



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • FEBRUARY 1, 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. OLD BUSINESS

1. Election of Chairperson and Vice Chairperson -

IV. AGENDA ITEMS

1. Residential Business-Coty Thebo-121 Cedar Circle Dr. -

Coty Thebo has applied for a Residential Business Permit doing business as Momma Gone Strong at 121 Cedar Circle Dr. (Tax Parcel 107H02 096). The purpose of the business will be for a one on one personal gym training. Zoning is PD/R-1. Staff recommends approval with the condition:

- 1) Customers must only park in the driveway provided at the property.

2. DeAnnexation-Scott E. Gay-327 Haddock Rd.-Tax Parcel 108 004A -

Scott E. Gay has applied for a De-Annexation of his property located at 327 Haddock Rd. containing approx. 5.00 acres. Staff recommends approval.

3. Re-Zoning-City of Kingsland-Parcel 094 035 & 094 035A -

The City of Kingsland has applied for a rezoning of 2 parcels containing approx. 45.19 acres located on Royal Pkwy. The applicant is requesting the parcels be rezoned to C-ED (Commercial & Entertainment District) for the purpose of an Entertainment Venue. Current Zoning is R-4. Staff recommends approval.

4. Variance-Britt Goodson-Parcel 101 017C-NW of Hwy. 40 & Middle School Rd.
-

Britt Goodson of Carolina Holdings, Inc. is requesting a variance to Ordinance Article V, Sec. 52.2.3, #7 Required Parking Spaces for Shopping Centers. The purpose of the request is to reduce the required parking spaces for the proposed shopping center from Seven (7) spaces for each 1,000 square feet of floor area to Five (5) spaces for each 1,000 square feet of floor area. Zoning is C-2 (General Commercial). Staff recommends approval.

5. Home Occupation-Kristen Hill-101 Lake Forest South Ct. -

Kristen Hill has applied for a Home Occupation Permit at 101 Lake Forest South Ct. (Tax Parcel 107R 068) doing business as Seaside Smocks, LLC". The purpose of the business will be for on line sales of children's clothing and accessories. Zoning is PD/R-1. Staff recommends approval.

6. Ordinance Amendment-Ord. 2021-03 to Amend Ord. 2015-18-Buildings & Building Regulations -

Ordinance 2021-03 to Amend the Ordinance 2015-18 Chapter 5-Buildings & Building Regulations, Sec. 5.1-technical codes and Sec. 5.2-finished floor elevation. The amendment shall establish new adopted technical building codes with the Georgia Supplements and update the finished floor elevation requirements. Staff recommends approval.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3393)**

Meeting: 02/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3393

Election of Chairperson and Vice Chairperson

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3371)**

Meeting: 02/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3371

Residential Business-Coty Thebo-121 Cedar Circle Dr.

Coty Thebo has applied for a Residential Business Permit doing business as Momma Gone Strong at 121 Cedar Circle Dr. (Tax Parcel 107H02 096). The purpose of the business will be for a one on one personal gym training. Zoning is PD/R-1. Staff recommends approval with the condition:

1) Customers must only park in the driveway provided at the property.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: February 1, 2021

City Council Meeting Date: February 8, 2021

Agenda Item: Residential Business Application for 121 Cedar Circle Drive,
Map & Parcel 107H02 096

Background: Coty Thebo has applied for a Residential Business Permit doing business as Momma Gone Strong. The purpose of the business will be for a one on one personal gym training. The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. An inspection of the area of the house the business will take place, along with parking area on the property, was completed by the planning staff and there were no issues found.

Zoning: PD/R-1

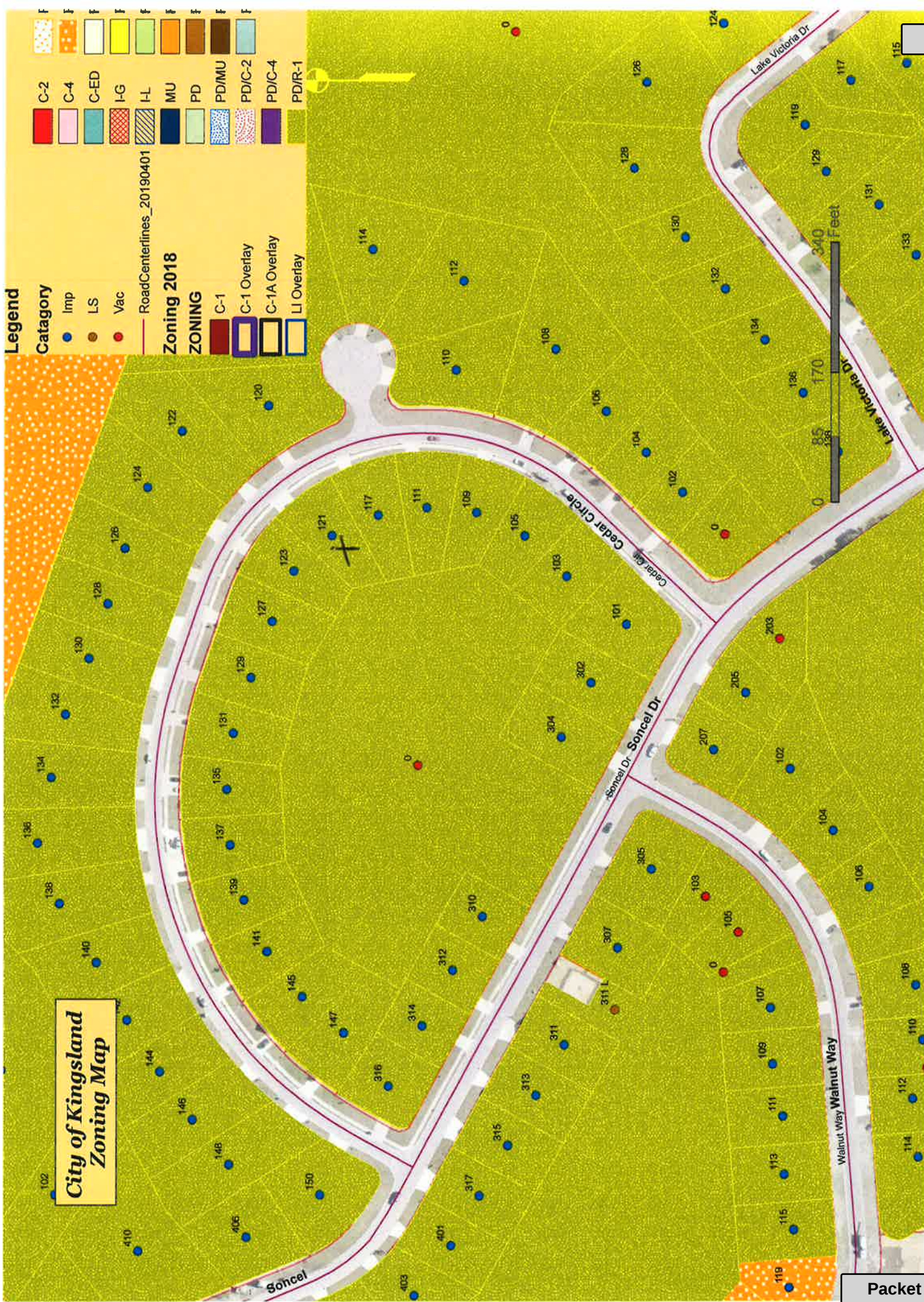
Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval with the condition:

1) Customers must only park in the driveway provided at the property.

