



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • NOVEMBER 2, 2020

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Bryant Shepard
Farran Fullilove
Matt Garner
Troy Hoper
Fyrth Morris
Mr. Eric Snook

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Home Occupation-Sherry Simmons-102 Wheeler Trace -

Sherry Simmons has applied for a Home Occupation for "Team Us Carpet Care" at 102 Wheeler Trace (Tax Parcel 107 Z 007). Zoning is PD/R-1. The purpose of the business will be for carpet and floor cleaning. 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. Residential Business-Ashley Richardson-304 Woodbridge Rd. -

Ashley Richardson has applied for a Residential Business Permit for "Georgia Peach Pie Company" at 304 Woodbridge Rd. (Tax Parcel 082 R 001). Zoning is R-1. The purpose of the business will be for baking and selling pies. The applicant has stated that a vast majority of her business will be delivering orders to customers, but there will also be some customers that will come to her residence to pick up pies. The applicant has passed the food safety inspection and submitted her Cottage Food License from the Dept. of Agriculture. The food license expires on 12/31/2020 and a new license will need to be re-submitted after the expiration date and on a yearly basis as well to the city business license dept. The applicant has been notified and agrees to the requirements of a Residential Business as noted in Article XI, Sec. 110.5 of KLADO. Staff recommends approval.

3. Variance-Michael Mobley-190 N. Lee St. -

Michael Mobley is requesting a variance to Ordinance Article VI, Sec. 61.1.4 Prohibited Uses in the C-1 Business District. The purpose of the request is for the applicant to be able to rent one side of the building located at 190 N. Lee St. (Tax Parcel K15 10 005) for an automobile service station and detail/carwash shop. The applicant states that he has been unable to rent the space for the allowed uses in the C-1 Business District. Staff does not recommend approval.

4. Re-Plat-Lake Juniper Phase I & II & Change to Original PD -

The Lake Juniper final plat for Phase I & II was approved by the City Council on June 10, 2019 along with the PD that was submitted by Soncel, Inc. & Lake Juniper, LLC. The Subdivision consists of 40 single family lots on 13.27 acres and is zoned PD/R-1. The developer is now requesting approval for a re-plat of Phase I & II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5' for the purpose of accommodating the builders house plans. The new plat has been reviewed by the planning dept. and staff sees no issues with the reduced setbacks. Staff recommends approval.

5. Ordinance 2020-08 to Amend Ordinance 2011-01 (KLADO) -

The amendment will allow and prohibit additional uses in the Section 61.1 C-1 Central Business District. The amendment will also allow the inclusion of Multi-Use dwellings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District. A draft copy showing all amendments is attached along with the final copy that will appear in KLADO if approved. Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 3274)**

Meeting: 11/02/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3274

Home Occupation-Sherry Simmons-102 Wheeler Trace

Sherry Simmons has applied for a Home Occupation for "Team Us Carpet Care" at 102 Wheeler Trace (Tax Parcel 107 Z 007). Zoning is PD/R-1. The purpose of the business will be for carpet and floor cleaning. 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: November 2, 2020

City Council Meeting Date: November 9, 2020

Agenda Item: Home Occupation application for 102 Wheeler Trace,
Map & Parcel 107 Z 007

Background: Sherry Simmons has applied for a Home Occupation for Team Us Carpet Care. The purpose of the business will be for carpet and floor cleaning. 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



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: Sherry Simmons PHONE: (912) 409-9780
 ADDRESS: 102 Wheeler Trace Kingsland, GA, 31548
 FAX: NA E-MAIL: TeamUsCarpetCare@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: Team Us Carpet Care

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 102 Wheeler Trace Kingsland, GA

TAX MAP & PARCEL NUMBER: 1072007 ZONING: LOVERLAY 31548

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
<u>HOME OCCUPATION</u>	<u>\$50.00</u>
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Sherry Simmons DATE: 9/24/2020

