



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • SEPTEMBER 8, 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. AGENDA ITEMS

1. Home Occupation-Latrina Browning-118 Crestwood Ct. -

Latrina Browning has applied for a Home Occupation for "Yanas 1st Closet" at 118 Crestwood Ct. (Tax Parcel 082H 066). Zoning is PD/R-1. The purpose of the business will be for on line sales of clothes and vintage items. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Staff recommends approval.

2. Home Occupation-Tamisha Davis-210 Redwood St. -

Tamisha Davis has applied for a Home Occupation for "Crown Elite Care, LLC" at 210 Redwood St. (Tax Parcel 095 023). Zoning is R-5. The purpose of the business will be for a commercial Cleaning Business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Staff recommends approval.

3. Business License for a Pet Crematory-Kyle Nelson-108 S. Lee St. -

Kyle Nelson has applied for a business license in the name of Rainbow Bridge Pet Crematory, LLC. The location of the proposed business is at 108 S. Lee St. (Tax Parcel K21 01 008) located in the C-1 Central Business District.

Staff does not recommend approval.

4. Re-Zoning-Keith Whaley-Tax Parcels 081 042 & 081 046 -

Keith Whaley has applied for a re-zoning of (2) parcels to be combined containing approximately 22.07 acres located north of Harrietts Bluff Rd. and west of Kinlaw Rd. The applicant has been given authorization from property owner Howard C. Wayne to act as agent. The applicant is requesting the parcels to be re-zoned to R-6 (Single Family Large Tract Residential) and is requesting to be exempt from connecting to city sewer. The purpose of the re-zone request is for the property to be used for the applicant's homestead to include a barn and livestock. The current zoning of parcel 081 042 is C-2 (General Commercial) and the current zoning of parcel 081 046 is R-2 (Low Density Residential).

Staff recommends approval.

5. Variance-Sherill Dean West-125 Edwards Dr. (082K 019) -

Sherill Dean West is requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles, including boats. The purpose of the request is for the applicant to be able to park their camper in the front yard of the home. The applicant states that due to the location of the property lines and fence, he is unable to park the camper in the back yard. However, Mr. West notified the Planning staff that he has a secured space at a storage facility for the camper until a decision has been made on his variance request. Zoning is PD/R-2.

Staff does not recommend approval of the variance request.

6. Preliminary Plat-Jeff Foster-AKM Surveying-Settlers Hammock-Phase 3 -

Jeff Foster-AKM Surveying has applied for a Preliminary Plat on behalf of Lamar Smith Signature Homes, LLC for Settlers Hammock-Phase 3 in Settlers Hammock on Daniel Trent Way (Parcel 107 023C 001). Zoning is PD/R-1. Number of proposed lots is 29 single family lots totaling 7.94 acres.

Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3178)**

Meeting: 09/08/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3178

Home Occupation-Latrina Browning-118 Crestwood Ct.

Latrina Browning has applied for a Home Occupation for "Yanas 1st Closet" at 118 Crestwood Ct. (Tax Parcel 082H 066). Zoning is PD/R-1. The purpose of the business will be for on line sales of clothes and vintage items. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

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: September 8, 2020

City Council Meeting Date: September 14, 2020

Agenda Item: Home Occupation application for 118 Crestwood Ct.,
Map & Parcel 082H 066

Background: Latrina Browning has applied for a Home Occupation for Yanas 1st Closet. The purpose of the business will be for on line sales of clothes and vintage items. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Sept. 2020-Home Occ.-Latrina Browning (3178 : Home Occupation-Latrina Browning-118 Crestwood Ct.)



CITY OF KINGSLAND APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Latrina Browning PHONE: 623-800-7240
 ADDRESS: 118 Crestwood Ct., Kingsland, GA 31548
 FAX: N/A E-MAIL: bfocusonhim@aol.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: N/A

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: N/A

TAX MAP & PARCEL NUMBER: 082 H 066 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Weichert Realty

ADDRESS: 109 Haddock Rd #104

CITY: Kingsland, GA 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: Latrina Browning DATE: 7/21/20

CITY OF KINGSLAND AFFIDAVIT FOR A HOME OFFICE



APPLICANT: Latrina Browning
 ADDRESS: 118 Crestwood Ct
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 23 800-7240 FAX: () E-MAIL: browningh@comcast.net
 NAME OF PROPOSED BUSINESS: "Vanast Closet" Postmark Online

BRIEF DESCRIPTION OF YOUR BUSINESS Online resell (clothes)
shoes, vintage finds (small items)

(Use back side if additional space is needed)

A Home Office Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by 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 Office: An office use conducted entirely within a dwelling which is carried on by the occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes. The office will be restricted to no more than one room of the dwelling and cannot exceed more than three hundred (300) square feet in area. Such office use shall be limited to routine office clerical or bookkeeping procedures which can be conducted within residence. Home offices shall not include any business which involves the sale, manufacture or repair or merchandise on the premises or the storage of inventory, raw materials, or other materials to be used in the business. Home offices shall also not include any business requiring access by the public including, but not limited to customers, clients, or vendors. No outside storage or display including signs is permitted and no other than family members who reside in the premises may be employed in the office. "Home Offices" also include, but are not limited to, any business in which the occupancy of the home requires the use of his/her telephone for setting appointments for "outside of home" businesses, such as house cleaning services, pet sitting services, telephone solicitations, or any other business in which the occupant of the home may engage in outside of the home and which does not require equipment to be stored at the residence (i.e; ladders, paint, wood, etc.)

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.

Latrina Browning
SIGNATURE OF APPLICANT

7/21/20
DATE

From: wowzarepairs@gmail.com,
To: bfocusonhim@aol.com,
Subject: Re: Latrina Browning
Date: Fri, Jul 17, 2020 8:45 am

+ Weichart

Good Morning,

As Long as the garage is used for storing and not large amounts of items in the home and there is no customer traffic that is allowed, yes.

*Sincerely,
Sherry Walker
Property Manager*

(912) 510-0705 Direct
1-888-807-6984 Fax

Like us on Facebook!

On Thu, Jul 16, 2020 at 9:06 PM Beingrenewed <

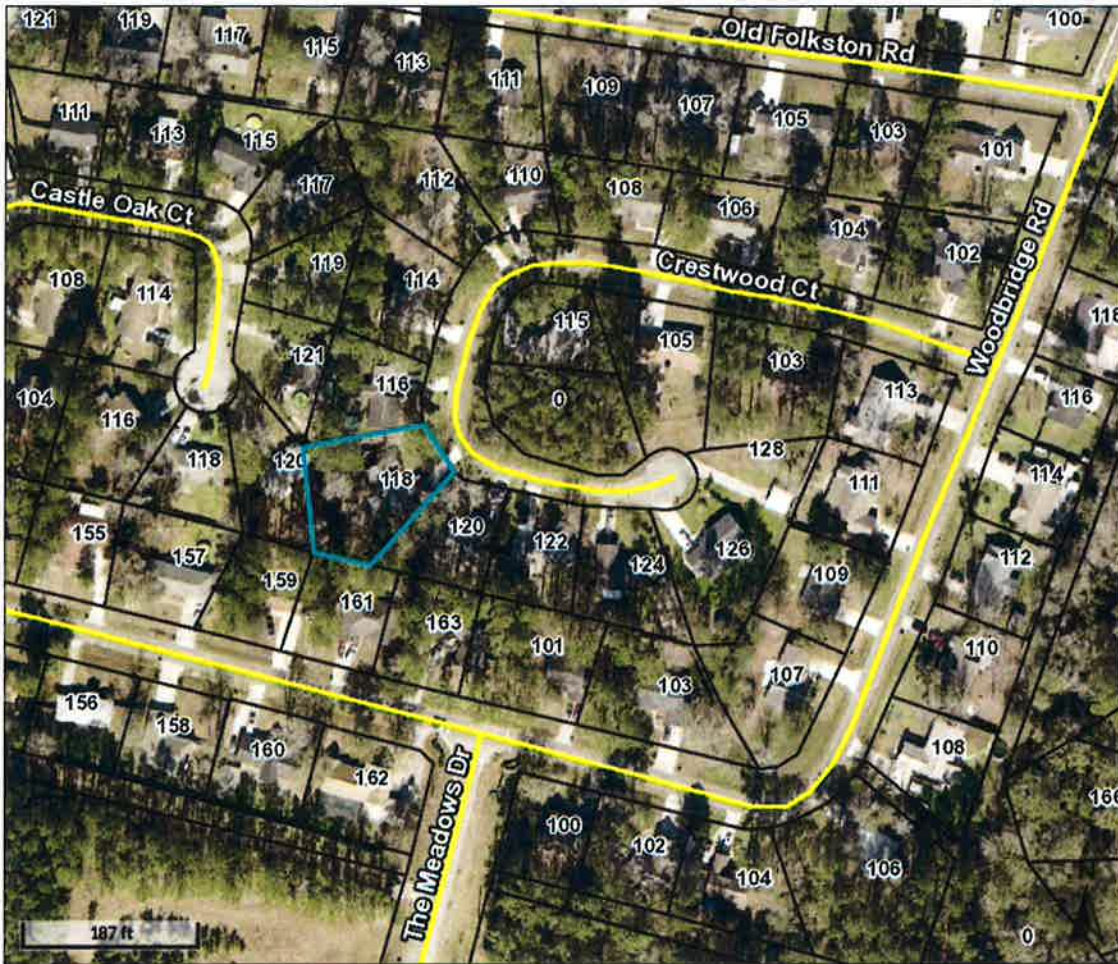
> wrote:

Hello,

Since being furloughed, I have started a online vintage store, and I need to get an approval to do it on this the property. I simply vintage shop..find old piecesand ship them out selling on online platforms...noone will come to the house...Just shipping.

