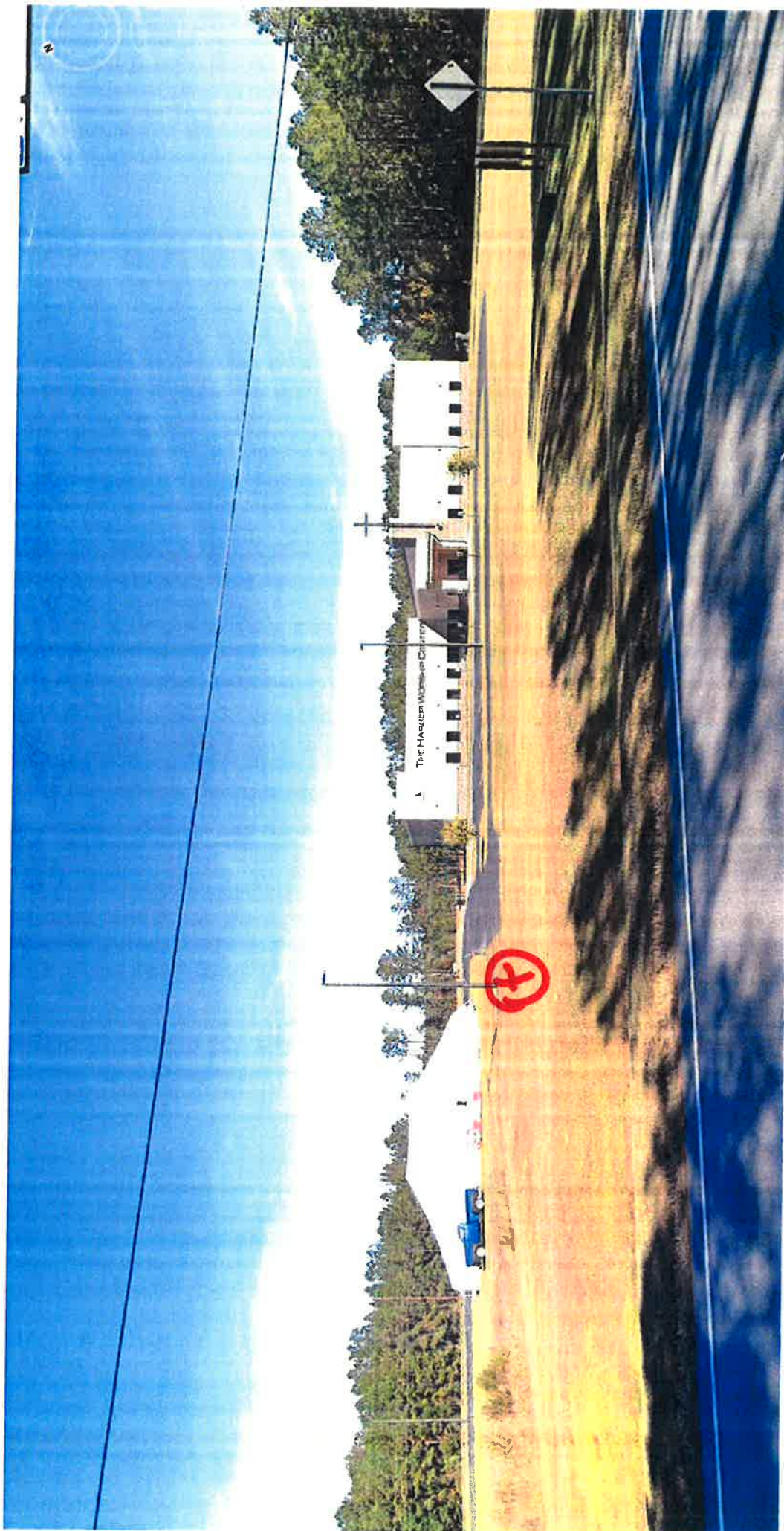
Date created: 3/11/2020

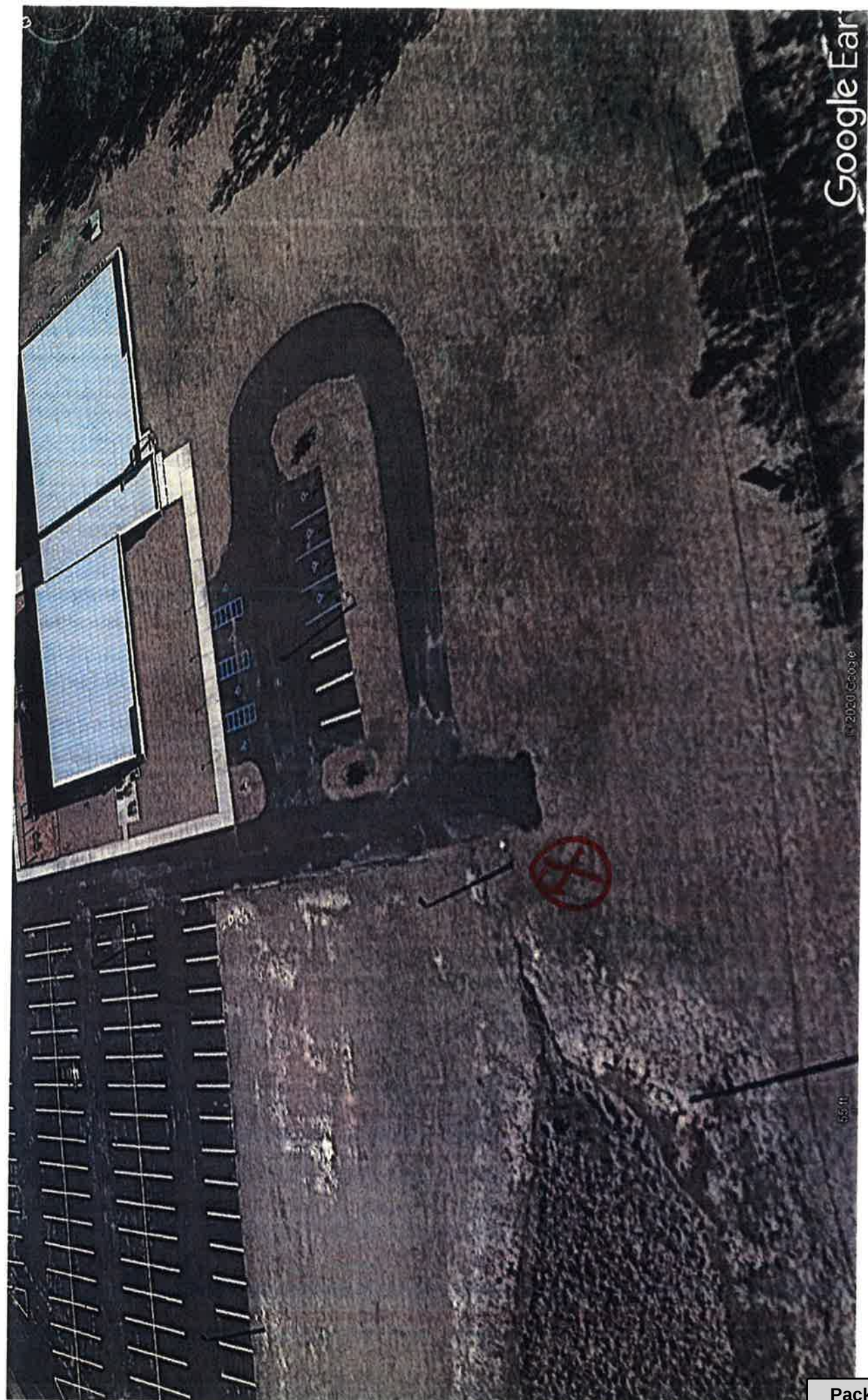
Last Data Uploaded: 3/11/2020 7:33:15 AM

Developed by  Schneider
GEOSPATIAL

Attachment: April 2020-Variance-Renee Vila (Dalton Signs) (3048 : Variance-Renee Vila (Dalton Signs, Inc.)-140 Colerain Rd.)