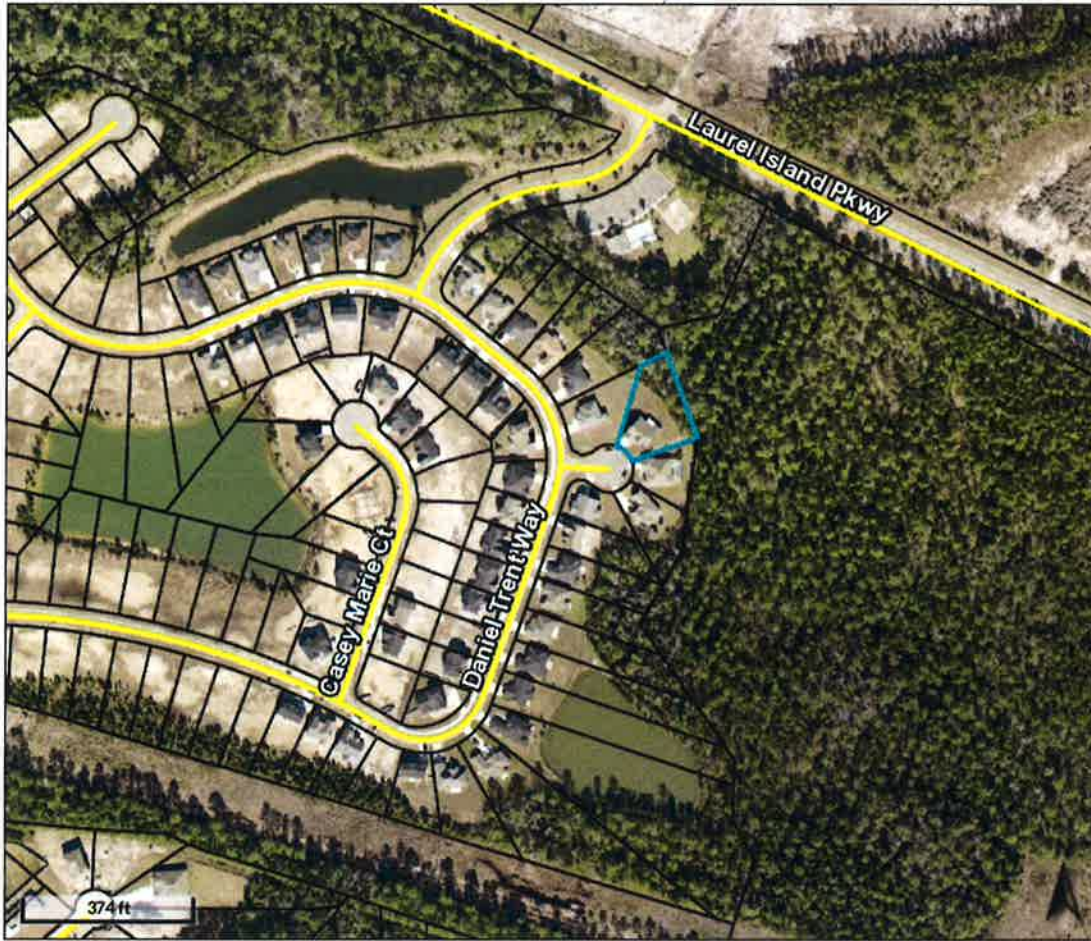
September 29,2020

Team Us Carpet Care is a carpet cleaning company specializing in cleaning carpet, upholstery, tile and grout using a truck mount system. My husband and I are the owner/operators. We service all of Camden, Glynn, and Charlton counties as well as Yulee, Fernandina, and Jacksonville, FL. The business location is located at our home: 102 Wheeler Trace, Kingsland, GA 31548. We can be reached anytime @ (912)409-9780 and email: teamuscarpetcare@gmail.com.

Very Respectfully,

Sherry Simmons

Attachment: Nov. 2020-Home Occ.-Sherry Simmons-102 Wheeler Trace (3274 : Home Occupation-Sherry Simmons-102 Wheeler Trace)


Overview

Legend

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

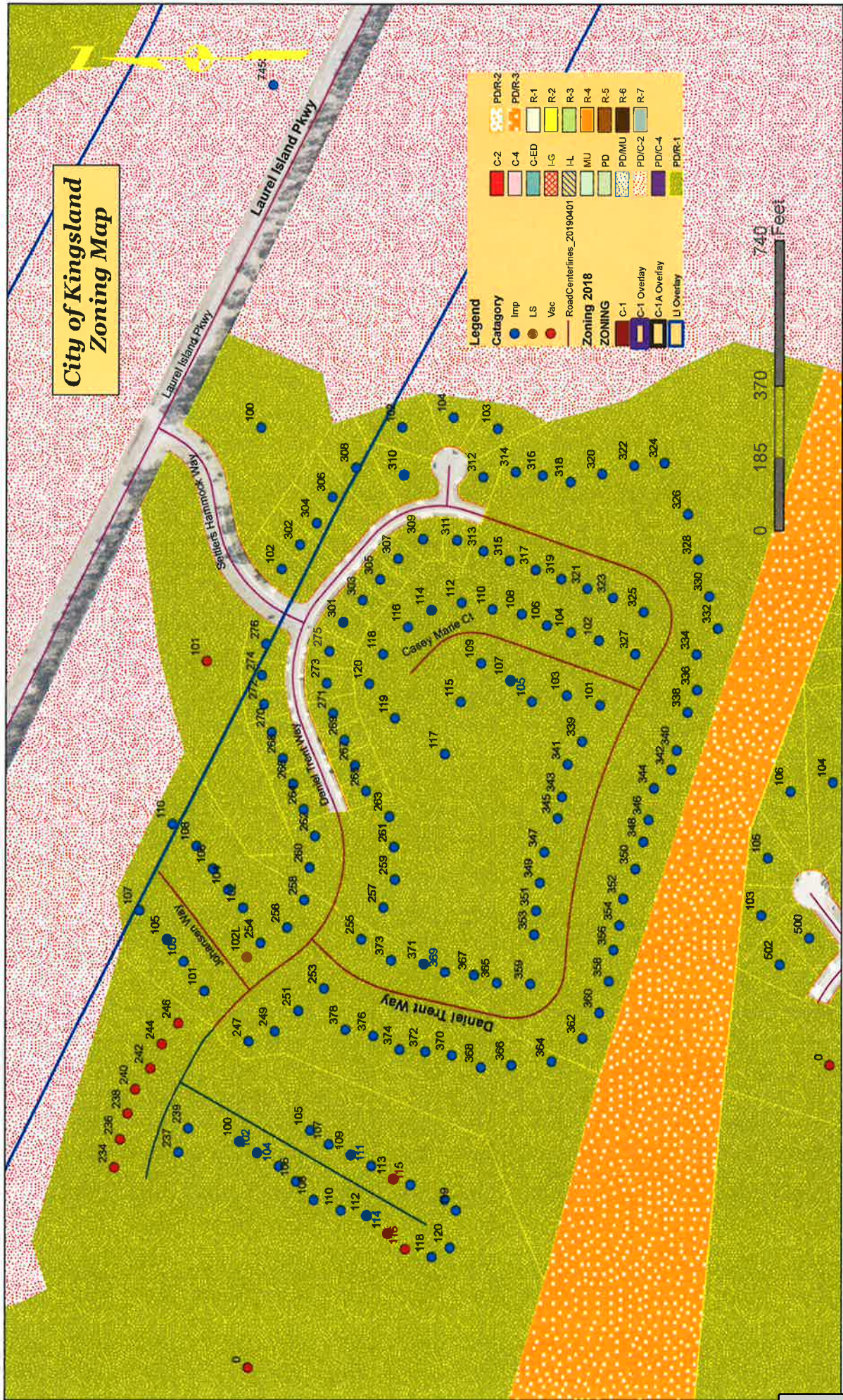
Parcel ID	107Z 007	Owner	SIMMONS SHERRY A	Last 2 Sales			
Class Code	Residential		102 WHEELER TRACE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/15/2017	0	NM	U
	KINGSLAND	Physical Address	102 WHEELER TR	6/25/2014	\$184900	FM	Q
Acres	0.53	Assessed Value	Value \$193286				