Scott L. Kimball

Planning & Zoning Director





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	107H02 096	Owner	SCHUTZ TRAVIS D	Last 2 Sales			
Class Code	Residential		121 CEDAR CIRCLE DRIVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/31/2020	\$239800	FM	Q
	KINGSLAND	Physical Address	121 CEDAR CIRCLE DR	11/14/2016	\$220000	FM	Q
Acres	0.22	Assessed Value	Value \$217351				

(Note: Not to be used on legal documents)

Date created: 1/7/2021

Last Data Uploaded: 1/7/2021 7:16:05 AM

Developed by Schneider
GEOSPATIAL



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: DACHOTA H. THEBO PHONE: (860)912-3706
 ADDRESS: 121 CEDAR CIRCLE DRIVE
 FAX: _____ E-MAIL: MAMAGONESTRONG@GMAIL.COM

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager 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.)
- (X) **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: MAMA GONE STRONG

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 121 CEDAR CIRCLE DRIVE

TAX MAP & PARCEL NUMBER: 107H02 096 ZONING: PD-R-1

OWNER OF SITE, IF NOT APPLICANT: Bryan J. Thebo

ADDRESS: 121 Cedar Circle Drive

CITY: Kingsland STATE: Ga ZIP: 31548

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

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

SIGNED: D. Thebo DATE: 12/29/20

Attachment: Feb. 2021-Residential Business-Coty Thebo (3371 : Residential Business-Coty Thebo-121 Cedar Circle Dr.)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 12/30/2020
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 1/4/2021
3. DATE PERMIT FEE PAID: 12/30/2020 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

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

 PLANNING DIRECTOR
 CITY OF KINGSLAND

 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A RESIDENTIAL BUSINESS

APPLICANT: Dachota H. Thebo

ADDRESS: 121 CEDAR CIRCLE DRIVE

CITY: KINGSLAND **STATE:** GA **ZIP:** 31548

PHONE:() (860)912-3706 **FAX:**() **E-MAIL:** Mamagonestrong@gmail.com

PROPOSED BUSINESS: Mama Gone Strong **LOCATION:** 121 CEDAR CIRCLE DRIVE

TAX PARCEL: **ZONING:**

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:

All business will take place in my garage gym where clients will visit one by one, Monday through Friday. I currently hold homeowner's insurance through Geico and Personal Liability Insurance through Next should any need arise. I have installed multiple security cameras in the interior and exterior of my residence to further protect myself and my clients. Ample parking is available in my driveway so as not to obstruct neighborhood traffic or emergency services. Although I have always strived to maintain a clean and safe environment, further sanitation efforts are now in effect due to COVID-19 Pandemic. All precautions are being taken to mitigate the spread of the virus and thorough cleaning is performed between each client.

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. _____

Please see attached

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. _____

This is not applicable to my business.

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. _____

Clients of my business are seen one at a time.

The occupation or profession must be conducted entirely within the dwelling. _____

Business will take place inside my garage, though single door will be left open for safety.

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. _____

Proof of residence can be found via City of Kingsland municipal works account.

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. _____

Business is located in non-heated area of home.

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. _____

All business is done in an enclosed space within the 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. _____

All business is done in an enclosed space within the home.

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. _____

There is only one employee.

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

Business is located on public road with no restrictions to motor vehicles.

No outside storage or display shall be allowed. _____

No outside storage or display 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. _____

Ample parking is available within driveway so as not to restrict neighborhood traffic or emergency services.

No more home occupation or residential business is allowed in a residence at one time. _____

Only one residential will be functioning.

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 are owned or used by business.

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 is needed.

Pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axels and shall be restricted to no more than two pickups or deliveries per day. The pickups and deliveries are restricted to daylight hours only. _____

Business provides no pickup or delivery services.

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.) _____

No physical goods will be sold.

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. _____

I understand.

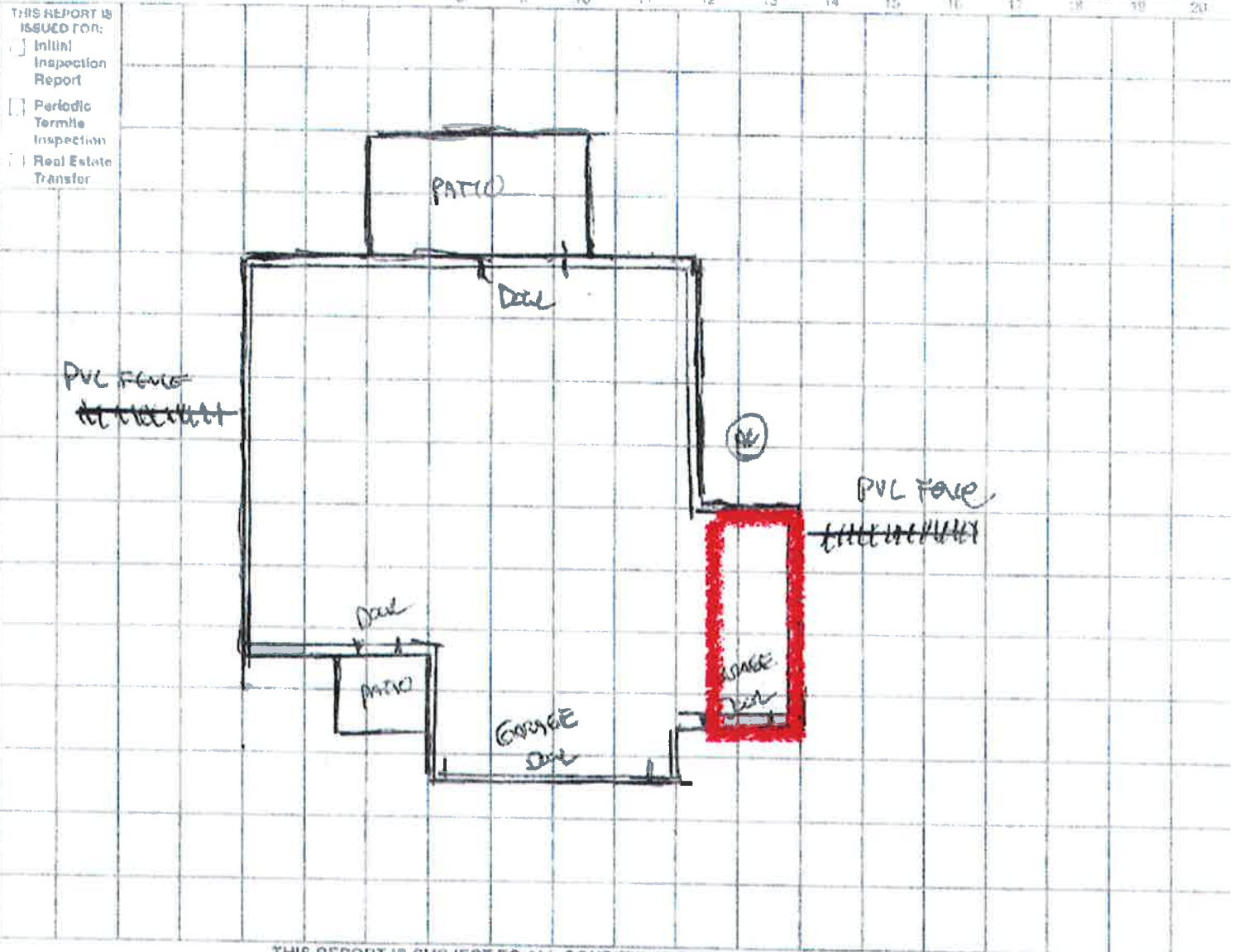
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.