Thanks

Attachment: Sept. 2020-Home Occ.-Latrina Browning (3178 : Home Occupation-Latrina Browning-118 Crestwood Ct.)



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	082H 066	Owner	COZZENS JOSHUA H & KIMBERLY A	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 40043	Date	Price	Reason	Qual
Taxing District	KINGSLAND		AUSTIN TX 78704	10/22/2007	\$135000	FM	Q
	KINGSLAND	Physical	118 CRESTWOOD CT	3/29/2004	\$86500	FM	Q
Acres	n/a	Address					
		Assessed Value	Value \$100200				

(Note: Not to be used on legal documents)

Date created: 8/10/2020

Last Data Uploaded: 8/10/2020 7:34:58 AM

Developed by Schneider
GEOSPATIAL

City of Kingsland Zoning Map



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3176)**

Meeting: 09/08/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3176

Home Occupation-Tamisha Davis-210 Redwood St.

Tamisha Davis has applied for a Home Occupation for "Crown Elite Care, LLC" at 210 Redwood St. (Tax Parcel 095 023). Zoning is R-5. The purpose of the business will be for a commercial Cleaning Business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

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: September 8, 2020

City Council Meeting Date: September 14, 2020

Agenda Item: Home Occupation application for 210 Redwood Street,
Map & Parcel 095 023

Background: Tamisha Davis has applied for a Home Occupation for Crown Elite Care, LLC. The purpose of the business will be for a commercial cleaning business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Article XI, Sec. 110.4 of KLADO.

Zoning: R-5

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director



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: Tamisha Davis PHONE: 912 217-4553
 ADDRESS: 210 Redwood Street Kingsland, GA 31548
 FAX: N/A E-MAIL: CrownEliteCare@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: CrownEliteCare LLC
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 210 Redwood Street Kingsland
 TAX MAP & PARCEL NUMBER: 095023 ZONING: R-5
 OWNER OF SITE, IF NOT APPLICANT: Tamisha Davis
 ADDRESS: 210 Redwood Street Kingsland, GA 31548
 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: Tamisha Davis DATE: 8/6/2020

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

3.2.a

APPLICANT: Tamisha Davis
ADDRESS: 210 Redwood Street
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: 912 217-6553 FAX: () E-MAIL: CrownEliteCare@gmail.com
PROPOSED BUSINESS: Commercial Cleaning LOCATION: _____
TAX PARCEL: 095 023 ZONING: R-5

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: 144 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.

Tamisha Davis
SIGNATURE OF APPLICANT

8/6/2020
DATE

Attachment: Sept. 2020-Home Occupation-Tamisha Davis-210 Redwood St. (3176 : Home Occupation-Tamisha Davis-210 Redwood St.)

My name is Tamisha Davis I'm writing this letter to inform you that I am the owner of this home along with my husband Anthony Davis. I purchased a franchise cleaning business. The cleaning company will only service commercial businesses such as churches, restaurants, schools, business offices etc. I will be working out of my home.

Tamisha Davis

8/6/2020



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	095 023	Owner	DAVIS AND SON ENTERPRISES INC	Last 2 Sales			
Class Code	Commercial		230 B SOUTH LEE STREET	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548	12/16/1998	0	CO	U
	KINGSLAND	Physical Address	SCRUBBY BLUFF RD	2/1/1995	0	NM	U
Acres	44.8	Assessed Value	Value \$614051				

(Note: Not to be used on legal documents)

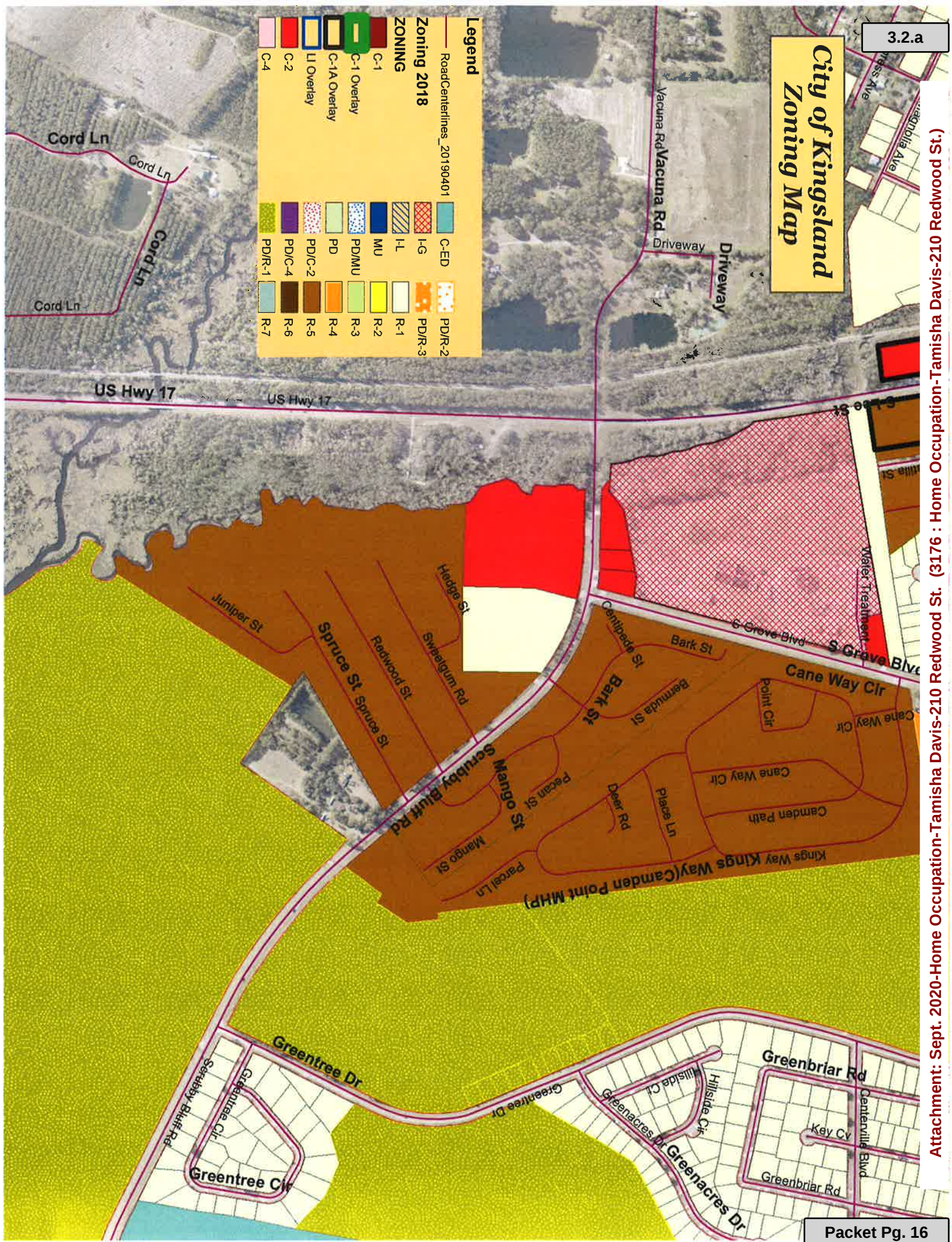
Date created: 8/10/2020

Last Data Uploaded: 8/10/2020 7:34:58 AM

Developed by Schneider
GEOSPATIAL

City of Kingsland Zoning Map

Legend	
RoadCenterlines_20190401	C-ED
Zoning 2018	
ZONING	
C-1	I-G
C-1 Overlay	I-L
C-1A Overlay	MU
LI Overlay	PD/MU
C-2	PD
C-4	PD/C-2
	PD/C-4
	PD/R-1
	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	R-7



HOWARD H. DAVIS IV, PRESIDENT
 DARA DAVIS, VICE-PRESIDENT
 HOWARD H. DAVIS III, SECRETARY-TREASURER

Davis And Son Enterprises, Inc.
 230 B. South Lee Street
 Kingsland, Georgia 31548
 912-729-3951

DEVELOPERS OF:
 PALMETTO PINES MHC
 THE OAKS OFFICE CENTER
 RETAIL /OFFICE RENTALS
 OAKWELL FARMS
 WAREHOUSES
 OAKWELL ACRES
 STORAGE UNITS
 OAKWELL ARMORY



Tuesday, August 18, 2020

Kingsland City Council &
 Kingsland Planning Commission
 107 South Lee Street
 P.O. Box 250
 Kingsland, Georgia 31548

Davis And Son Enterprises, Inc. approves Mrs. Tamisha Davis to operate her cleaning company out of her mobile home located at 210 Redwood Street, Kingsland, Ga. 31548 as long as she complies with Palmetto Pines MHC park rules.

Sincerely,

Casandra Gilliam
 Property Manager

Attachment: Sept. 2020-Home Occ.-Tamisha Davis-Letter from Davis & Son (3176 : Home Occupation-Tamisha Davis-210 Redwood St.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3192)**

Meeting: 09/08/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3192

Business License for a Pet Crematory-Kyle Nelson-108 S. Lee St.

Kyle Nelson has applied for a business license in the name of Rainbow Bridge Pet Crematory, LLC. The location of the proposed business is at 108 S. Lee St. (Tax Parcel K21 01 008) located in the C-1 Central Business District.

Staff does not recommend 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: September 8, 2020

City Council Meeting Date: September 14, 2020

Agenda Item: Business License for a Pet Crematory located at 108 S. Lee St. located in the C-1 (Central Business District).