(Note: Not to be used on legal documents)

Date created: 10/20/2020

Last Data Uploaded: 10/20/2020 7:45:37 AM

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GEOSPATIAL



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 3275)**

Meeting: 11/02/20 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3275

Residential Business-Ashley Richardson-304 Woodbridge Rd.

Ashley Richardson has applied for a Residential Business Permit for "Georgia Peach Pie Company" at 304 Woodbridge Rd. (Tax Parcel 082 R 001). Zoning is R-1. The purpose of the business will be for baking and selling pies. The applicant has stated that a vast majority of her business will be delivering orders to customers, but there will also be some customers that will come to her residence to pick up pies. The applicant has passed the food safety inspection and submitted her Cottage Food License from the Dept. of Agriculture. The food license expires on 12/31/2020 and a new license will need to be re-submitted after the expiration date and on a yearly basis as well to the city business license dept. The applicant has been notified and agrees to the requirements of a Residential Business as noted in Article XI, Sec. 110.5 of KLADO. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: November 2, 2020

City Council Meeting Date: November 9, 2020

Agenda Item: Residential Business Application for 304 Woodbridge Rd.,
Map & Parcel 082 R 001

Background: Ashley Richardson has applied for a Residential Business Permit for Georgia Peach Pie Company. The purpose of the business will be for baking and selling pies. The applicant has stated that a vast majority of her business will be delivering orders to customers, but there will also be some customers that will come to her residence to pick up pies. The applicant has passed the food safety inspection and submitted her Cottage Food License from the Dept. of Agriculture. The food license expires on 12/31/2020 and a new license will need to be re submitted after the expiration date and on yearly basis as well to the city business license dept. The applicant has been notified and agrees to the requirements of a Residential Business as noted in Article XI, Sec. 110.5 of KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director

CITY OF KINGSLAND
AFFIDAVIT FOR A RESIDENTIAL BUSINESS



APPLICANT: Ashley Richardson
 ADDRESS: 304 Woodbridge Rd
 CITY: Kingsland STATE: GA ZIP: 31578
 PHONE: (404) 643 4477 FAX: () E-MAIL: richardson.ashley@gmail.com
 PROPOSED BUSINESS: Georgia Peach Pie Company LOCATION: 304 Woodbridge Rd
 TAX PARCEL: 182 R 001 ZONING: R-1

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

THE FOLLOWING ITEMS ARE REQUIRED TO FILE A RESIDENTIAL BUSINESS APPLICATION:

**PLAT OF PROPERTY
 FLOOR PLAN AS REQUIRED BELOW
 WRITTEN REPORT AS REQUIRED BELOW**

Residential Business are designed to be less restrictive than a Home Occupation in regard to access by the public, size, viability, number of employees and type of business. Residential businesses shall be subject to the conditions set forth below. The application shall bear the burden of providing conclusive evidence to the Planning Commission and City Council that these conditions have been met. The Planning Commission may recommend and the City Council may modify the conditions listed below to be more restrictive or place additional conditions which may also be more restrictive than the conditions listed below on any approval granted the application. If the residential business is approved, the applicant is responsible for the operation of the said residential business in conformance with these conditions. The applicant shall submit a written description of the proposed business demonstrating that the proposed business will comply with each of the conditions listed below. Additionally, the applicant will submit a floor plan showing the dimensions of the residence and showing the area with dimensions to be involved in the business.

DESCRIBE YOUR PROPOSED BUSINESS:

Home baking business preparing & selling homemade
pies. Pies will be sold to individuals through
social media and at farmers markets, festivals,
and other outdoor events. Cottage Food licence
from the GA Department of Agriculture attached.

DESCRIBE BELOW HOW THE PROPOSED BUSINESS WILL COMPLY WITH EACH OF THE FOLLOWING CONDITIONS: (ADDITIONAL PAGES MAY BE ATTACHED IF NECESSARY)

CONDITIONS:

If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a residential business in the premises. applicant

is owner.

Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood. Will comply. Business

Does not require any of the above.

The residential businesses shall not involve group instruction or group assembly on the premises, with the exception of "daycare centers" and "home parties" for products such as Tupperware, AmWay, Mary Kay Cosmetics, etc. Such "home parties" are to be limited to no more than one (1) "home party" per week. will comply.

Will be delivered to end-user by applicant.

The occupation or profession must be conducted entirely within the dwelling. All baking will occur in applicant's home kitchen.

The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the residential business shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license. Applicant is sole proprietor &

employee & dwells in the residence at 304 Woodbridge Rd.

Residential businesses shall be limited to no more than thirty-five percent (35%) of the total heated floor area of the residence. The size of the residential business shall be specified at the time of the application.

Kitchen is 64 sqft & total sqft of residence is 1719.

Business will utilize 3.723% of total heated floor area.

Any additions or alterations to the residence which will be used for the residential business must be of an architectural style in keeping with the surrounding residential development. no additions or

alterations required.

The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property. Kitchen is enclosed & not

visible.