SIGNATURE OF APPLICANT

1/6/21

DATE



THIS REPORT IS SUBJECT TO ALL CONDITIONS ENUMERATED ON REVERSE SIDE
 THIS REPORT IS NOT INTENDED TO BE A COMPLETE DISCLOSURE OF ALL ACTIVE OR PREVIOUSLY ACTIVE WOOD-DESTROYING ORGANISMS.

COMMENTS: no visible signs of activity at this time inside or outside

☐ Wood to earth contact
☐ Wood damage in crawl area
☐ Insufficient ventilation

KEYS

TYPE INFESTATION	LOCATION	TYPE CONSTRUCTION
AI - Active Infestation	Sills	Floating Slab
PI - Previous Infestation	Joist's/Plates	Supported Slab
SA - Suspected Activity	Subfloor	Monolithic Slab
ST - Subterranean Termites	Walls/Studs	Brick
PPB - Powder Post Beetles	Finished Trim	Stone
DHB - Old House Bore	Interior Trim	Solid Poured
MC - Moisture Condition	Paneled Walls	Hollow Block
V - Vents Needed	Doors	Crawl
WEC - Wood Earth Contact	Windows	Basement
X - Possible Damage	Framing	Exterior Insulating Finishing System
	Steps	Spray Foam

BAITING / MONITORING

☐ Official Walver YES ☐ NO
☐ Foam Application YES ☐ NO
 Linear Footage 165
 Number of Active St. _____
 Number of Monitoring St. _____
 Number of Above Ground _____
 Moisture Readings
 Yes ☐ No ☐
 Highest _____ %
 Moisture Barrier
 Yes ☐ No ☐

SOIL BARRIER APPLICATION

☐ Official Walver YES ☐ NO
☐ Foam Application YES ☐ NO
 Linear Footage _____
 Square Footage _____
 Bath Traps _____
 # Vents to be installed _____
 Type: Foundation ☐ Wall ☐
 Type Termiticide used _____
 Percentage used _____
 Total to be used _____
 Moisture Barrier YES ☐ NO ☐

AUTHORIZED COMPANY SIGNATURE: Keith Treals
 DATE: 1-10-20

PURCHASER/OWNER SIGNATURE: [Signature]
 DATE: 1-10-20

FROM THE DESK OF

Dachota H. Thebo

January 4, 2021

Scott L. Kimball
Planning Director
City of Kingsland

Dear Mr. Kimball,

I am writing in reference to my application for a Residential Business Permit for my personal training business, Mama Gone Strong. All business will take place in my garage 'studio' gym where clients will visit one by one, Monday through Friday. I currently hold homeowner's insurance through Geico and Personal Liability Insurance through Next should any need arise. I have installed multiple security cameras in the interior and exterior of my residence to further protect myself and my clients. Although I have always strived to maintain a clean and safe environment, further sanitation efforts are now in effect due to COVID-19 Pandemic. All precautions are being taken to mitigate the spread of the virus and thorough cleaning is performed between each client. Please feel free to contact me with any further questions.

Sincerely yours,



Dachota H. Thebo

Bryan J. Thebo
(843)324-6389

121 Cedar Circle Drive
Kingsland, GA
31548

January 4, 2021

Scott L. Kimball
Planning Director
City of Kingsland

Dear Mr. Kimball,

This letter is to inform you that I give Dachota H. Thebo permission to have a Residential Business on my property, 121 Cedar Circle Drive, as Mama Gone Strong. Please find closing documents attached as proof of my ownership of said property. There are no HOA requirements set forth regarding home business.

Sincerely yours,


Bryan J. Thebo

THIS IS TO CERTIFY THE ABOVE AND FOREGOING
IS A TRUE AND ACCURATE COPY OF THE ORIGINAL
DOCUMENT

THIS 31st DAY OF JANUARY 2020
David Phelps
NOTARY PUBLIC

Please return to:
Kinney & Kinney, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, Georgia 31558
File 19-42131

STATE OF ALABAMA

COUNTY OF MADISON

LIMITED WARRANTY DEED

THIS INDENTURE, made January 31, 2020, between **Travis D. Schutz** of the first part, and **Bryan J. Thebo** of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs, administrators, successors and assigns, the following described property:

See Exhibit "A" attached hereto.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and

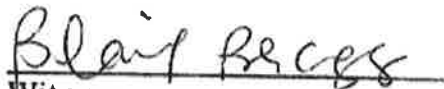
behoof of the said party of the second part, his heirs, administrators, successors and assigns, forever, IN FEE SIMPLE.

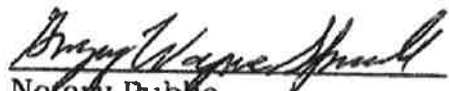
And the said party of the first part, for himself, his heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs, administrators, successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.

 (SEAL)
Travis D. Schutz

Signed, sealed, and delivered
in the presence of:


Witness


Notary Public

My Commission Expires:

My Commission Expires
February 27, 2023

State of Alabama
County of Madison

GREGORY WAYNE SPRUELL
Notary Public
Alabama State at Large

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3372)**

Meeting: 02/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3372

**DeAnnexation-Scott E. Gay-327 Haddock Rd.-Tax Parcel 108
004A**

Scott E. Gay has applied for a De-Annexation of his property located at 327 Haddock Rd. containing approx. 5.00 acres. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 1, 2021

City Council Meeting Date: February 8, 2021

Agenda Item: De-Annexation application for 327 Haddock Rd.,
Map & Parcel 108 004A

Summary: Scot E. Gay has applied for a De- Annexation of his property located at 327 Haddock Rd. containing approx. 5.00 acres. The parcel is undeveloped and the de-annexation will not affect the population or water and sewer connections to the City of Kingsland.

