



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JANUARY 4, 2021

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Martin Turner	Board Member
Dallice Mitchell	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Board Member
Mr. Eric Snook	Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Election of Chairman & Vice Chairman -
2. Home Occupation-Robert Froelich-215 Fiddlers Cove Dr. -

Robert Froelich has applied for a Home Occupation Permit at 215 Fiddlers Cove Dr. (Tax Parcel 106D 008), zoning is PD/R-1, doing business as "Kingsland Renegade Outdoor Company, LLC". The purpose of the business will be for on line sales of Outdoor Equipment and Clothing. The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in Article XI, Sec. 110.4 of KLADO. Staff recommends approval.

3. Certificate of Appropriateness for Bus. Lic. Relocation-190 N. Lee St. -

Certificate of Appropriateness for the Business License relocation application for an Automotive Detail/Antiques Shop located at 190 N. Lee St. (Tax Parcel K15 10 005) in the C-1 (Central Business District).

Charles Bolan has applied for a business license relocation in the name of "Coastal Expert Detailing". The location of the business is at 190 N. 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. recommends that the business license relocation not be approved because it does not meet the boards visions and goals and is not suitable for the downtown area and that a car wash is not an allowed use in the C-1 Business District. However, an Antique Shop is an allowable use. Mr. Bolan has stated that the auto detail shop will include hand washing, vacuuming, waxing, and ceramic coating of automobiles.

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.

Staff Recommendation: *It is in the staff's opinion that an automotive detail shop does not meet the same definition as a car wash and that Mr. Bolan's business does meet the intent of the C-1 District. Staff recommends approval of the Certificate of Appropriateness for the business license relocation with the following conditions that Mr. Bolan has agreed to:

- 1) All activities will take place inside of the enclosed building and bay door area.
- 2) All excess water from car washing activities shall be diverted to the drain and catch basin that is located inside the work bay.
- 3) There shall be no extended parking or storage of any type vehicle on the premises.
- 4) The building will not be used as a place of residence for anyone.
4. Ordinance Amendment-Article VII.-Coin Operated Amusement Machines -

Ordinance 2021-01 to Amend Chapter 11 of the Code of Ordinances by adding a new Article to be known as - ARTICLE VII.-COIN OPERATED AMUSEMENT MACHINES.

In the interest of Public Safety and the immediate enactment of this ordinance, the amendment will prevent the unregulated operation of the bona fide coin operated amusement business and where the business can be conducted in a manner to safeguard the fiscal soundness of the City and provide business revenue to enhance the public welfare of the citizens of Kingsland. Staff recommends approval.

5. Ordinance Amendment-Article VII., Sec. 70 of KLADO -
Ordinance 2021-02 to Amend Ordinance 2011-01, Article VII, Sec. 70 of KLADO.

The amendment will establish new building requirements within all Residential, Commercial, and Industrial Zoning Districts and enhance the public welfare of the citizens of Kingsland. Staff recommends approval.

IV. ADJOURNMENT