Only one employee in excess of family members residing on the premises shall be permitted. For uses where no customers or clients are coming to the site, the number of employees permitted at any one time may be increased to two. no additional employees required.

Property on which the residential business is proposed must have frontage on a public road. 304 Woodbridge

has frontage on a public road.

No outside storage or display shall be allowed. none will be used.

Parking for customers/clients must be provided on site so as not to interfere with the neighboring property in any way, location of parking to be approved by the Planning Commission and City Council. customers picking

up files can park in Dr. Hwy of residence.
No more home occupation or residential business is allowed in a residence at one time. no other
business will be present.

The principal practitioner will be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, a van, or a light truck (up to one ton). no commercial
vehicles required.

Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Planning Commission and City Council. The request must include the proposed use and size of the trailer.
no utility trailer required.

Pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. The pickups and deliveries are restricted to daylight hours only. applicant will purchase supplies from the store.
no more deliveries or supplies anticipated.

No article or service shall be sold or offered for sale except as may be manufactured or assembled by members of the immediate family residing on the premises, or their employees. Manufactured items are limited to item manufactured within the home (crafts, clothing, etc.) or to the dwelling's garage (such as items made from wood.)
all p.c.s will be made by applicant

The Planning Commission and/or City Council may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.
concur

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


SIGNATURE OF APPLICANT

10/1/2020
DATE

GEORGIA PEACH PIE COMPANY
304 WOODBRIDGE RD
KINGSLAND, GA 31548

The enclosed Georgia Food Establishment License is valid for a period of January 1 through December 31, 2020.

This license should be displayed along with your local business license and/or state tax number certification. Your inspector will need to verify that your license contains the necessary information from time to time during their routine inspection. **Please Note:** Additional equipment and/or structural changes may become necessary should you decide to handle different food products than those for which you were originally licensed.

We have updated our website. Visit www.kellysolutions.com/GA to take a look at the new layout. There are a number of useful tools to help you manage your license, including being able to update your information online anytime. You can make secure payments by credit card to renew your license, and you can refer people to this website to validate your credentials. If you have questions, check out the FAQs section. We hope you enjoy these new user-friendly features. If you have questions or concerns regarding your License, please contact: Georgia Department of Agriculture, Licensing Division at (404) 586-1411 or email gdalicensing@agr.georgia.gov.

(Fold or cut on line to display)

Georgia Department of Agriculture
Food Safety Division
19 Martin Luther King Jr. Dr. SW
Atlanta, GA 30334
Tele: (404) 656-3627 Fax: (404) 463-6428
agr.georgia.gov

COTTAGE FOOD LICENSE

This license allows for the retail sale of home produced food. Food sold under this license shall be to the end consumer. Food produced in this facility is not subject to routine inspection, nor should this license be construed as a substitute for the Department's Food Sales Establishment License. This license shall be valid until suspended or revoked.

Expiration Date

12/31/2020

Fruit Pies;

Products Approved for Sale:

License Number

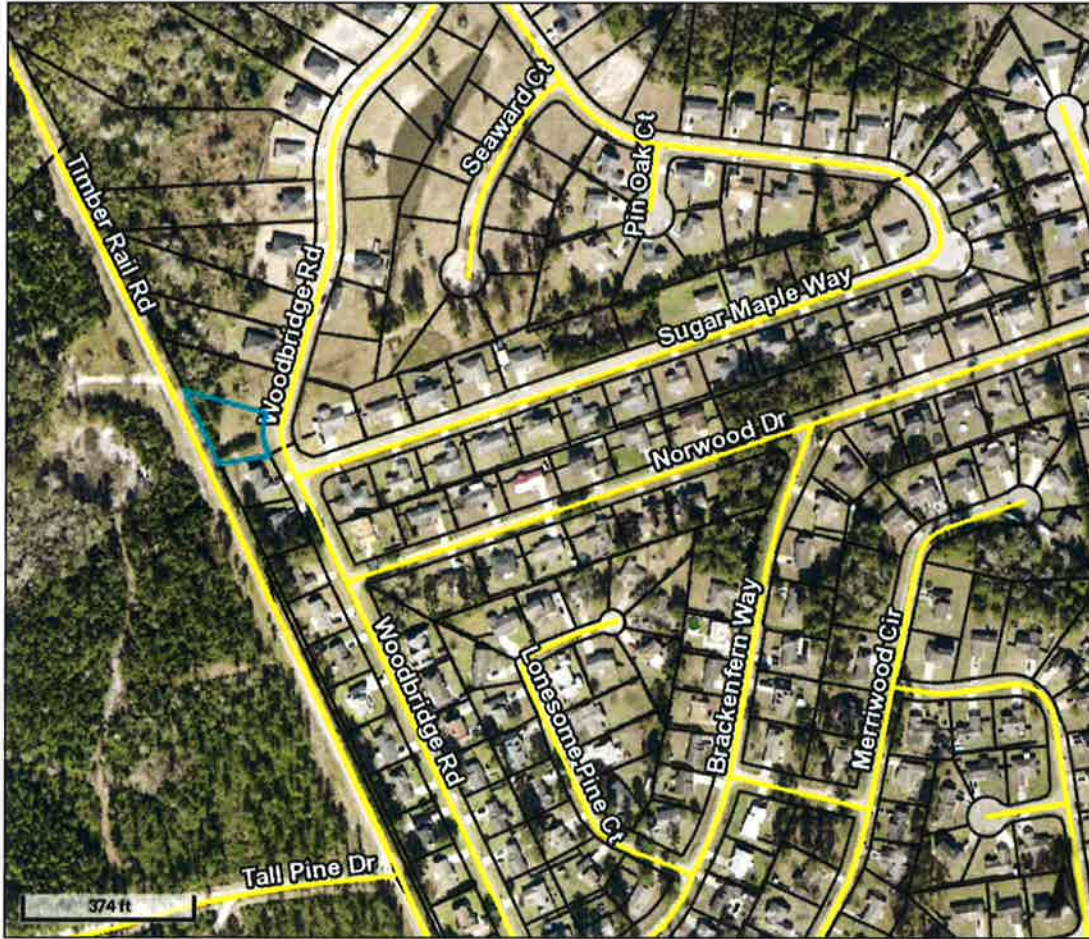
4410287

Firm Type Code

803

GEORGIA PEACH PIE COMPANY
304 WOODBRIDGE RD
KINGSLAND, GA 31548

This License Is Not Transferable and Must Be Posted At All Times In A Prominent Business Location