Zoning: N/A

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 108, Block _____, Parcel 004A, has a street address of 327 Haddock Road, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned R-3 by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of _____ at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: 5.0

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 0 Future population: 0

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

1/6/2020
Date

[Signature]
Signature (Signed and Printed) of Owner

Address of above Owner

Date

Signature (Signed and Printed) of Owner

Address of above Owner

CONTINUED ON BACK

Page One

Attachment: Feb. 2021-De-Annexation-Scot E. Gay (3372 : DeAnnexation-327 Haddock Rd.-Tax Parcel 108 004A)

Date _____

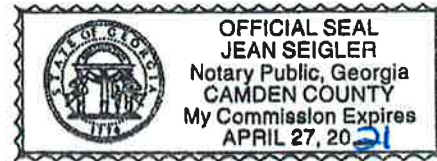
Signature (*Signed and Printed*) of Owner _____

Address of above Owner _____

Owner(s) signed the above in the presence of:

 Witness *John*

NOTARY PUBLIC, State of Georgia
 My commission expires: 4/27/2021
 (NOTARY SEAL)



**ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
 APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS**

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

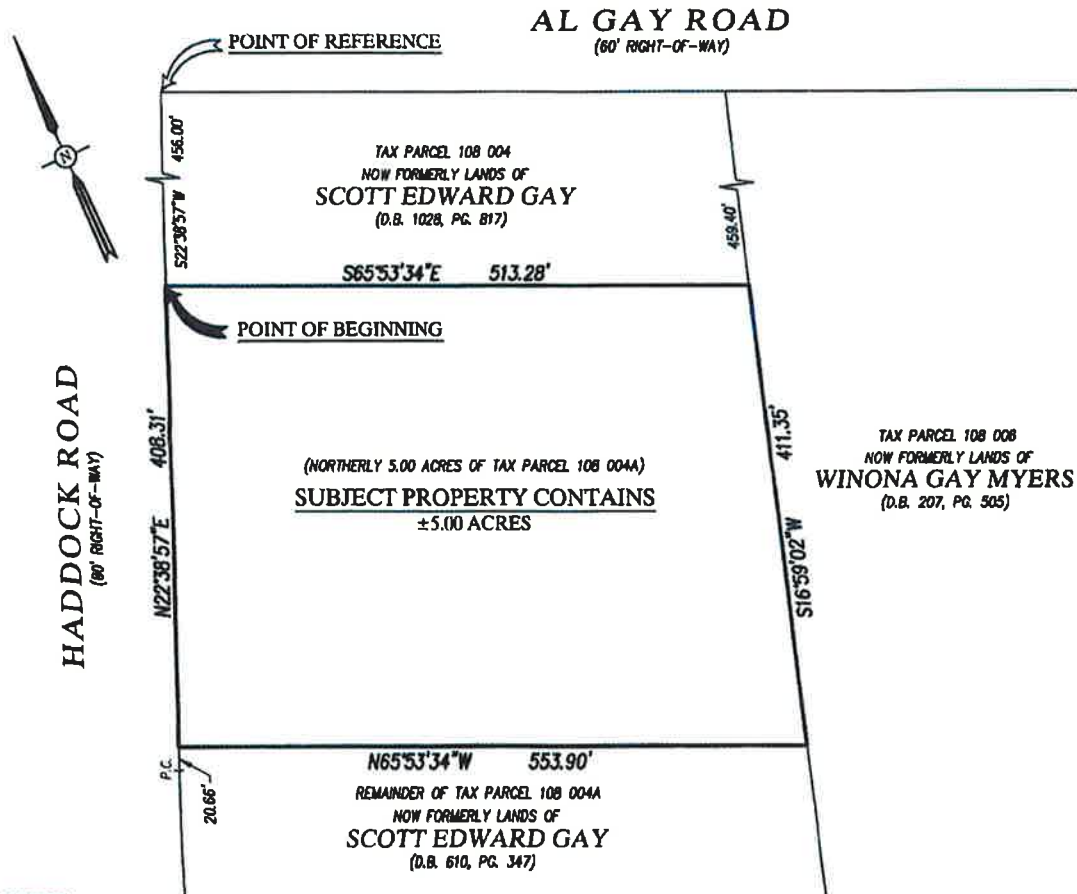
MAP TO SHOW SKETCH OF
A PARCEL OF LAND LYING IN THE 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
 (BEING THE NORTHERLY 5.00 ACRES OF TAX PARCEL 108 004A, ACCORDING TO TAX ASSESSORS RECORDS)
FOR: W.H. GROSS CONSTRUCTION

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1606th G.M.D., CAMDEN COUNTY, GEORGIA, BEING THE NORTHERLY 5.00 ACRES OF TAX PARCEL 108 004A, ACCORDING TO TAX ASSESSORS RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF AL GAY ROAD (A 60 FOOT RIGHT-OF-WAY AS ESTABLISHED) INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF HADDOCK ROAD (AN 80 FOOT RIGHT-OF-WAY AS ESTABLISHED) AND RUN THENCE SOUTH 22°-38'-57" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 456.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF SCOTT EDWARD GAY (ACCORDING TO DEED RECORDED IN DEED BOOK 1028, PAGE 817, PUBLIC RECORDS OF SAID COUNTY) SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT BEGINNING THUS DESCRIBED RUN THENCE SOUTH 65°-53'-34" EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 513.28 FEET TO A POINT LYING ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF WINONA GAY MYERS ESTATE (ACCORDING TO DEED RECORDED IN DEED BOOK 207, PAGE 505, PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 16°-59'-02" WEST, ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 411.35 FEET TO A POINT; RUN THENCE NORTH 65°-53'-34" WEST, A DISTANCE OF 553.90 FEET TO A POINT LYING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY OF HADDOCK ROAD; RUN THENCE NORTH 22°-38'-57" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 408.31 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY LIE WITHIN.



NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N22°38'57"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF HADDOCK ROAD, ACCORDING TO RIGHT-OF-WAY MAP BY PRYETT & ASSOCIATES DATED JUNE 1995 AND HAVING DRAWING No. B-2-825-6-85.
- 2.) THIS IS SKETCH WAS COMPILED FOR THE PURPOSE OF FOLLOWING A LEGAL DESCRIPTION AND SHOULD NOT BE CONSTRUED AS A CURRENT BOUNDARY SURVEY.
- 3.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 4.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.L.R. MAPS, FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017, MAP No. 13030C0389G, COMMUNITY No. 130262, PANEL No. 0395, SUFFIX "G".

	PREPARED BY: A K M SURVEYING, INC. SURVEYORS & LAND PLANNERS P.O. BOX 5730 (912) 729-1507 PHONE ST. MARYS, GEORGIA 31558 (912) 729-1509 FAX GEORGIA LAND SURVEY FIRM No. 1067	SCALE: 1" = 100' OWN. BY: <u>M.C.</u> CKD. BY: <u>J.S.F.</u> SKETCH DATE: <u>03-27-2018</u>
	APPROVED BY: BY: <u>Jeffrey S. Foster</u> DATE: <u>3/27/19</u> JEFFREY S. FOSTER GA. REGISTERED SURVEYOR No. 3143	

\\AKM-PC\Drafting\CAD & PDF FILES\2019\Camden\Lands of B.H. Gross-Haddock Rd\CAD\Tax Parcel 108 004A-SKETCH & LEGAL.dwg

Attachment: Feb. 2021-De-Annexation-Scot E. Gay (3372 : DeAnnexation-327 Haddock Rd.-Tax Parcel 108 004A)



Overview



Legend

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

Parcel ID 108 004A
Class Code Residential
Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
Acres 11.39

(Note: Not to be used on legal documents)

Owner GAY SCOTT EDWARD
 750 AL GAY ROAD
 KINGSLAND, GA 31548
Physical Address 327 HADDOCK RD
Assessed Value Value \$58263