Letter Visibility Chart

Viewing Distance	Min. Letter Height
100Ft	4"
250Ft	10"
360Ft(city block)	18"
500Ft	22"
750Ft	33"
1000Ft	43"
1320Ft	57"

COLORS

- ☐ COLOR
- ☐ COLOR
- ☐ COLOR
- ☐ COLOR
- ☐ COLOR

610 North Lee Street, Foxboro, MA 01944
910.576.5855 • 910.576.8866 F
WWW.DALTONSIGNS.COM

CLIENT:

CONTACT:

CITY/STATE:
Kingsland, GA

DATE: 12.6.19
ESTIMATE/ ORDER #:

DESIGNER: KG
PROJECT MANAGER: PJ



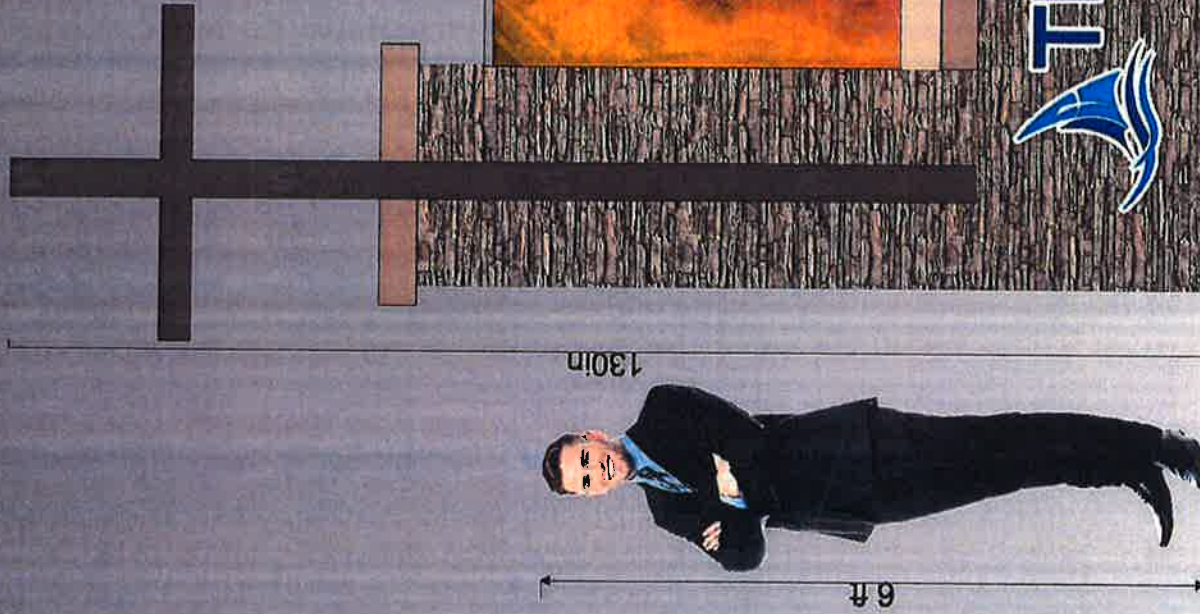
© 2019 Dalton Signs Inc.
This design is the sole property of Dalton Signs Inc. and may not be used, or duplicated in any form without the expressed written permission of Dalton Signs Inc. This drawing was created to assist you in visualizing your sign criteria. We cannot guarantee exact matches due to various materials used. Finished dimensions may vary slightly on any illustration.