Overview



Legend

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

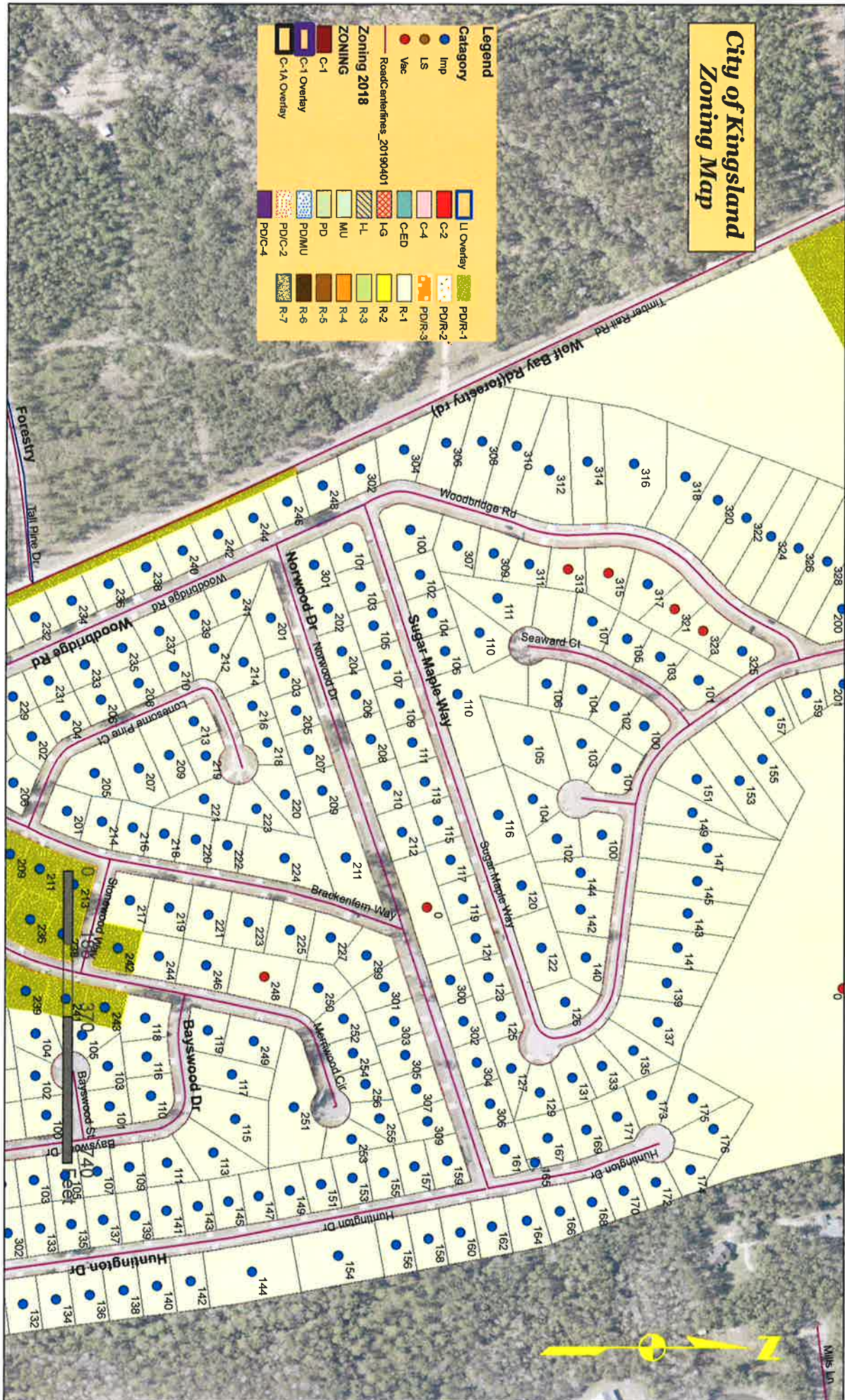
Parcel ID	082R 001	Owner	SOSA JUAN IGNACIO SCALONE &	Last 2 Sales			
Class Code	Residential		ASHLEY RENAY RICHARDSON	Date	Price	Reason	Qual
Taxing District	KINGSLAND		304 WOODBRIDGE ROAD	12/17/2018	\$205000	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	9/28/2018	0	CR	U
Acres	n/a	Physical Address	304 WOODBRIDGE RD				
		Assessed Value	Value \$201913				

(Note: Not to be used on legal documents)

Date created: 10/20/2020

Last Data Uploaded: 10/20/2020 7:45:37 AM

Developed by 





Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 3276)

3.3

Meeting: 11/02/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3276

Variance-Michael Mobley-190 N. Lee St.