Last 2 Sales			
Date	Price	Reason	Qual
9/1/1996	0	NM	U
n/a	0	n/a	n/a

Date created: 1/5/2021
 Last Data Uploaded: 1/5/2021 7:33:55 AM

Developed by 

Attachment: Feb. 2021-De-Annexation-Scot E. Gay (3372 : DeAnnexation-327 Haddock Rd.-Tax Parcel 108 004A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3373)**

Meeting: 02/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3373

Re-Zoning-City of Kingsland-Parcel 094 035 & 094 035A

The City of Kingsland has applied for a rezoning of 2 parcels containing approx. 45.19 acres located on Royal Pkwy. The applicant is requesting the parcels be rezoned to C-ED (Commercial & Entertainment District) for the purpose of an Entertainment Venue. Current Zoning is R-4. 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: February 1, 2021

City Council Meeting Date: February 8, 2021

Agenda Item: Rezoning of parcel 094 035 & 094 035A located at 132 Royal Parkway

Background:

The City of Kingsland has applied for a rezoning of 2 parcels containing approx. 45.19 acres located on Royal Parkway. The applicant is requesting the parcels be rezoned to **C-ED (Commercial & Entertainment District)** for the purpose of an Entertainment Venue.

Summary:

The two parcels are owned by the City of Kingsland and will be used for and Entertainment Venue (The Lawn at Kingsland) for events and activities mainly sponsored by the Downtown Development Authority. Clearing and construction has already begun at the site. The parcels are currently zoned **R-4 (Single Family-Mobile Home)** and under the current zoning ordinance, an Entertainment Venue and similar activities are not an allowed use. The parcels would need to be rezoned to **C-ED** for this this planned project and in staff's opinion the **C-ED** zoning would be a more suitable for this property.

Current Zoning: R-4

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 Kingsland".

REQUEST

EXISTING ZONING R-4

EXISTING USE Vacant

REQUESTED ZONING C-ED & Removed from
CTA Commercial Corridor District

REQUESTED USE The Lawn - Entertainment Venue

PROPERTY OWNER(S)

Name(s) City of Kingsland

Address 132 Royal PKwy. Kingsland, Ga. 31548

Phone No. 912/729-8210 (Work and/or home); Fax No. _____

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation
☐ Association Local Govt. ✓

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: Located on North + South Side of Royal PKwy. East of N. Lee St. + MLK Jr Blvd

Property Address: 132 Royal PKwy.

Tax Map Reference Number: 094 035 + 094 035A Zoning Map: R-4

Property Size: 45.19 Acres total Property Frontage: _____ 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 _____

Would not be detrimental to property or persons in the area because _____

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

Mayor Day & City Council, D.D.A.

- (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

City of Kingsland

- (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

N/A

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
<u>N/A</u>	

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.

[Signature]
Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of Feb. 1, 2021, 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 N/A
in the amount of \$ N/A.

City of Kingsland

BY: [Signature]

Planning & Zoning Administrator

Date: 1/7/2021

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 _____, 200____, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date: _____