Background: Kyle Nelson has applied for a business license in the name of Rainbow Bridge Pet Crematory, LLC. The location of the proposed business is at 108 S. Lee St. located in the C-1 Central Business District. The Central Business District is an area of the city that the Kingsland D. D. A. sets strategic economic goals and visions for the downtown area. The D.D.A. met on August 13, 2020 and voted unanimously to recommend that the business license not be approved because it does not meet the boards visions and goals and is not suitable for the downtown area. The D.D.A. would still embrace this type of business to Kingsland, but would prefer the business to be in a more suitable location outside of the Central Business District. The City Ordinance for C-1 does not include a pet crematory in its approved uses. However, the ordinance also does not list the business a prohibited use. The C-1 Ordinance does include the following as its intent of the district – “ **1.1.2. 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.**

It is in staff's opinion that if this part of the C-1 Ordinance when applied to a pet crematory, the use should not be allowed.



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

Zoning: C-1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff does not recommend approval

Scott L. Kimball

Planning & Zoning Director



CITY OF KINGSLAND, GEORGIA
APPLICATION FOR OCCUPATIONAL TAX CERTIFICATE

SECTION I (TO BE COMPLETED BY THE APPLICANT)

Date of Application: 8/06/2020 ☒ New Application ☐ Renewal ☐ Relocation

NAME OF BUSINESS: Rainbow Bridge Pet Crematory LLC

Owner/Representative: Nelson Kyle A
 Last First M.I.

SSN# 224-67-3036 DATE OF BIRTH: 10/24/1992 Phone: (904) 714-6895

Mailing Address 1337 Kennesaw Lane

City: Jacksonville State: Florida Zip: 32218

Fax: () E-mail: petcremations@rainbowbridgepc.com

Other Partners: Jimmy S Nelson Type of Business: Crematory

Occupational Title: Owner Date Business Opened: _____

Business Location Address: 108 S. Lee St. Kingsland, GA, 31548

Number of Employees (including owner) Full Time: 1 Part Time: 0

(employees are only those employees located in the City of Kingsland. If necessary, estimate the total number of employees and update as needed.)

Federal ID# 85-0797550 State License ID# 20067679

Health Dept # _____ Sales Tax # _____

WILL THIS BUSINESS SELL BEER, WINE, AND/OR ALCOHOL? YES _____ NO ☒

If YES, you must also apply for the appropriate alcohol license.

CERTIFICATION

I, Kyle Nelson, certify the above information to be true and accurate. I understand that the certification issued is only for the business and activities stated above and that all requirements of the State of Georgia and/or Federal agencies are met. I agree to abide by all building codes, including but not limited to Americans with Disabilities Act. I agree to secure any and all applicable required permits.

If this application is for a proposed business, the location of same will be in an area zoned for such business. If a suitable location is not found in a properly zoned area, the application shall become void unless the location is rezoned in accordance with the provisions of the Kingsland Land Development Ordinance.

I also understand that the certificate must be displayed in the place of business and that renewal must be paid prior to December 31 of each year.

I hereby agree and consent, pursuant to public law 93-579 of the Privacy Act of 1974 that the disclosure of information obtained in this application may be submitted to any agency of the City, County, State and Federal governments for the purposes of obtaining the necessary information to process this application.

I have read and understand the terms of this application.

Date: 8/06/2020 Signature: Kyle Nelson

City of Kingsland Zoning Map

Category

- Imp
- LS
- Vac

LI Overlay

- LI Overlay

PD/R-1

- PD/R-1

PD/R-2

- PD/R-2

PD/R-3

- PD/R-3

R-1

- R-1

R-2

- R-2

R-3

- R-3

R-4

- R-4

R-5

- R-5

R-6

- R-6

R-7

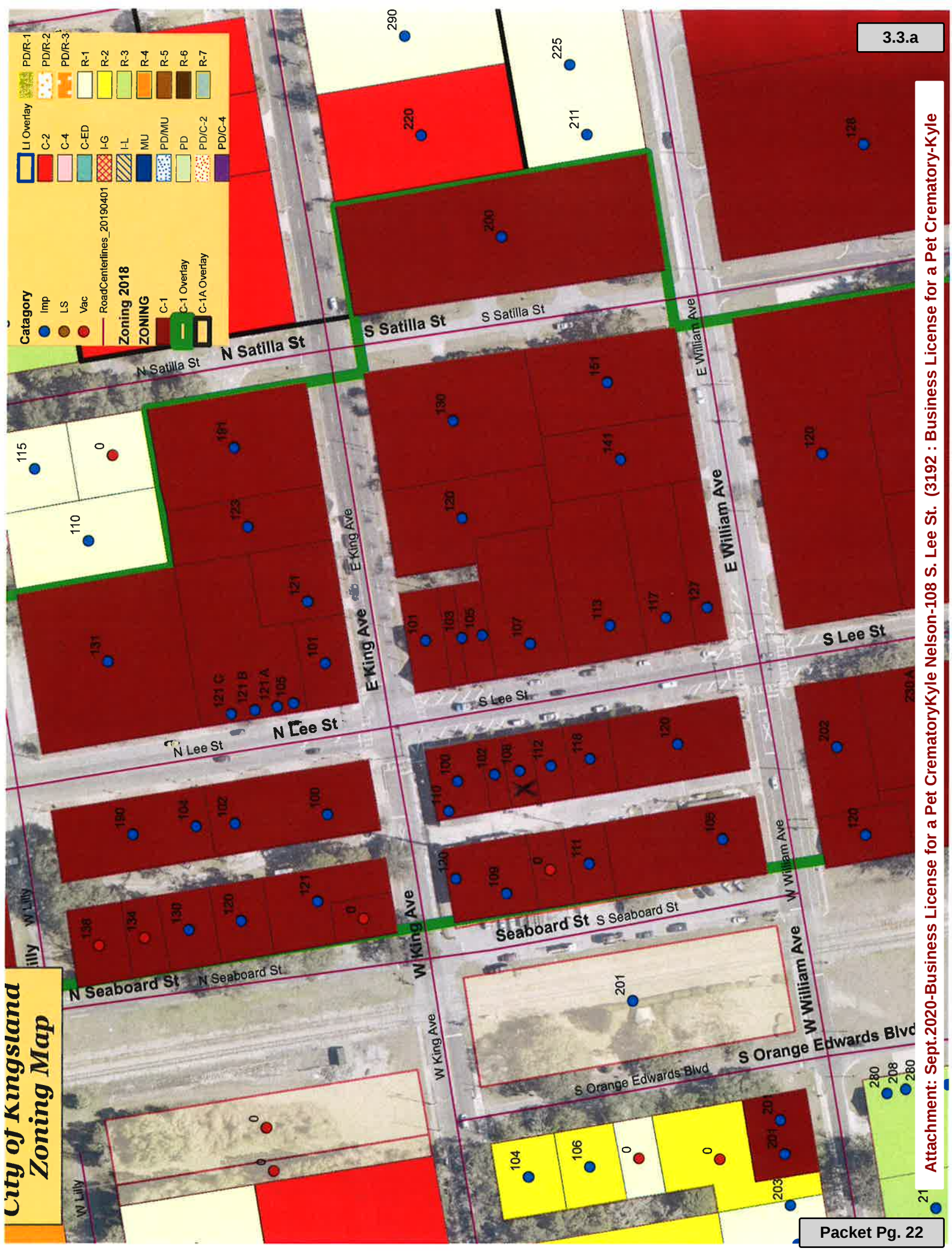
- R-7

Zoning 2018

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay

RoadCenterlines_20190401



3.3.a

Attachment: Sept.2020-Business License for a Pet CrematoryKyle Nelson-108 S. Lee St. (3192 : Business License for a Pet Crematory-Kyle



Cremation Division

The Standard of Excellence in Cremation Solutions

Matthews Environmental Solutions

July 2020

Local Planning and Zoning Commission

Project: Proposed Animal Crematory

To Whom It May Concern:

This letter will review certain facts and information regarding the placement of our type IV pathological cremation equipment within residentially or commercially zoned areas.

The primary purpose of this letter is to provide background information on our company, detailing our experience in the cremation furnace market to you and others that might review this document. Also, enclosed is information regarding the general location and operating conditions of cremation equipment throughout the United States & Canada.

Matthews Cremation Division has been designing, manufacturing and installing combustion systems for a broad range of industries for over a century. We are recognized as the leader in cremation equipment, with nearly 5,000 installations throughout the United States and over 50 countries. Our designs have been granted U.S. patents, and have been adopted as industry standards for quality and performance. In addition, we are the largest service and repair organization, servicing all brands of cremation equipment.

Animal Crematories today are located and used at Pet Funeral Homes, Pet Cemeteries, Veterinary Practices & other Practical settings. They are also used for Agricultural Farm applications as well, for the Proper disposal of Pathological Animal Remains. Most of these types of businesses are situated in residential and/or commercial areas, as they are there to better serve the communities in which they are located.

The equipment operates without smoke or odor, and each installation must be permitted by the environmental authorities for the city, state or province in which it is installed.

The equipment we manufacture is Underwriters Laboratories (UL) listed, confirming maximum safety of both equipment and personnel.



2045 Sprint Boulevard • Apopka, Florida 32703 • 800-327-2831 • 407-886-5533 • Fax: 407-886-9514





Cremation Division

The Standard of Excellence in Cremation Solutions

Each model manufactured by our company is tested by an independent testing laboratory against standards set forth by the federal government. Our equipment's emission levels are less than half the allowable standards to ensure environmental quality. Residents of the area will not be aware that the equipment is operating.