Michael Mobley is requesting a variance to Ordinance Article VI, Sec. 61.1.4 Prohibited Uses in the C-1 Business District. The purpose of the request is for the applicant to be able to rent one side of the building located at 190 N. Lee St. (Tax Parcel K15 10 005) for an automobile service station and detail/carwash shop. The applicant states that he has been unable to rent the space for the allowed uses in the C-1 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: November 2, 2020

City Council Meeting Date: November 9, 2020

Agenda Item: Variance for 190 N. Lee St., Map & Parcel K15 10 005

Background: Michael Mobley is requesting a variance to Ordinance Article VI, Sec. 61.1.4 Prohibited Uses in the C-1 Business District. The purpose of the request is for the applicant to be able to rent one side of the building for an automobile service station and detail/carwash shop. The applicant states that he has been unable to rent the space for the allowed uses in the C-1 Business District.

Summary: The applicants building located at 190 N. Lee St. has 2 tenant spaces available and one side is currently rented. The original use for the vacant side of the building was for an automobile service station. However, there have been many different uses since the original use and because an automobile service station and car wash is not presently an allowed use in the C-1 Business District, the original use became a non-conforming use. The planning staff has informed the applicant that **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, topography, or some other dimension of the land or building. A variance does not allow you to start a new use in a zoning district where it is presently not allowed.** The applicant stated he would still like to submit the application for review.

The City of Kingsland D.D.A. met on 10/15/2020 concerning the variance request because this falls within the D.D.A. boundaries. Their recommendation and reasons to deny the variance request are attached to this report.

Attachment: Nov. 2020-Variance-Michael Mobley-190 N. Lee St. (3276 : Variance-Michael Mobley-190 N. Lee St.)



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 of the variance request.

Scott L. Kimball

Planning & Zoning Director

Scott Kimball

From: Paula Chamberlin <pchamberlin@kingslandgeorgia.com>
Sent: Monday, October 19, 2020 2:41 PM
To: 'Scott Kimball'
Cc: 'Lee Spell'
Subject: RE: EXTERNAL: 190 N. Lee St.- Michael Mobley

Mr. Kimball

KDDA has reviewed the request for variance request submitted by Mr. Mobley regarding the property at 190 N Lee. KDDA is unable to recommend approval of this request due to a few factors.

- 1) "A variance is a "loosening" of the requirements 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 a building. Additionally, and as annotated on the Application for Variance, "a variance does not allow you to start a new use in a zoning district where it is presently not permitted". As this request has nothing to do with any dimensional factors, a variance granting a business presently considered "non-conforming use" in a zone that it is presently not permitted would be inappropriate and contrary to Kingsland Municipal Policy .
- 2) The Application for Variance, Part B, Paragraph 3, identifies two separate addresses (106 N. Lee St and 190 N. Lee St) and identifies the property as "Vacant" on paragraph 6. 106 N. Lee Street appears to be presently occupied by a second hand store. A Business license in the name of Deborah Maldonado for "Nicole's Seasonal Decor and More" is presently on file for that address but has reportedly vacated that location. 190 N. Lee and 106 N. Lee appear to be the same building. Regardless, the property does not appear to be vacant as identified on the Application for Variance.
- 3) It is unknown if the building on the variance application contains the infrastructure necessary to meet present day Commercial Automotive Repair and Service Shop requirements/codes.

On behalf of the KDDA, we thank you for the opportunity to review Variance Applications for businesses in the Downtown Development District as it is beneficial for the KDDA to be aware of what types of businesses want to locate in the Downtown area. Unfortunately on this matter we cannot offer a resolution.

Respectfully

Paul Chamberlin
 KDDA Chairman
www.KingslandDDA.com

Attachment: Nov. 2020-Variance-Michael Mobley-190 N. Lee St. (3276 : Variance-Michael Mobley-190 N. Lee St.)

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

- This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 61.1.C-1 of the Kingsland Land Development Ordinance.
- Your Name Michael John Mobley
Phone 912-269-7035
Address 106 [REDACTED] N. Lee St
- Location of Property:
Street 190 N. Lee St, 190 N. Lee
Parcel No. K15-10-005 Lot No. _____
- 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):

1 - increase to Original - use of property.
Automotive Repair & Service Shop

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.

It's has two garage Bays For working on Automobiles
hard to rent the building For Anything else
ITs been VACANT For almost Two Years

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.

1 block away is tire MANT Automotive
2 blok away is Russells Automotive
Lot Behind me stored Heavy Equipment

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.

its been a service station For cars, truck, Motorcycle,
and ATV For more 30 Plus years

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

to be able to do small Repairs and Service anything
Automotive

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed _____

Date Oct 7, 2020

Attachment: Nov. 2020-Variance-Michael Mobley-190 N. Lee St. (3276 : Variance-Michael Mobley-190 N. Lee St.)

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 10/7/20
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 10/9/20
Date hearing advertised: 10/15/20
Date hearing held: 11/2/20 & 11/9/20
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: _____



To whom it may concern:

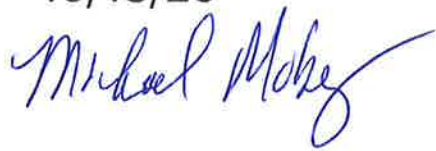
I Michael Mobley am having hardships renting my building at 106 n lee st in kingsland Ga since Johnny Robison used cars has moved out. I have tried to rent the building for what is required in city of Kingsland zoning and have not been successful. Since COVID-19 hit it's been more difficult. I have been paying the mortgage out of my pocket. I have tenant willing to rent (LONG TERM) the building for small repairs on automotive's and ceramic coating on vehicles . This location was originally a gas station, A motorcycle shop, and used car lot. The building has a garage to do this kind of business.

Covid-19 hasn't helped the situation at all. During this period of Covid-19 is hard enough without this hardship added.

Thanks in advance

Michael Mobley

10/13/20



Attachment: Nov. 2020-Variance-Michael Mobley-190 N. Lee St. (3276 : Variance-Michael Mobley-190 N. Lee St.)