Other Owner's Signature Date: _____

Agent Authorization

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

Owner's Signature

Other Owner's Signature

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

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

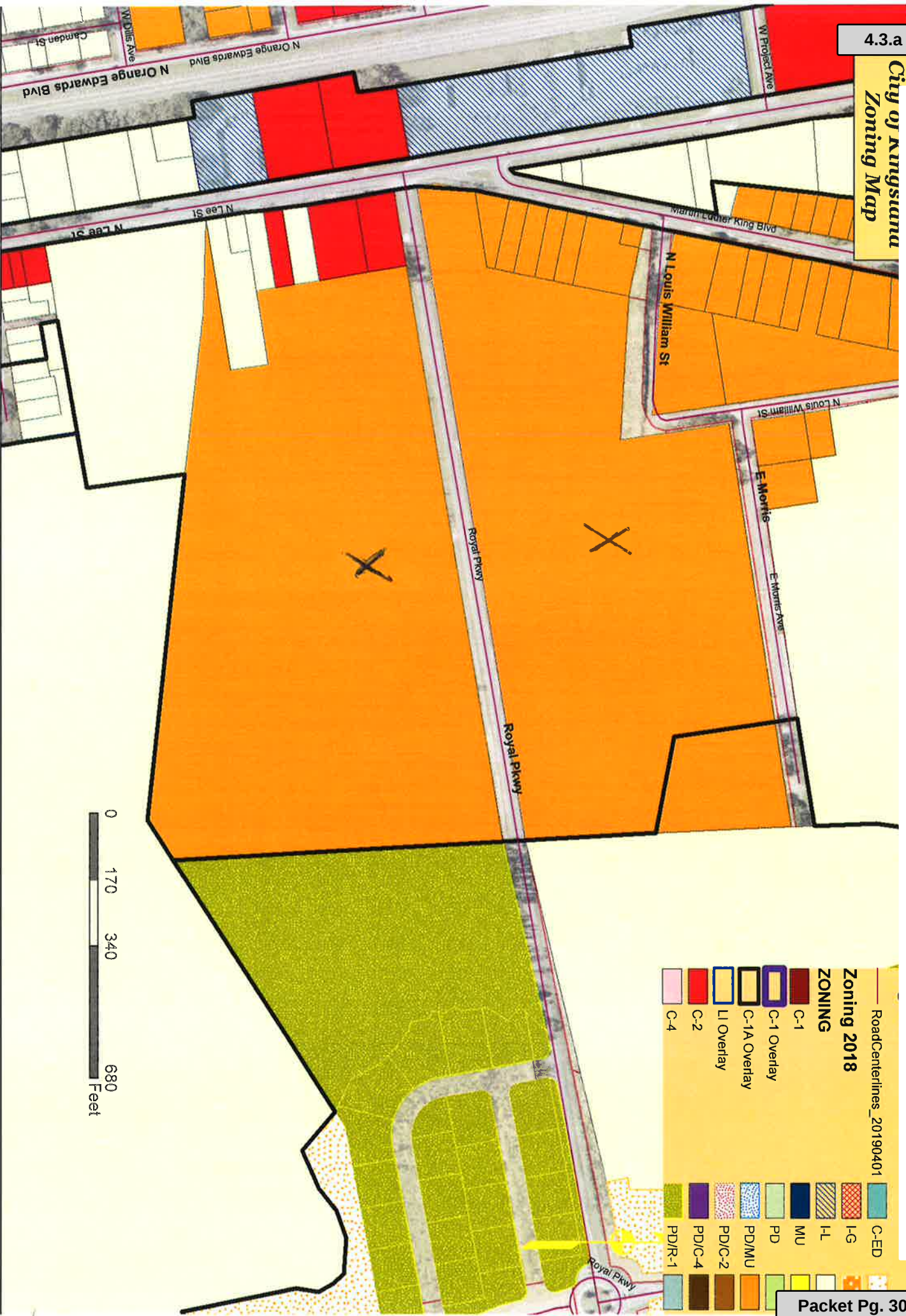
Community Planning and Development

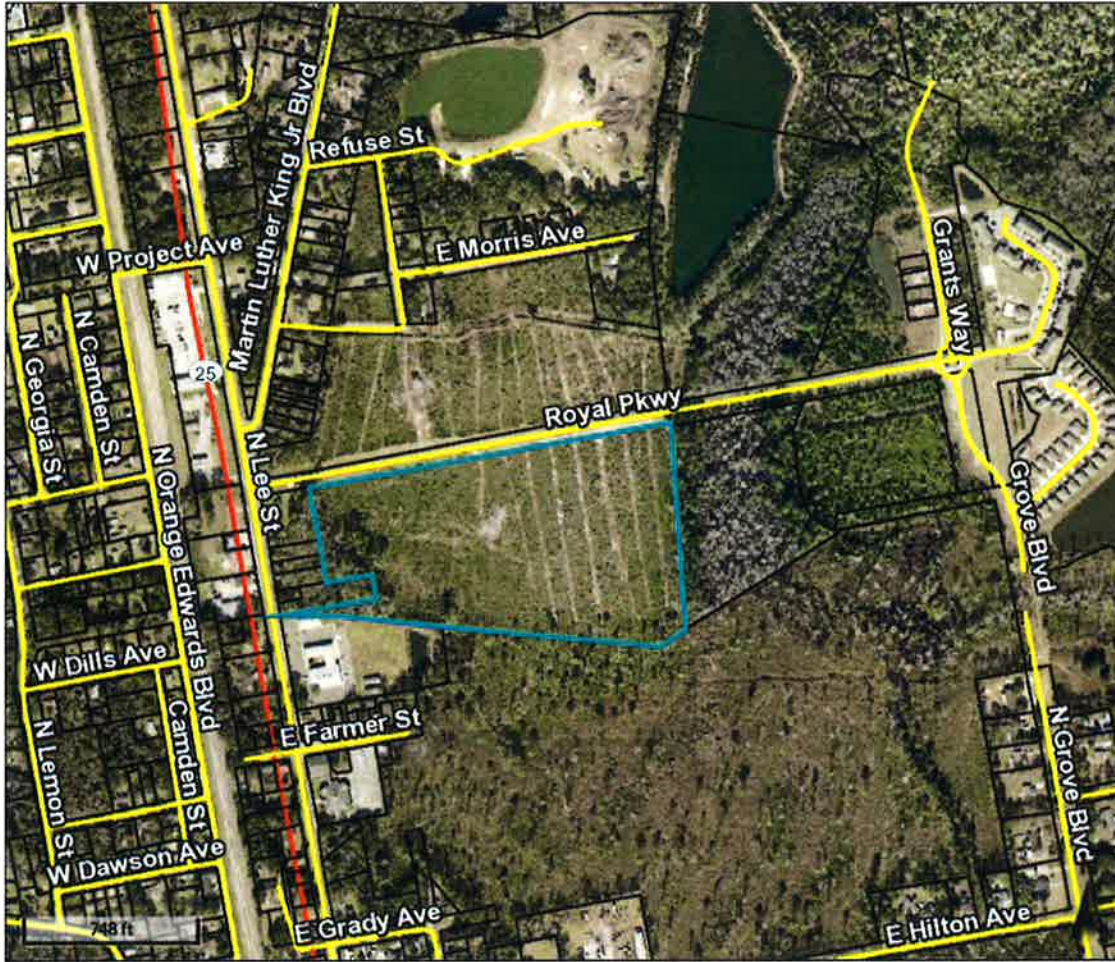
Received by: _____

Date: _____

City of Kingsland
Zoning Map

Attachment: Feb. 2021-Rezoning- City of Kingsland-Parcels 094 035 & 094 065A (3373 : Re-Zoning-City of Kingsland-Parcel 094 035 & 094 035A)





Overview



Legend

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

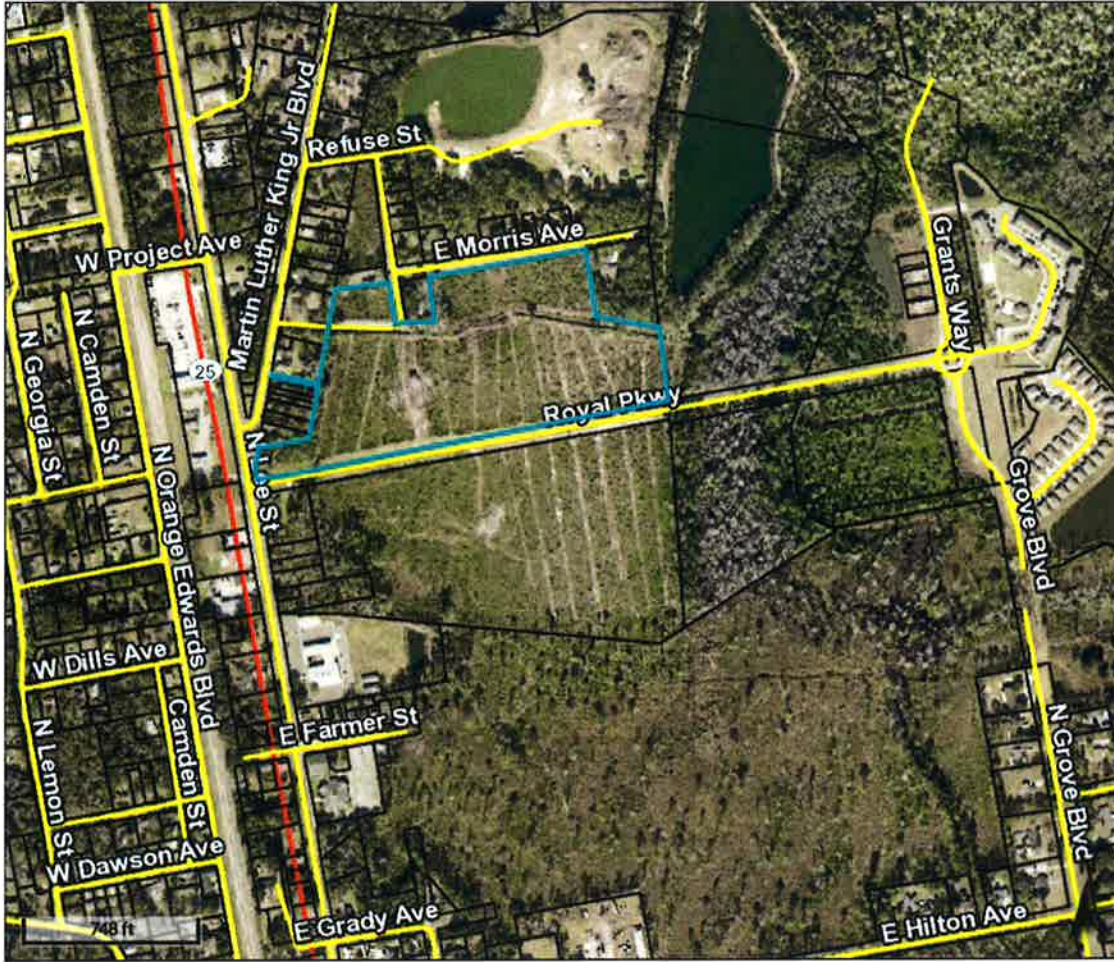
Parcel ID	094 035	Owner	KINGSLAND-CITY OF			
Class Code	Exempt		PO BOX 250			
Taxing District	KINGSLAND		KINGSLAND, GA 31548			
	KINGSLAND	Physical Address	n/a	Last 2 Sales		
Acres	24.44	Assessed Value	Value \$77672	Date	Price	Reason Qual
				7/14/2008	0	GV U
				8/1/1994	0	FM Q

(Note: Not to be used on legal documents)

Date created: 1/7/2021

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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	094 035A	Owner	KINGSLAND-CITY OF	Last 2 Sales			
Class Code	Exempt		PO BOX 250	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	n/a	0	n/a	n/a
	KINGSLAND	Physical Address	n/a	n/a	0	n/a	n/a
Acres	20.75	Assessed Value	Value \$68070				

(Note: Not to be used on legal documents)

Date created: 1/7/2021

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**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3374)**

Meeting: 02/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3374

Variance-Britt Goodson-Parcel 101 017C-NW of Hwy. 40 & Middle School Rd.