All machinery that performs combustion, whether automobiles or furnaces of any type (fireplaces or crematories), gives off byproducts referred to as *particulate matter*. Because of our equipment's high-quality standards, these byproducts are not visible, nor is there an odor of the material being combusted.

The equipment operates automatically and has built-in pollution detection equipment that constantly supervises the operation, safeguarding against pollution and environmental impact. Cycle time is approximately one to one and one-half hours. When this cycle time is multiplied by the annual frequency of use, the actual hours of operation become insignificant.

I have enclosed a chart comparing combustion by an automobile, a diesel truck, and a cremator operating for a two-hour period (the cycle time of a cremation). As you can clearly see, the cremator has far lower emission levels. The data on the automobile and truck comes from the United States government, and the information regarding pollutants from the crematory is based on actual test results.

I appreciate your interest and concern regarding the basic information surrounding the installation of cremation equipment. Please feel free to distribute this letter of information to any individuals and/or group that might have interest.

Should you or others require additional information or have questions about anything in this letter, please call me using our toll-free number: 800-327-2831. (VM Ext. 206 -6173) e-mail eczirok@matw.com

Yours very truly,

Erny Czirok

Matthews Cremation Division
Pet Equipment Specialist
Erny Czirok



2045 Sprint Boulevard • Apopka, Florida 32703 • 800-327-2831 • 407-886-5533 • Fax: 407-886-9514





Cremation Systems Testing

Cremation systems by design are fairly complex combinations of equipment used to transition “*human remains*” to “*cremated remains*” in a set time period. To accomplish this transition, the equipment has to utilize sophisticated combustion systems, environmental detection devices and various safeties that monitor the systems at all times. Therefore, it is necessary to maintain the highest level of quality and safety assurance on these systems throughout their typical 20 year life span. Meeting these demands requires cremation systems designers, manufacturers and service agencies to utilize various types of testing. This article will discuss the testing that takes place in the factory, in the field and for environmental compliance.

Factory testing is performed to ensure that the design of the cremation system meets the specifications that it was intended to. In addition to meeting design specifications, there are many quality assurance benchmarks that must be met to ensure that the equipment meets expectations of the manufacturer and the client that will receive and operate this cremation system.

Factory testing is accomplished by engineers, quality assurance technicians and combustion technicians at different points throughout the manufacturing process. Many manufacturing quality assurance programs require that quality checks take place along the way during the manufacturing process, such as after the steel frames are welded, after the high temperature refractory linings are installed, once all of the mechanical components such as doors are installed, and then again when the combustion systems are installed on the cremation unit. At the completion of all of the assembly, a final function test of the equipment is performed. These factory testing procedures are done to ensure the achieved quality meets the levels that have been set, and that the internal customer (each individual department) is receiving equipment that will meet their expectations for the next phase of manufacturing.

In addition to quality assurance testing like ISO (International Standards Organization), there is safety testing to be sure that the cremation systems meet the requirements of OSHA, UL Underwriters Laboratories, CSA (Canadian Standards Association), and CE (European Compliance). Each one of these safety/quality agencies has various areas of the equipment or manufacturing process that they focus on. Most of these agencies require detailed individual checklists which must be completed, or systems verified, to meet their individual requirements.

It must also be noted that if the equipment is built on site, or the final assembly takes places at the customer’s place of business, these same quality assurance and safety compliance tests must take place at the different phases of construction on site. The onsite engineers utilize detailed checklists during their safety and quality checks. These checklists are much like the checklists that are utilized by pilots to verify that every step and every component has been verified and checked to be sure that nothing is overlooked or omitted. In addition, design functions, such as burner heat output, emissions detection and flame safety controls, are all checked and the operating perimeters verified during the final checkout.



Field testing is performed by trained and specialized combustion engineers and technicians. This testing takes place once the cremation system is installed at the customer's place of business. At this point, all of the utility connections, i.e. electrical, gas and fresh air, should be connected and available for the technicians to verify. In addition, the exhaust stack is installed and the system is ready for operation. It is best to wait until all other on site contractors are finished to be sure that no one interferes with the cremation system once the field inspections and testing have taken place. Normal testing that takes place in the field is to repeat the quality assurance and safety testing that took place at the factory. This is due to the fact that often times the equipment is disassembled for transportation to the final location, and then reassembled on site. This is often accomplished using local contractors so it is necessary to confirm that everything has been installed and reassembled correctly.

There are also many variables in the field such as the fuel pressures, electrical supply, fresh air supply to the room, stack exhaust connections, and the room set up in general. Detailed checklists with the design requirements are provided to the field technicians so they can check and verify that all of the design requirements are being met. Once this initial check has been accomplished, the field technicians begin to set up the combustion system by adjusting the fuel/air ratios, temperatures, draft in the exhaust vent, and all other perimeters of the combustion and air systems. Most times, these set up perimeters are influenced by the local jurisdiction that has authority over the operating temperatures for the cremation system. Typically the operating perimeters are defined and provided in the operating permit issued by the local environmental regulatory authority. The field technicians utilize specialized equipment to confirm the supply of electricity, the fuel pressures being provided to the crematory building, and the amount of fresh air provided for the combustion process to take place inside the cremation equipment. All these impact the performance of the burners on the cremation system which, in turn, impact the quality and efficiency of the cremation process itself.

Environmental testing is accomplished using independent test laboratories which are approved by the local governing environmental authority. Independent test laboratories perform specialized testing and measurements of emissions and the flow of combustion gases within the cremation system.

The testing process by the environmental laboratories is highly regulated and set out in detail by the United States Environmental Protection Agency (USEPA) so that laboratories across North America conduct the environmental testing in a like fashion according to these specifications. After the installation is complete and the field set up has taken place by the technicians, the crematories are allowed a break in period for the equipment and for the operators to be trained. This typical start up period is accomplished within 90 days after the initial set up of the cremation system.

There are different levels of environmental testing. The lowest or minimum level of environmental testing is called a Visible Emissions test (VE test). During a VE test four readings are taken every minute over a 60 minute period (240 readings) by a trained smoke watcher. These are technicians that are trained several times per year to read the degree of smoke based on calibrated machines that they compare their readings against. During a typical VE test, the technician will also note wind direction, cloud cover, and whether any unusual circumstances or odors have been detected.

The next level up of stack testing is called in-stack emissions testing. With this type of test, a mobile laboratory and usually three technicians travel to the site with their testing equipment and portable laboratory. Each test will last 60 minutes and it will be performed on three different cremations. During this testing, the lab technicians monitor the stack gas temperatures flow rates, as well as the oxygen



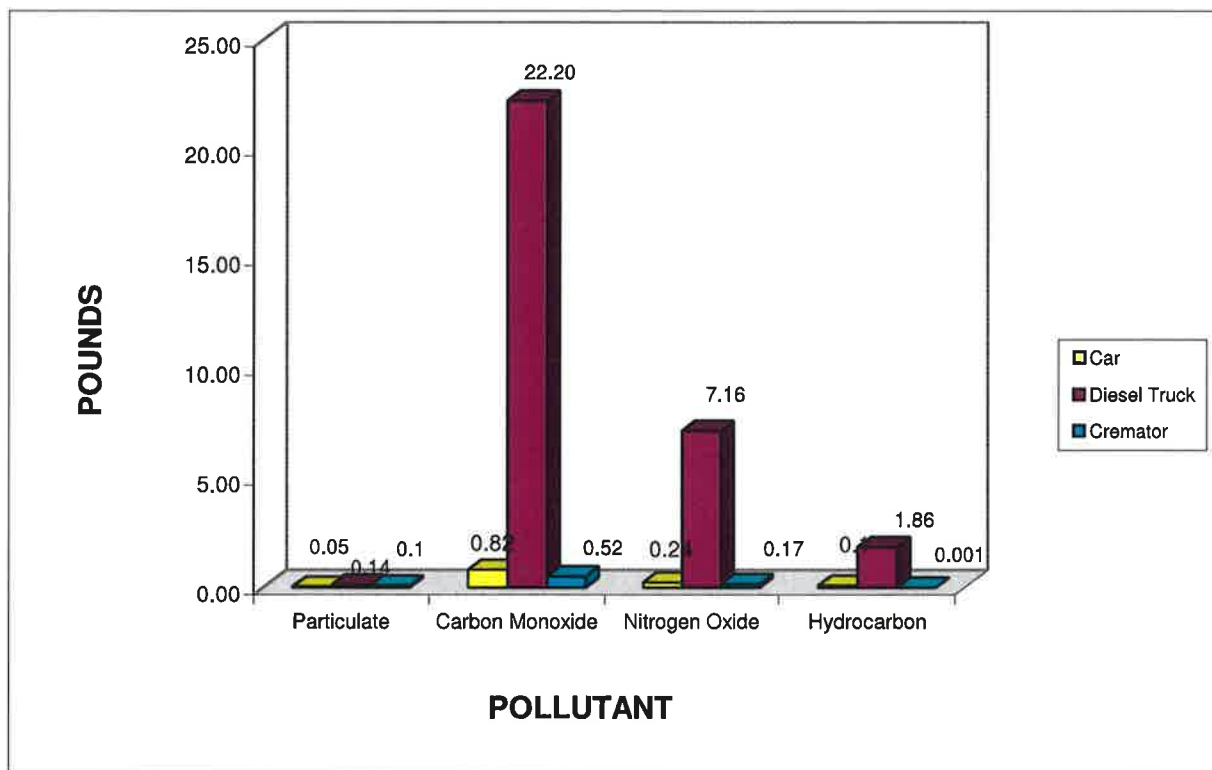
levels, carbon dioxide levels, carbon monoxide levels, particulate emissions (dust), and nitrogen oxide emissions. All of this information is compiled by the independent laboratory and prepared in a detailed report that is provided to the local environmental authorities, as well as the owner and the owner's representatives. It is a good idea to have the factory representative tune up the cremation equipment before this type of testing takes place to be sure that all of the combustion systems are in proper calibration and operating correctly.