City of Kingsland
912-729-5613

REC#: 01316072 10/08/2020 8:58 AM
OPER: SELIN TERM: 001
REF#: 1245

City of Kingsland Payment Form



TRAN: 104.0000 BUILDING & ZONING
200365 125.00CR
MOBLEY, MICHAEL JOHN
190 N LEE ST
VA 125.00CR

Window 105 W William Ave, Kingsland, Georgia 31548

TENDERED: 125.00 CHECK
APPLIED: 125.00--

CHANGE: 0.00

- ☐ Court
☐ Police
☐ Fire

- ☐ Human Resources
☒ Planning & Zoning (business
licenses, building permits, etc.)
☐ Public Works
☐ Water Operations
☐ Other: _____

Description: (Please give detail description of what the charge is for)

Variance

Payment Code: (Circle payment code #)

61	Business License	525	Water Fund Miscellaneous	106	Building & Zoning Fees
110	Cemetery Fees	115	Demolition of Structure	120	Fines
125	General Fund Misc.	130	Land Disturbance	131	DDA Funds
199	Event Fundraiser	152	Police Dept Misc.		
150	Permits for: _____ (Electrical, Re-inspection, etc.)				
135	Specific Line Item Reimbursement- GL #: _____				

200365

Payment Amount:

\$ 125.00

Today's Date:

10/8/20

Print Name (paid by)

Michael Mobley

Business Name (if applicable)

Form Completed by:

Employee Name:

Natalie Morland

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 3280)**

Meeting: 11/02/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3280

Re-Plat-Lake Juniper Phase I & II & Change to Original PD

The Lake Juniper final plat for Phase I & II was approved by the City Council on June 10, 2019 along with the PD that was submitted by Soncel, Inc. & Lake Juniper, LLC. The Subdivision consists of 40 single family lots on 13.27 acres and is zoned PD/R-1. The developer is now requesting approval for a re-plat of Phase I & II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5' for the purpose of accommodating the builders house plans. The new plat has been reviewed by the planning dept. and staff sees no issues with the reduced setbacks. 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: November 2, 2020

City Council Meeting Date: November 9, 2020

Agenda Item: Lake Juniper Phase I & II Re Plat and Change to Original PD

Background: The Lake Juniper final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by Soncel, Inc. & Lake Juniper, LLC. The Subdivision consists of 40 single family lots on 13.27 acres and is zoned PD/R-1. The developer is now requesting approval for the re plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5' for the purpose of accommodating the builders house plans. The new plat has been reviewed by the planning dept. and staff sees no issues with the reduced setbacks.

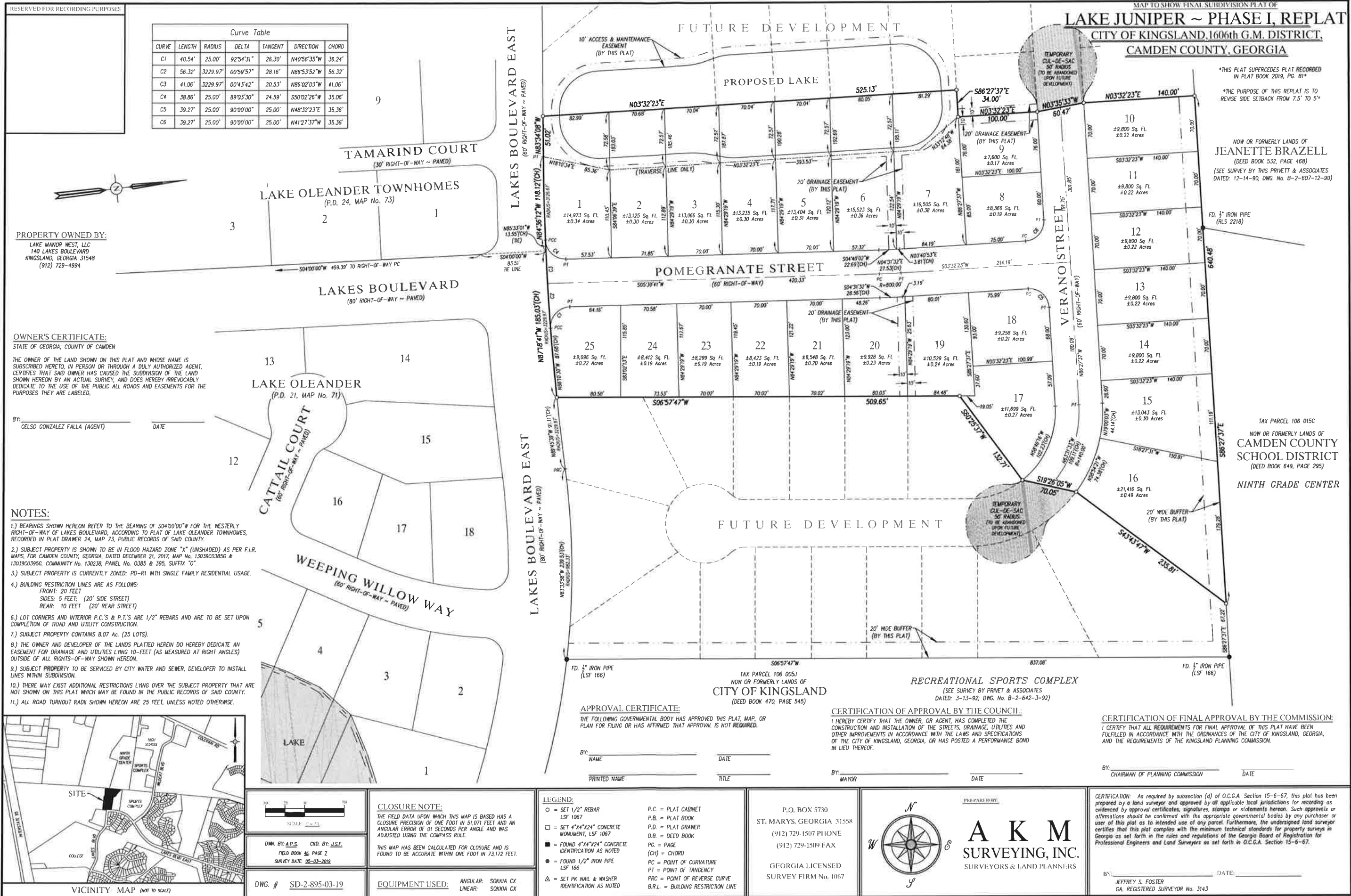
Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Attachment: Nov. 2020-Re-Plat-Lake Juniper Phase I & II (3280 : Re-Plat-Lake Juniper Phase I & II & Change to Original PD)