Britt Goodson of Carolina Holdings, Inc. is requesting a variance to Ordinance Article V, Sec. 52.2.3, #7 Required Parking Spaces for Shopping Centers. The purpose of the request is to reduce the required parking spaces for the proposed shopping center from Seven (7) spaces for each 1,000 square feet of floor area to Five (5) spaces for each 1,000 square feet of floor area. Zoning is C-2 (General Commercial). 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: February 1, 2020

City Council Meeting Date: February 8, 2020

Agenda Item: Variance for Parcel 107 017C, NW Corner of Hwy. 40 & Middle School Rd.

Background: Britt Goodson of Carolina Holdings, Inc. is requesting a variance to Ordinance Article V, Sec. 52.2.3, #7 Required Parking Spaces for Shopping Centers. The purpose of the request is to reduce the required parking spaces for the proposed shopping center from Seven (7) spaces for each 1,000 square feet of floor area to Five (5) spaces for each 1,000 square feet of floor area.

Summary: The applicants proposed shopping center parcel is approx. 11.6 acres with frontage to Hwy. 40 and Middle School Rd. Due to the larger detention needs for storm water for the property and wetlands in the area, this causes a hardship to be able to meet the required parking spaces of the City ordinance. The proposed site plan showing 5 spaces per 1,000 square feet of floor area is adequate for this size shopping center. The variance would also allow for less asphalt and less storm water runoff.

Zoning: C-2 (General Commercial)

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval of the variance request.

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

- This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 54.2.3 (7) of the Kingsland Land Development Ordinance.
- Your Name BRITT GOODSON
Phone 864-272-0088
Address CAROLINA HOLDINGS, INC., 40 W. BROAD STREET, SUITE 410,
GREENVILLE, SC 29601
- Location of Property:
Street NORTHWEST CORNER HWY 40 AND MIDDLE SCHOOL ROAD
Parcel No. 107017C Lot No. _____
- This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 (X) C-2
() C-3 () C-4 () I-L

1. Date complete application filed 1/8/2021
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☒ Other Site plan
3. Public hearing (If zoning variance):
Date Applicant notified: 1/11/2021
Date hearing advertised: 1/14/2021 1/21/2021
Date hearing held: 2/11/2021 2/8/2021
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: _____



CAROLINA HOLDINGS, INC.

4.4.a

January 7, 2021

VIA FEDERAL EXPRESS OVERNIGHT DELIVERY

Mr. Scott L. Kimball
Planning Director
City of Kingsland
105 South Lee Street
Kingsland, GA 31548

Dear Scott:

Per our conversation, please find enclosed the Application for Variance. As discussed, the purpose of this Variance is to reduce the required parking from 7 spaces per thousand square feet to 5 spaces per thousand square feet. The reasons for this request are due to topography of the property, the larger detention needs for stormwater, wetlands in the area, and the reduced asphalt will cause less runoff. The attached site plan provides for adequate parking for this size shopping center.

Please call with any questions or comments.

Sincerely,

CAROLINA HOLDINGS, INC.