The next level is more advanced, requiring that more emissions are tested for during this process. Usually there are a variety of metals, such as mercury, lead, cadmium, that are measured during the cremation process to determine their levels and to allow the local environmental authorities to determine what, if any, impact it has on the surrounding community. Often times this level of testing is performed on cremation systems that have expanded filtration and abatement systems. These types of cremation systems usually also include continuous emissions monitors that provide emissions information real time to the operators, as well as provide it online where it is often monitored by the factory service technicians.

In conclusion, it is important to know what type of testing is required and beneficial to the ongoing operation of a cremation system. It is quite helpful to ask your equipment designer and supplier for sample testing references of factory testing, field calibration testing, and environmental testing, including the checklist and reports that are produced from each type. It is a good idea to maintain current files on all testing and calibration that is done on cremation equipment in case it is requested or beneficial to share with local authorities that may stop in for a visit. Remember...if it can be successfully measured, it can be successfully managed.

SUMMARY

From the attached emissions evaluation of a diesel truck, a car and a cremator, we created a graphical presentation that visually enhances a comparative overview of the emissions output.



Matthews

INTERNATIONAL

Cremation Division

- DOES THE CREMATORY PRODUCE SMOKE OR ODOR?

The cremation equipment will not emit any visible emissions or odors when properly operated and maintained. A large secondary chamber and afterburner ensures proper combustion of the exhaust gases prior to discharge. The cremator is equipped with an automatic emission monitoring systems that takes corrective action automatically should an operator make an error.

- IS THE EQUIPMENT APPROVED BY THE FEDERAL ENVIRONMENTAL AGENCY

Yes, the manufacturer has dozens of cremators operating in the US and over 50 countries worldwide, all of which have been approved by the state environmental agency. Their equipment complies with the stringent standards of the state and they guarantee permit acceptance.

- WILL THERE BE MUCH NOISE FROM THE CREMATORS?

Noise from the cremator is minimal, and will not be disruptive to neighbors or the community. In fact, they will not even know when it is in operation.

- WILL THERE BE INCREASED TRAFFIC?

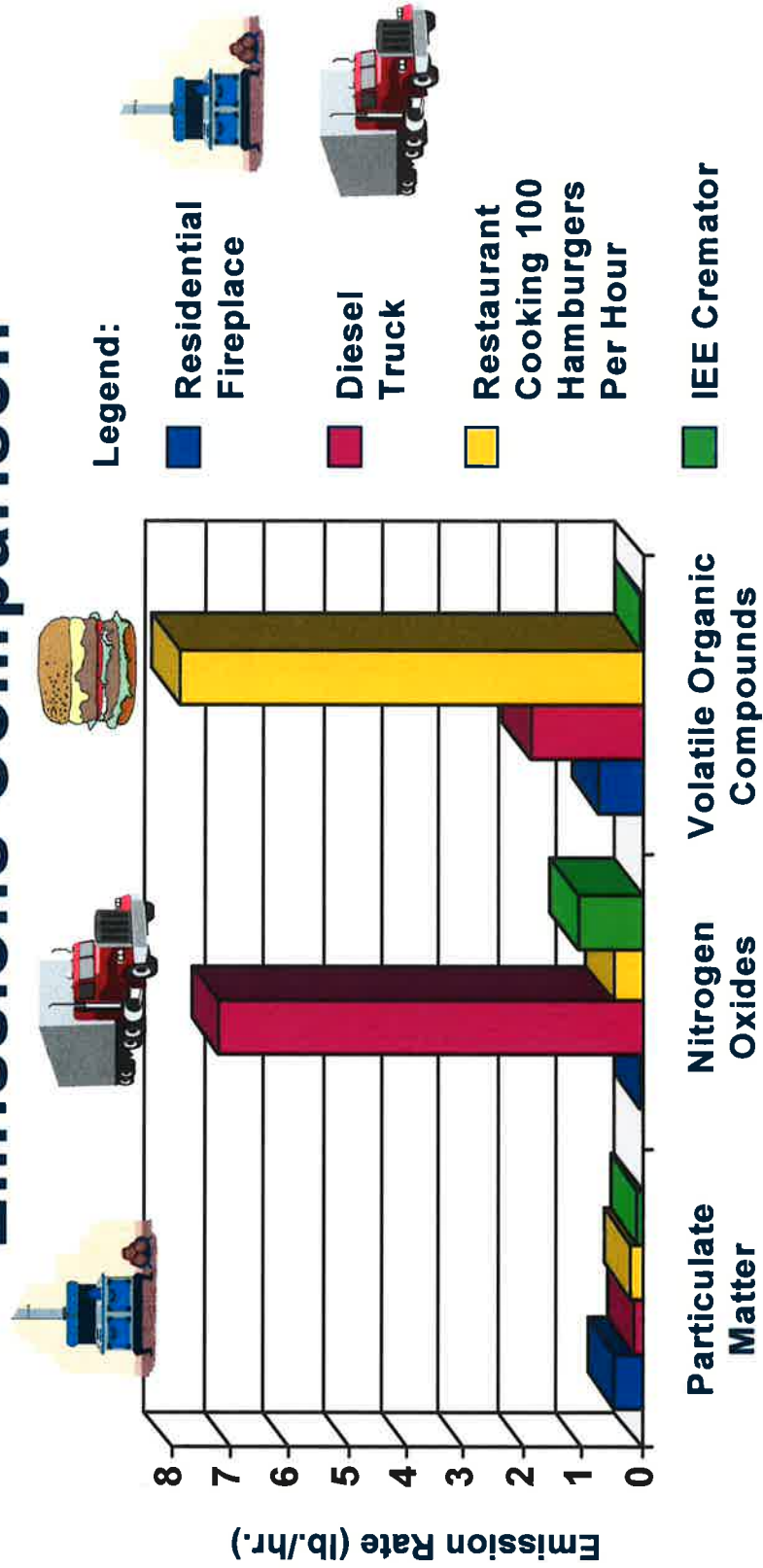
No, in fact there will be less traffic as we will not have to transport the deceased from our funeral home to the crematory then return only to make another trip the following day to retrieve the cremated remains. Plus we will eliminate additional traffic from family members accompanying us to the crematory.

- WHY NOT LOCATE THE CREMATORY OFF SITE IN AN INDUSTRIAL ZONE?

Cremation is a dignified way of preparing a deceased person for memorialization and is part of the services funeral homes provide to their families - not the disposal of waste. It is inappropriate to take families to an industrial site for a memorial service and cremation of their loved one. Families want the service performed in a pleasant, comfortable environment.



Emissions Comparison



CERTIFICATE OF COMPLIANCE

Certificate Number 20170816-MH14647
Report Reference MH14647-19890728
Issue Date 2017-AUGUST-16

Issued to: MATTHEWS CREMATION DIV, DBA INDUSTRIAL
 EQUIPMENT & ENGINEERING CO
 & ALL CREMATORY
 2045 SPRINT BLVD
 APOPKA FL 32703-7762

**This is to certify that
 representative samples of**

INCINERATORS, SPECIAL TYPE

Crematory furnaces, gas-fired, ECONO-PAK Model IE43-EP, POWER-PAK Model IE43-PP, POWER-PAK II Model IE43-PPII, POWER-PAK II PLUS Model IE43-PPII PLUS, Model IE43-PPII-P, SUPER POWER-PAK Model IE43-SPP, IE43-SPP Plus, IE43-ET Plus, ENER-TEK Model IE43-ET, POWER-PAK JR. Model IE43-PPJ, Models Elite Jr., IE43-PPI, 2500 Elite, 3000, and 4000; IEB Series Models -8, -16, -20, -26, -32, -32-5, -32-5S, -40, and -56.

Have been investigated by UL in accordance with the Standard(s) indicated on this Certificate.

Standard(s) for Safety: UL2790, Commercial Incinerators
Additional Information: See the UL Online Certifications Directory at www.ul.com/database for additional information

Only those products bearing the UL Certification Mark should be considered as being covered by UL's Certification and Follow-Up Service.

Look for the UL Certification Mark on the product.

B. Mahlenz

Bruce Mahlenz, Director North American Certification Program

UL LLC

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please contact a local UL Customer Service Representative at <http://ul.com/about/locations/>



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3188)**

Meeting: 09/08/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3188

Re-Zoning-Keith Whaley-Tax Parcels 081 042 & 081 046

Keith Whaley has applied for a re-zoning of (2) parcels to be combined containing approximately 22.07 acres located north of Harrietts Bluff Rd. and west of Kinlaw Rd. The applicant has been given authorization from property owner Howard C. Wayne to act as agent. The applicant is requesting the parcels to be re-zoned to R-6 (Single Family Large Tract Residential) and is requesting to be exempt from connecting to city sewer. The purpose of the re-zone request is for the property to be used for the applicant's homestead to include a barn and livestock. The current zoning of parcel 081 042 is C-2 (General Commercial) and the current zoning of parcel 081 046 is R-2 (Low Density Residential).

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: September 8, 2020

City Council Meeting Date: September 14, 2020

Agenda Item: Rezoning of 2 parcels -081 042 containing 4.02 acres located at 425 Harrietts Bluff Rd. and 081 046 containing 18.05 acres located at 1310 Kinlaw Rd.