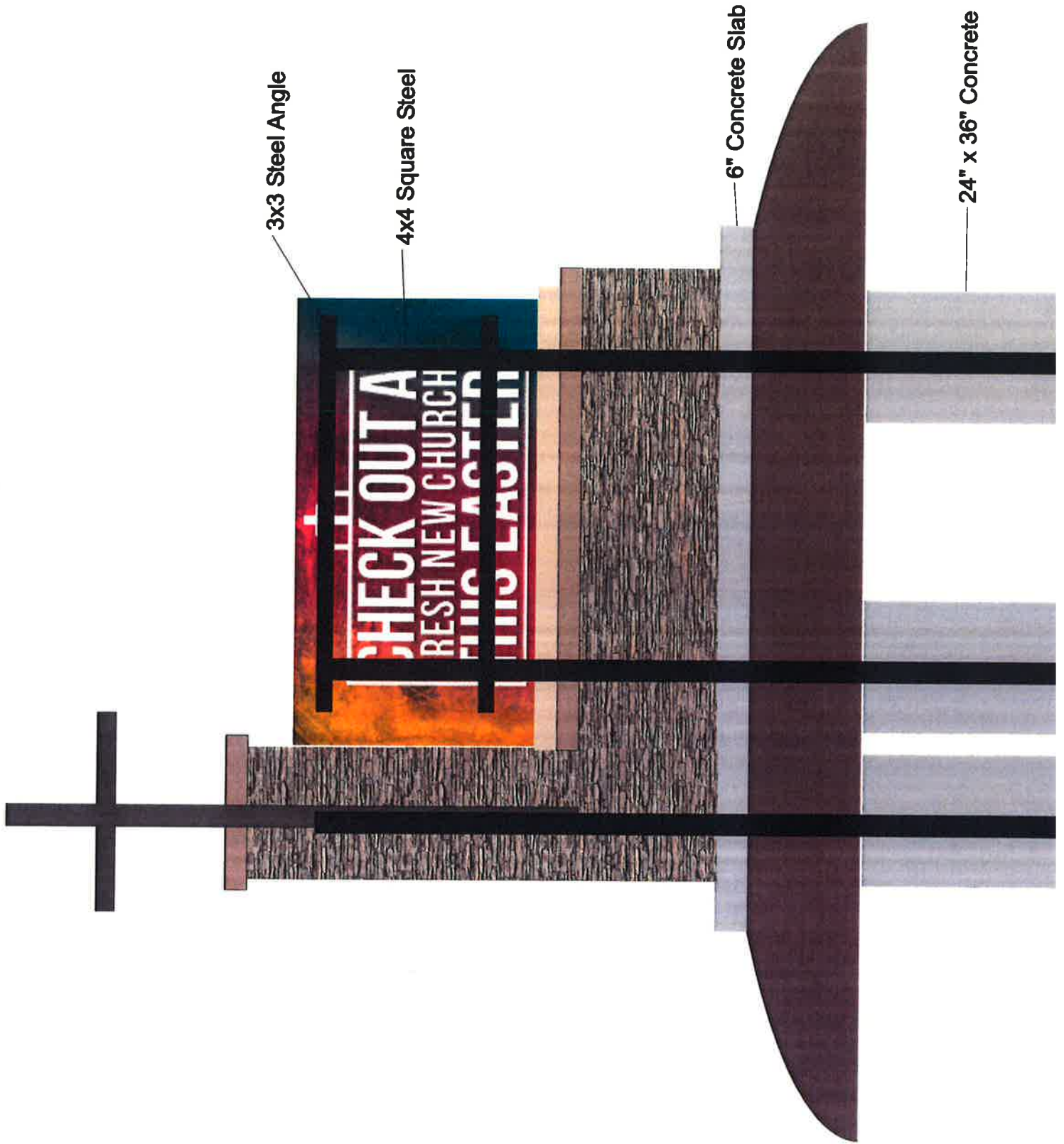
PROOF#
\\ARTMAIN\ArtDirectory\Harbor Worship Center\ 2019\Foamcraft Monument

CUSTOMER ASSUMES FINANCIAL RESPONSIBILITY OF ANY DESIGN FEES INCURRED ON CUSTOMER'S BEHALF IN THE EVENT THAT CUSTOMER DECIDES NOT TO FOLLOW THROUGH WITH PRODUCTION OF PRODUCT.

YOUR ORDER IS ON HOLD UNTIL THIS PROOF SHEET IS RETURNED WITH A SIGNATURE.
***NOTE: COLORS ON YOUR SCREEN MAY NOT EXACTLY MATCH PRINTED PRODUCT.**

DALTON SIGNS, INC. ALLOWS TWO CHANGE REQUEST BEFORE ADDITIONAL DESIGN FEES ARE INCURRED
authorize Dalton Signs to begin production on this project. I agree the colors, spelling, layout, verbiage, numbers, punctuation, and positioning are
EXACTLY AS I REQUEST AND
ACCEPT FINANCIAL RESPONSIBILITY
for the production of this product as illustrated





Attachment: April 2020-Variance-Renee Vila (Dalton Signs) (3048 : Variance-Renee Vila (Dalton Signs, Inc.)-140 Colerain Rd.)