**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

WITHDRAWN**AGENDA ITEM (ID # 3279)**

Meeting: 11/02/20 06:00 PM
Department: Planning and Zoning
Category: Ordinance
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3279

Ordinance 2020-08 to Amend Ordinance 2011-01 (KLADO)

The amendment will allow and prohibit additional uses in the Section 61.1 C-1 Central Business District. The amendment will also allow the inclusion of Multi-Use dwellings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District. A draft copy showing all amendments is attached along with the final copy that will appear in KLADO if approved. Staff recommends approval.



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Ph: 912-729-5613
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Planning and Community Development
Staff Report

Planning Commission Meeting Date: November 2, 2020

City Council Meeting Date: November 9, 2020

Agenda Item: Ordinance 2020-08 to Amend Ordinance 2011-01 (KLADO)

Background: The amendment will allow and prohibit additional uses in the Section 61.1 C-1 Central Business District. The amendment will also allow the inclusion of Multi-Use dwellings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District. A draft copy showing all amendments is attached along with the final copy that will appear in KLADO if approved.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball- Planning Director

RED – Removed

YELLOW - Additions

Section 61. Commercial Districts.

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

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

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

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

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

(2) Any of the following service businesses:

- (a) Barber and beauty shops.
- (b) Cafes, grills, lunch counters, restaurants, brew pubs and **breweries.**

- (c) Dress making and tailoring shops.
- (d) Dry cleaning and laundry establishments, including pick-up stations but not including self-service laundry.
- (e) Shoe repair shops.

(3) Office Building.

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

(5) Signs as provided in Section 120.

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

(7) Funeral Parlors

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

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

(9) Fee Simple Churches with attendant education and recreational buildings.

(10) Private clubs, fraternal orders or lodges.

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

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

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

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

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

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

(f) Public and private schools and libraries.

(g) Hotels and motels.

(h) Bed and Breakfast Inn

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

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

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

(l) Open air markets.

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

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

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

61.1.4. Prohibited Uses

(1) Manufactured Housing

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

(3) Automobile service stations

(4) Car washes

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

(6) Automotive repair shops

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

(8) Automobile rental

(9) Wrecker, Towing, and Transport services

(10) Churches and places of worship, but not to include Fee Simple Churches.

- (11) Funeral Parlors and Pet Crematories
- (12) Any use not listed that does not meet the intent and required conditions of the C-1 Business District, unless approved by the City Council with issuance of a Certificate of Appropriateness.

Section 61. Commercial Districts.

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

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

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

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

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

(2) Any of the following service businesses:

- (a) Barber and beauty shops.
- (b) Cafes, grills, lunch counters, restaurants, brew pubs and breweries.
- (c) Dress making and tailoring shops.
- (d) Shoe repair shops.

(3) Office Building.

(4) Signs as provided in Section 120.

- (5) Theaters, but not including drive-in theaters.
- (6) Commercial parking garages or lots provided no entrance or exit be on the same side of the street and within the same block as a school and the curb breaks be limited to two for each 100 feet of street frontage, each not to exceed 30 feet in width and not located closer than 20 feet to a street intersection.
- (7) Multi-Use dwellings provided the requirements in Sec. 70.4. MU, Multi-Use District are met.
- (8) Fee Simple Churches with attendant, education and recreational buildings.
- (9) All uses of a predominantly retail nature, including:
 - (a) Electrical supplies.
 - (b) Heating and plumbing equipment.
 - (c) Dairy products.
 - (d) Sporting goods.
 - (e) Finance, Insurance, real estate offices and Construction Sales.
 - (f) Hotels and motels.
 - (g) Bed and Breakfast Inn
 - (h) Amusement enterprises including the provision of stage entertainment.
 - (i) Temporary uses, including sale of Christmas trees, carnival, and church bazaars; but not including seasonal sale of fruits and vegetables from roadside stands, but such uses shall not be permitted for a period to exceed two months in any calendar year.
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61.1.3. The following uses may be permitted as special exceptions by the City Council in accordance with the provisions of Article XXIV:

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

61.1.4. Prohibited Uses

- (1) Manufactured Housing
- (2) Automobile, motorcycle, and boat sales (new and used)
- (3) Automobile service stations

- (4) Car washes/ Detailing Shops
- (5) Building, Plumbing, Electrical and Commercial Contractors vehicle, equipment storage, lay down yards, bulk material storage
- (6) Automotive repair shops
- (7) Tires, batteries, and other automotive accessories sales and installation.
- (8) Automobile rental
- (9) Wrecker, towing and auto transport services
- (10) Churches, but not to include Fee Simple Churches
- (11) Funeral Parlors and Pet Crematories
- (12) Any use not listed that does not meet the intent and required conditions of the C-1 Business District, unless approved by the City Council with issuance of a Certificate of Appropriateness.