Background:

Keith Whaley has applied for a rezoning of 2 parcels to be combined containing approx. 22.07 acres located north of Harrietts Bluff Rd. and west of Kinlaw Rd. The applicant has been given authorization from property owner Howard C. Waye to act as the agent. The applicant is requesting the parcels to be rezoned to R-6 (Single Family Large Tract Residential) and is requesting to be exempt from connecting to city sewer. The purpose of the rezone request is for the property to be used for the applicant's homestead to include a barn and livestock. The current zoning of parcel 081 042 is C-2 (General Commercial) and the current zoning of parcel 081 046 is R-2 (Low Density Residential)

Current Zoning: C-2 & R-2

Summary:

A vast majority of the parcels on the west side of Kinlaw Rd. are large county parcels zoned A-F (Agriculture Forestry) along with smaller county and city parcels in the area that are zoned R-1 and R-2 with a few scattered commercial lots mixed in. There are several county parcels on north and south Kinlaw Rd. that are zoned A-R (Agriculture Residential) as well. The City Comprehensive Plan and Future Land Use Map shows this area as a suburban residential area and staff does not see this area being developed as commercial. The parcels east of Kinlaw Rd. are mainly city parcels with a mixture of industrial and residential zoned parcels. There is no city sewer available along Harriet's Bluff Rd. on the west side of Kinlaw Rd., so the applicant's request for exemption to connecting to city sewer is valid. The requested zoning of R-6 would be contiguous with the adjacent county parcels in the area.



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

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director



CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING C-2

EXISTING USE undeveloped

REQUESTED ZONING R-6

REQUESTED USE Homestead/Household

PROPERTY OWNER(S)

Name(s) Howard C. Wayne

Address 4380 Ws Hwy 82 - Brunswick, GA 31523

Phone No. 912-230-1933 (Work and/or home); Fax No. _____

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

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

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

GENERAL INFORMATION

Location or Legal Property Description: North side of Harriett's Bluff Rd. West of I-95

Property Address: 425 Harriett's Bluff Rd.

Tax Map Reference Number: 081 042 Zoning Map: C-2

Property Size: 4.02 Acres Property Frontage: 7.30 Feet

City of Kingsland Zoning Application
Page Two

Check One:

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because all surrounding
parcels are zoned residential.

Would not be detrimental to property or persons in the area because clearing land &
new construction would increase the value of land
& surrounding properties.

Other Comments: _____

DISCLOSURE

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

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

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

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

City of Kingsland Zoning Application
Page Three

CAMPAIGN CONTRIBUTION

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

Elected Officials Name	Amount of Description of Gift
_____	_____
_____	_____

SIGNATURE(S) OF OWNER(S)

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

Howard C. Wayne
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of Sept. 8, 2020, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Keith Whaley
in the amount of \$ 475.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 7/30/2020

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated Sept 8 & Sept 14, 2020, by virtue of a deed dated 08/1, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 042, Page 042.

Howard C. Waye
Owner's Printed/Typed Name
Howard C. waye
Owner's Signature Date: 7-20-2020

Other Owner's Printed/Typed Name

Other Owner's Signature Date: _____

Agent Authorization

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

Howard C. waye
Owner's Signature

Other Owner's Signature

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

Keith Whaley Jr. or Ashton Whaley Keith Whaley 7/20/20
Authorized Agent's Name-Printed Authorized Agent's Signature Date

Community Planning and Development

Received by: Ashton Whaley Date: 7/30/2020

200258



CITY OF KINGSLAND ZONING APPLICATION

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

REQUEST

EXISTING ZONING R-2

EXISTING USE Undeveloped

REQUESTED ZONING R-6

REQUESTED USE Horsestall/Horses-cows

PROPERTY OWNER(S)

Name(s) Howard C. Wayer

Address 4380 US Hwy 82 - Brunswick, GA 31523

Phone No. 912-230-1933 (Work and/or home); Fax No. _____

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

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

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

GENERAL INFORMATION

Location or Legal

Property Description: North of Harriels Bluff Rd and West of Kinlaw Rd - I 95

Property Address: 1310 Kinlaw Rd.

Tax Map Reference Number: 081 046 Zoning Map: R-2

Property Size: 18.05 Acres Property Frontage: 362 Feet

City of Kingsland Zoning Application
Page Two

Check One:

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

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because all surrounding parcels are zoned residential.

Would not be detrimental to property or persons in the area because clearing land & new construction would increase the value of land & surrounding properties

Other Comments: _____

DISCLOSURE

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

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

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

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

CAMPAIGN CONTRIBUTION

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

Elected Officials Name

Amount of Description of Gift

SIGNATURE(S) OF OWNER(S)

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

Howard C. Wager
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of Sept. 8, 2020, 200__, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Keith Whaley
in the amount of \$ 475.00

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 7/30/2020

Attachment: Sept. 2020-Rezoning-Keith Whaley-081 042 & 081 046 (3188 : Re-Zoning-Keith Whaley-Tax Parcels 081 042 & 081 046)

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated Sept. 8, 2020, 200 , by virtue of a deed dated , on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 081, Page 046.

Howard C. Wayer
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Howard C. Wayer
Owner's Signature Date: 7-20-2020

Other Owner's Signature Date:

Agent Authorization

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

Howard C. Wayer
Owner's Signature

Other Owner's Signature

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

Keith Whaley Jr. or Ashton Whaley Keith Whaley Jr. 7/20/20
Authorized Agent's Name-Printed Authorized Agent's Signature Date

Community Planning and Development

Received by: Keith Whaley Jr. Date: 7/30/2020

7.28.2020

Keith + Ashton Whaley
35110 Gretchens Way
Callahan, FL 32011

Kingsland City Council
107 South Lee St.
Kingsland, GA 31548

Dear City Council,

I am writing to express my interest in rezoning GA Parcel #081 046 and Parcel #081 042 to R6. My wife and I are preparing to start our family, with the intentions of purchasing the stated lots and developing the property to use as our primary residence. It is our intention to combine the two parcels into one 22 acre parcel if possible with plans to tie into city utilities including water and electric. However, we would like to ask for an exception to being on city sewer due to the fact that there is not city sewage available in the area. We have received a formal letter of approval from Camden County's Environmental Health Manager stating that the lots are suitable for on site septic systems. Our immediate plans for having the land zoned as R6 would allow us to build a pole barn on the property to store the equipment needed to clear the land while continuing to pay off our owed amount over the next year. Upon having the land paid off we would then begin new construction for our home, with future use of the barn being utilized for horses, cattle, and necessary equipment. We hope that you will take all of this into consideration and allow us to rezone the parcels.

Sincerely,



Keith & Ashton Whaley

Attachment: Sept. 2020-Rezoning-Keith Whaley-081 042 & 081 046 (3188 : Re-Zoning-Keith Whaley-Tax Parcels 081 042 & 081 046)

**Coastal Health District**

Lawton C. Davis, M.D., District Health Director

107 North Gross Road, Suite 4

Kingsland, Georgia 31548

Phone: 912-729-6012 | Fax: 912-729-6793

July 27, 2020

RE: Septic suitability parcels 081 042 and 081 046

Based on information available through the Camden County tax assessor website the above referenced lots are suitable for on site (septic) systems. A soil classifier report will be required when septic system is applied for.

Terry Ferrell
Environmental Health Manager
Camden County

Attachment: Sept. 2020-Rezoning-Keith Whaley-081 042 & 081 046 (3188 : Re-Zoning-Keith Whaley-Tax Parcels 081 042 & 081 046)

***We Protect Lives.***



Overview



Legend

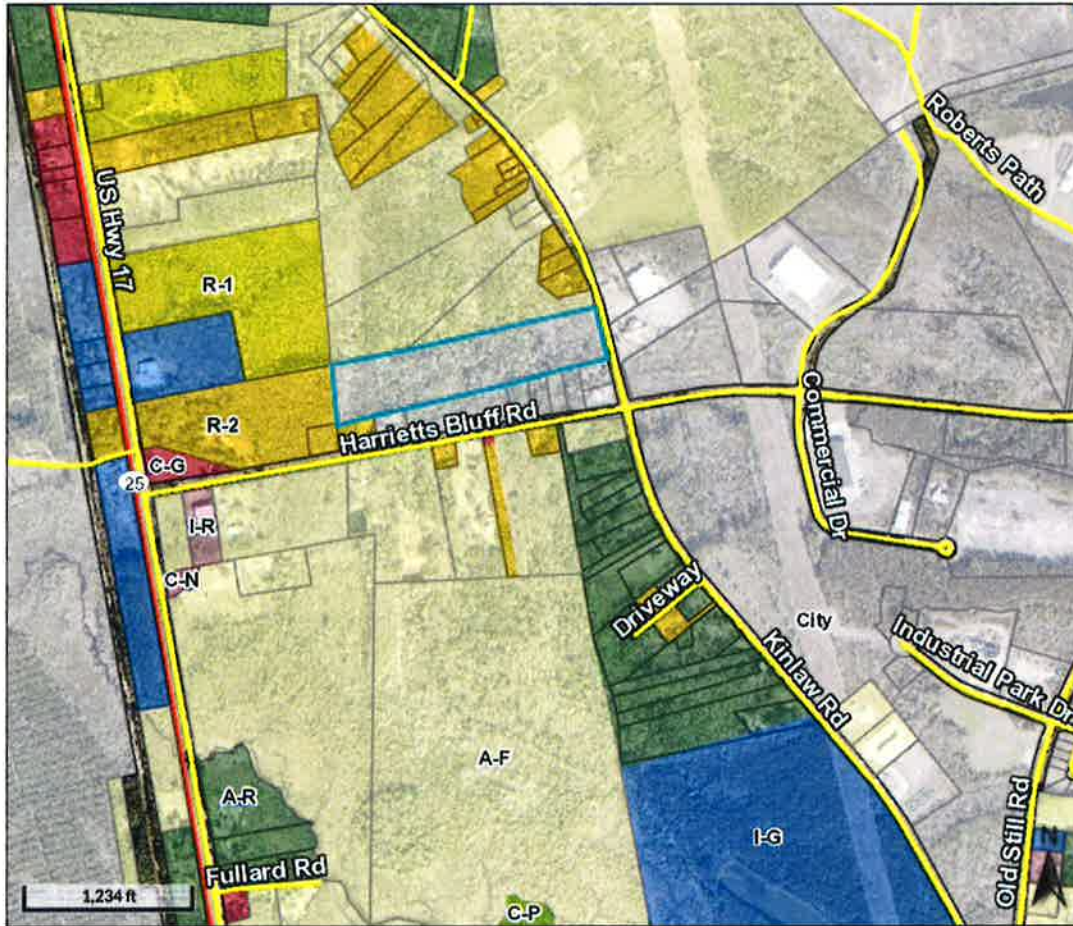
- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**
- Zoning**
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - City
 - I-G
 - I-R
 - LCI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3
 - RVD
 - Unknown