Attachment: April 2020-Variance-Renee Vila (Dalton Signs) (3048 : Variance-Renee Vila (Dalton Signs, Inc.)-140 Colerain Rd.)





**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3050)**

Meeting: 04/06/20 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3050

2020-04 Ordinance Amendment to Ordinance 2002-08 (KLADO)-Online Firearm Sales

This amendment shall allow on-line sales of firearms and ammunition for a "Home Occupation" for qualified applicants.

There is a State Law in place that prohibits a local gov't from having stricter gun selling regulations than the state does. As of now, our city ordinance is in conflict with State Law.

(Example): The Macon-Bibb County P & Z Committee was recently challenged and petitioned on this issue and had to amend their ordinance that prevented residents from selling firearms from their residence as a home occupation.

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: April 6, 2020

City Council Meeting Date: April 13, 2020

Agenda Item: 2020-04 Ordinance Amendment to Ordinance 2002-08 (KLADO)

Background: There is a State Law in place that prohibits a local gov't from having stricter gun selling regulations than the state does. As of now, our city ordinance is in conflict with State Law.

(Example): The Macon-Bibb County P&Z Committee was recently challenged and petitioned on this issue and had to amended their ordinance that prevented residents from selling firearms from their residence as a home occupation.

This amendment shall allow on-line sales of firearms and ammunition for a "Home Occupation" for qualified applicants.

Amendment is attached.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning Director

Yellow- Additions

Red- Removed

ARTICLE XI. - HOME OCCUPATIONS

Sec. 110. - Home occupations.

110.10 Manufacture and/or Sale of Firearms/Explosives. The manufacturing, ~~sale or importing~~ of firearms will not be allowed under any home occupation classification. No product may be manufactured ~~sold or imported~~ which contains explosive materials, including but not limited to bullets. **Online sales of firearms and ammunition will only be allowed in the "Home Occupation" classification.**

110.15 Use Allowed in Each Classification.

2) "HOME OCCUPATION" - Uses allowed in the home occupation classification are, but not necessarily limited, to the following, none of which may have clients coming to the residence and, if applicable, all sales of manufactured and/or ready-made products must be made outside of the home:

- Any uses permitted under "Home Office"
- Art Studio
- Bakery good (cakes, pies, etc.)
- Catering service
- Computer programming
- Direct sale product distribution (Amway, Avon, Tupperware, etc.)
- Dressmaking (sewing, alterations, etc.)
- Financial Planning
- Flower arranging
- Home crafts
- Home cooking and preserving
- House painting and/or repairs
- Laundry/ironing service
- Photo developing
- Upholstering
- **Online Sales of Firearms and Ammunition (Qualified Applicants Only)**

3) "RESIDENTIAL BUSINESS" - Uses allowed in the home business classification are, but not necessarily limited to, the following:

- Any uses permitted under "Home Office" and "Home Occupation" but will allow clients to come to the home, **but not to include the use: Online Sales of Firearms and Ammunition.**

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR ADOPTION OF ORDINANCE 2020-04 TO AMEND ORDINANCE 2002-08.

The City of Kingsland Planning Commission and City Council will hold a public hearing on the adoption of Ordinance 2020-04 to amend Ordinance 2002-08 (Kingsland Zoning and Land Development Ordinance) Sec. 110.10 Manufacture and/or Sale of Firearms/Explosives and Sec. 110.15 Use Allowed in Each Classification (2) Home Occupations. The amendment shall allow on-line sales of firearms and ammunition for a "Home Occupation" for qualified applicants.

Notice is hereby given that a public hearing on the proposed ordinance adoption is scheduled for the Planning Commission meeting on Monday, April 6, 2020 at 6:00 p.m. and for the City Council meeting on Monday, April 13, 2020 at 6:00pm. Both meetings will be held in the council chambers located at City Hall, 107 South Lee Street. Anyone desiring to address the Planning Commission or City Council regarding this proposed change may do so at the public hearing.

Copies of the proposed Ordinance 2020-04 are available at the Community Planning offices located at 105 S. Lee St.