Parcel ID 081042
 Class Code Residential
 Taxing District KINGSLAND
 Acres 4.02

Owner WAY CALVIN EST
 C/O WAY, HOWARD
 4380 HWY 82
 BRUNSWICK GA 31523
 Physical Address n/a
 Assessed Value Value \$18437

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
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 - R-2
 - R-3
 - RVD
 - Unknown

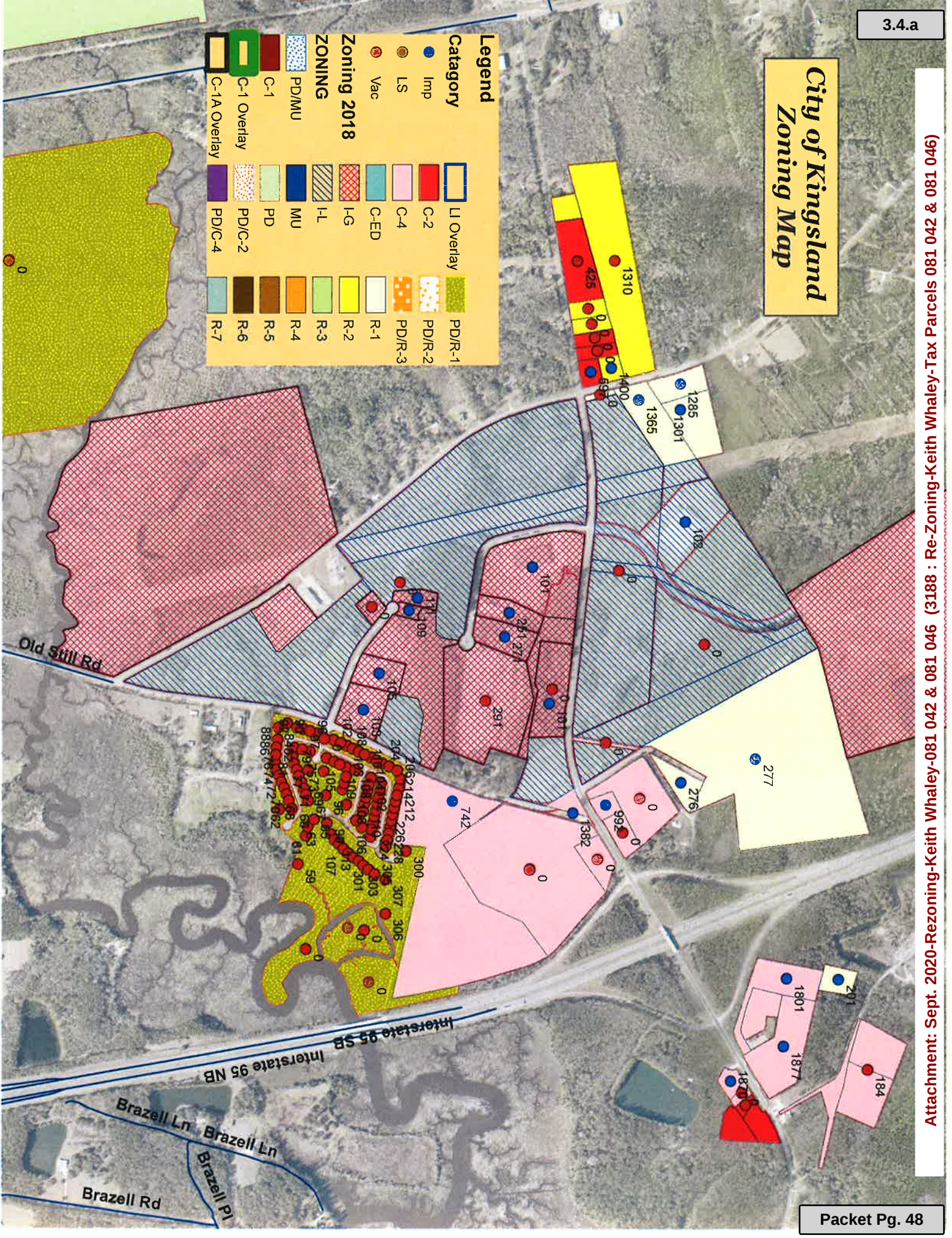
Parcel ID	081046	Owner	WAY HOWARD & DAISY
Class Code	Agricultural		4380 HWY 82
Taxing District	KINGSLAND		BRUNSWICK GA 31523
	KINGSLAND	Physical Address	n/a
Acres	18.05	Assessed Value	Value \$57059

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

City of Kingsland Zoning Map

Legend		
Category		
 Imp	 LI Overlay	 PD/R-1
 LS	 C-2	 PD/R-2
 Vac	 C-4	 PD/R-3
Zoning 2018		
 PD/MU	 C-ED	R-1
 C-1	 I-L	R-2
 C-1 Overlay	MU	R-3
 C-1A Overlay	PD	R-4
	PD/C-2	R-5
	PD/C-4	R-6
		R-7





Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3179)

3.5

Meeting: 09/08/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3179

Variance-Sherill Dean West-125 Edwards Dr. (082K 019)

Sherill Dean West is requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles, including boats. The purpose of the request is for the applicant to be able to park their camper in the front yard of the home. The applicant states that due to the location of the property lines and fence, he is unable to park the camper in the back yard. However, Mr. West notified the Planning staff that he has a secured space at a storage facility for the camper until a decision has been made on his variance request. Zoning is PD/R-2.

Staff does not recommend approval of the varaince 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: September 8, 2020

City Council Meeting Date: September 14, 2020

Agenda Item: Variance for 125 Edwards Drive, Map & Parcel 082K 019

Background: The applicant, Sherill Dean West is requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles, including boats. The purpose of the request is for the applicant to be able to park their camper in the front yard of the home. The applicant states that due to the location of the property lines and fence, he is unable to park the camper in the back yard. However, Mr. West notified the Planning staff that he has secured space at a storage facility for the camper until a decision has been made on his variance request.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? No

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

Even though the applicant may have established a hardship of not being able to park the camper in the side or back yard, the applicant has secured a space at a storage facility, so in staff's opinion there is not a hardship for having the camper to be parked at the 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

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

sdwest91@gmail.com

- This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Parking of the Kingsland Land Development Ordinance.
- Your Name Sherill Dean West
Phone 912-673-8123 / 912-322-5653
Address 125 Edwards Drive
Kingsland, Ga 31548
- Location of Property:
Street 125 Edwards Drive Kingsland Ga 31548
Parcel No. 082K 019 Lot No. 19
- This land is zoned: ☒ R-1 () ☒ R-2 () R-3 () R-4 () MH () ☒ PD () C-1 () C-2 () C-3 () C-4 () I-L
R-2

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

Ability to leave my camper in the front yard. Due to
land layout, not able to get it into my backyard

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.

lot too small

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.

not able to put the camper in my backyard

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.

would not interfere with any neighbors

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

Asking permission to park RV in the driveway

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 Sherill D. West Date 7/23/2020

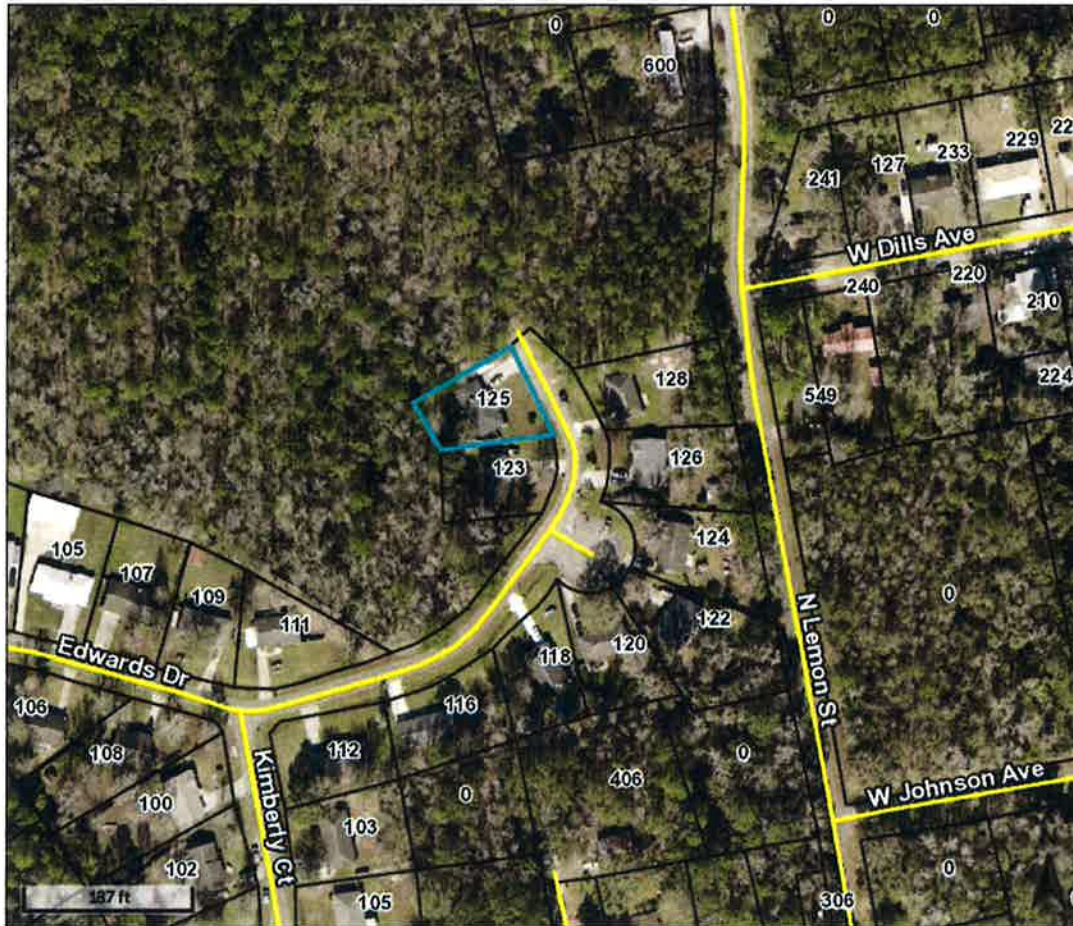
PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 8/5/2020
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: _____
Date hearing advertised: 8/20/20
Date hearing held: 9/8 - 9/14
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	082K 019	Owner	WEST SHERILL D & SHEILA K	Last 2 Sales			
Class Code	Residential		4628 CAPELIN DR APT F	Date	Price	Reason	Qual
Taxing District	KINGSLAND		SILVERDALE WA 983159609	2/19/2002	0	FY	U
	KINGSLAND	Physical Address	125 EDWARDS DR	12/1/1992	\$62500	FM	Q
Acres	0.26	Assessed Value	Value \$103348				

(Note: Not to be used on legal documents)

Date created: 8/10/2020
 Last Data Uploaded: 8/10/2020 7:34:58 AM

Developed by 

City of Kingsland Zoning Map

3.5.a

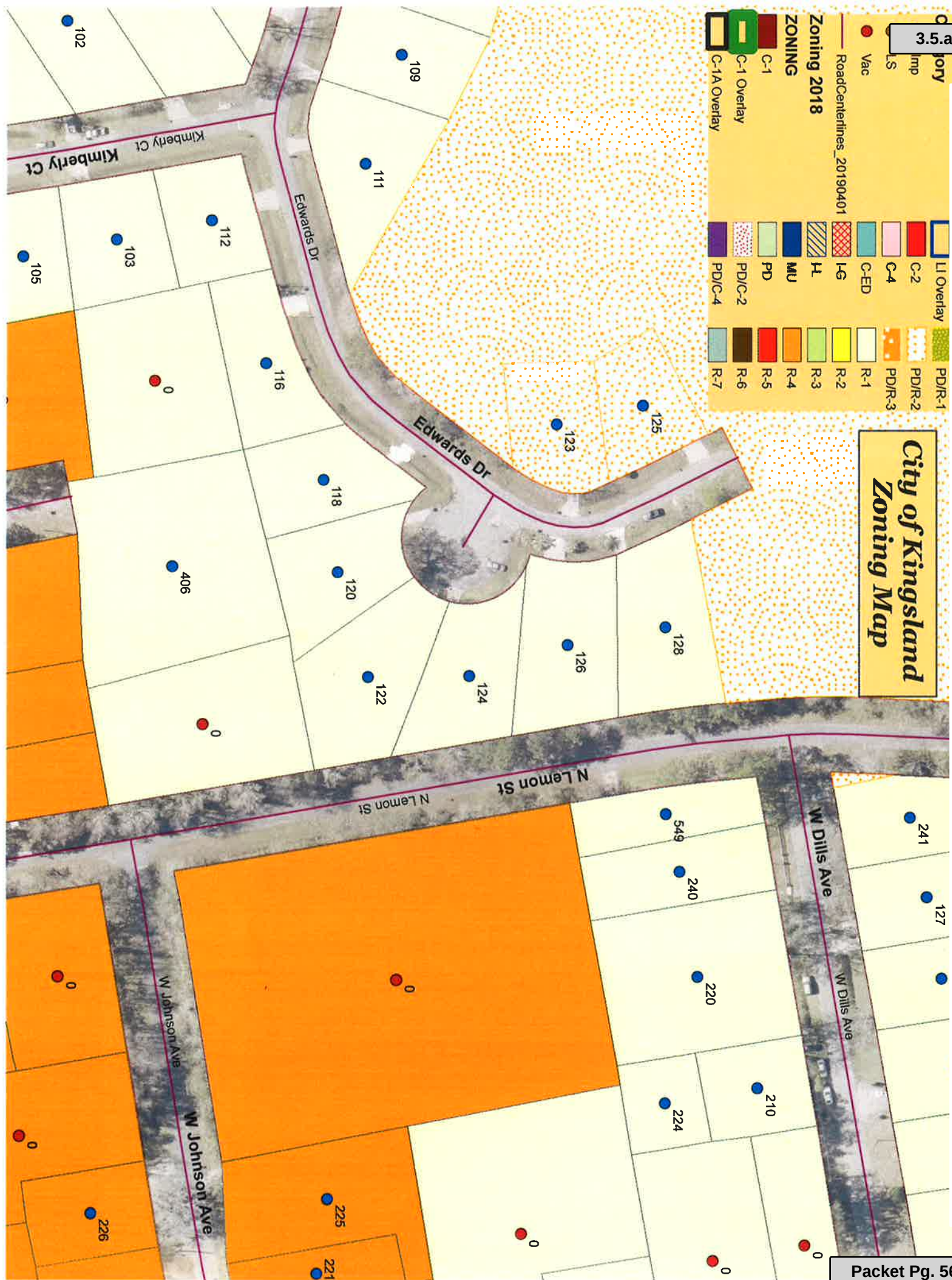
LS

Vac

Zoning 2018

ZONING

	C-1		LI Overlay		PD/R-1
	C-1 Overlay		C-2		PD/R-2
	C-1A Overlay		C-4		PD/R-3
			C-ED		
			I-G		
			H		
			MU		
			PD		
			PD/C-2		
			PD/C-4		
			R-1		
			R-2		
			R-3		
			R-4		
			R-5		
			R-6		
			R-7		





Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3186)

3.6

Meeting: 09/08/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3186

Preliminary Plat-Jeff Foster-AKM Surveying-Settlers Hammock-Phase 3

Jeff Foster-AKM Surveying has applied for a Preliminary Plat on behalf of Lamar Smith Signature Homes, LLC for Settlers Hammock-Phase 3 in Settlers Hammock on Daniel Trent Way (Parcel 107 023C 001). Zoning is PD/R-1. Number of proposed lots is 29 single family lots totaling 7.94 acres.

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: September 8, 2020

City Council Meeting Date: September 14, 2020

Agenda Item: Settler's Hammock Phase 3- Preliminary 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 Lamar Smith Signature Homes, LLC has submitted a preliminary plat for development of Phase 3 that consists of 29 single family lots on 7.94 acres.

Zoning: PD-R1

Summary:

The preliminary plat for Settler's Hammock Phase 3 consists of 29 single family lots on 7.94 acres of the original Settlers Hammock development. The developer has followed the previously established PD agreement.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

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

- Your Name:** Jeff Foster - AKM Surveying **Phone:** 912-729-1507
Address: P.O. Box 5730 St. Marys, Ga 31558
- Owner, if not same:**
Name: Lamar Smith Signature Homes, LLC
Address: 152 Thunderbird Drive, Richmond Hill, Ga 31324
- What is your interest if you are not the owner?**
Agent for Owner
- Name of proposed subdivision:** Settlers Hammock - Phase 3
- Location of subdivision: Neighborhood:** Settlers Hammock
Street: Daniel Trent Way
Parcel Number: 107 023C001 **Lot Number:** _____
- Present zoning:** PD
- Number of proposed lots:** 29 Lots & 2 Tracts
- Area of proposed subdivision:** 7.94 Acres
- 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
- Signed:** [Signature] **Date:** 7/23/2020

Part C — Planning Official Only

- Date application was filed:** 7/28/20
 - Was this at least 26 days before the Planning Commission meeting at which it will be reviewed?** ☒ Yes ☐ No
 - Checked by:** Scott & James
 - Are ~~Final~~ ^{Prelim.} Plat and application complete?** ☒ Yes ☐ No
 - Correct fee paid?** ☒ Yes ☐ No ☐ Not applicable
 - Date ~~final~~ ^{prelim.} plat reviewed by Planning Commission:** 9/8/20
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