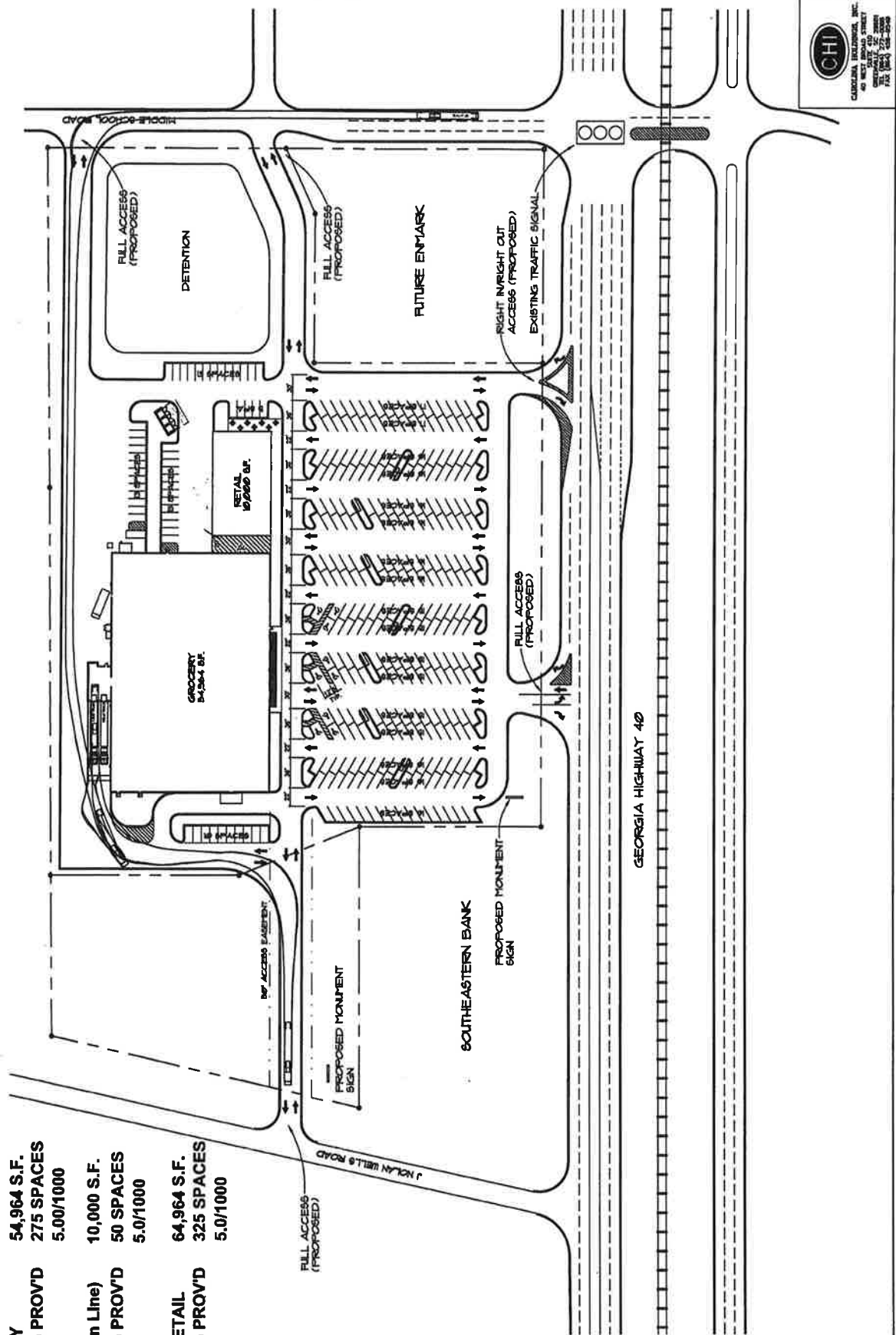
Britt Goodson

WBG:rmf

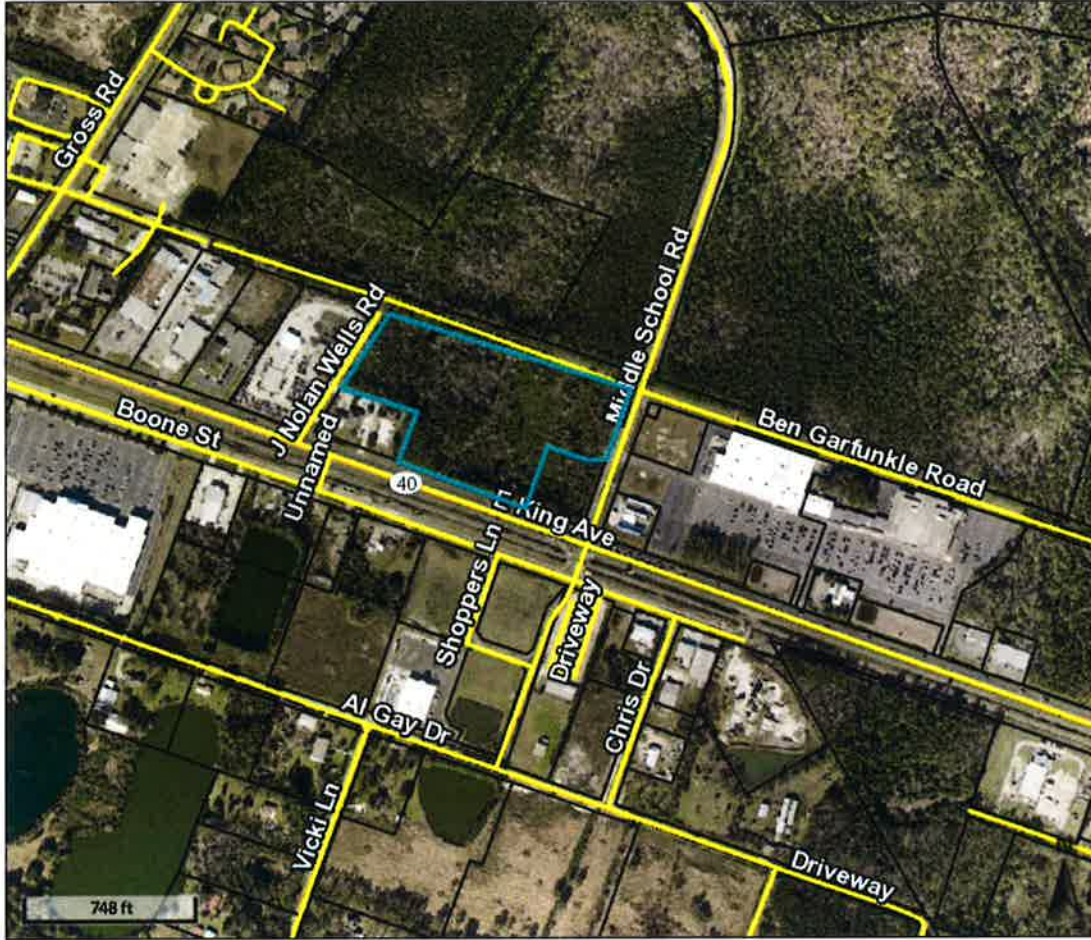
Enclosures: Application for Variance
 \$125 check to City of Kingsland

PROPOSED BUILDING DATA

SITE AREA	9.65 ACRES
GROCERY	54,964 S.F.
PARKING PROV'D	275 SPACES
RATIO	5.00/1000
RETAIL (In Line)	10,000 S.F.
PARKING PROV'D	50 SPACES
RATIO	5.0/1000
TOTAL RETAIL	64,964 S.F.
PARKING PROV'D	325 SPACES
RATIO	5.0/1000







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	107 017C	Owner	KINGSLAND INVESTMENTS LLC		Last 2 Sales			
Class Code	Commercial		1002 COLUMBUS		Date	Price	Reason	Qual
Taxing District	KINGSLAND		PASCAGOULA, MS 39567		10/4/2018	0	NM	U
	KINGSLAND	Physical Address	GA HWY 40		7/25/2013	0	GV	U
Acres	11.6	Assessed Value	Value \$945000					

(Note: Not to be used on legal documents)

Date created: 1/11/2021

Last Data Uploaded: 1/11/2021 7:29:11 AM

Developed by 

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3376)**

Meeting: 02/01/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3376

Home Occupation-Kristen Hill-101 Lake Forest South Ct.

Kristen Hill has applied for a Home Occupation Permit at 101 Lake Forest South Ct. (Tax Parcel 107R 068) doing business as Seaside Smocks, LLC". The purpose of the business will be for on line sales of children's clothing and accessories. Zoning is PD/R-1. 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: February 1, 2021

City Council Meeting Date: February 8, 2021

Agenda Item: Home Occupation application for 101 Lake Forest Ct.,
Map & Parcel 107R 068

Summary: Kristen Hill has applied for a Home Occupation Permit doing business as Seaside Smocks, LLC. The purpose of the business will be for on line sales of children's clothing and accessories. 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: Feb. 2020-Home Occ.-Kristen Hill (3376 : Home Occupation-Kristen Hill-101 Lake Forest South Ct.)



210008

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: Kristin Hill PHONE: 865-719-8748
 ADDRESS: 101 Lake Forest South Ct. Kingsland, GA 31548
 FAX: N/A E-MAIL: khill31807@yahoo.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 may be required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal may be required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Seaside Smacks LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 101 Lake Forest South Ct.

TAX MAP & PARCEL NUMBER: 107B068 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: N/A

CITY: _____ STATE: GA 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
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: Kristin W. Hill DATE: 01/06/2021



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 1/11/2021
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 1/11/2021
3. DATE PERMIT FEE PAID: _____ AMOUNT PAID: \$ 50
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: _____
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

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

 PLANNING & ZONING ADMINISTRATOR
 CITY OF KINGSLAND

 DATE

CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION



4.5.a

APPLICANT: Kristin Hill
ADDRESS: 101 Lake Forest South Court
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: (865-719-8748) FAX: (N/A) E-MAIL: kh1131801@yahoo.com
PROPOSED BUSINESS: Seaside Smacks LLC LOCATION: in home
TAX PARCEL: 107R068 ZONING: R3-Residential

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

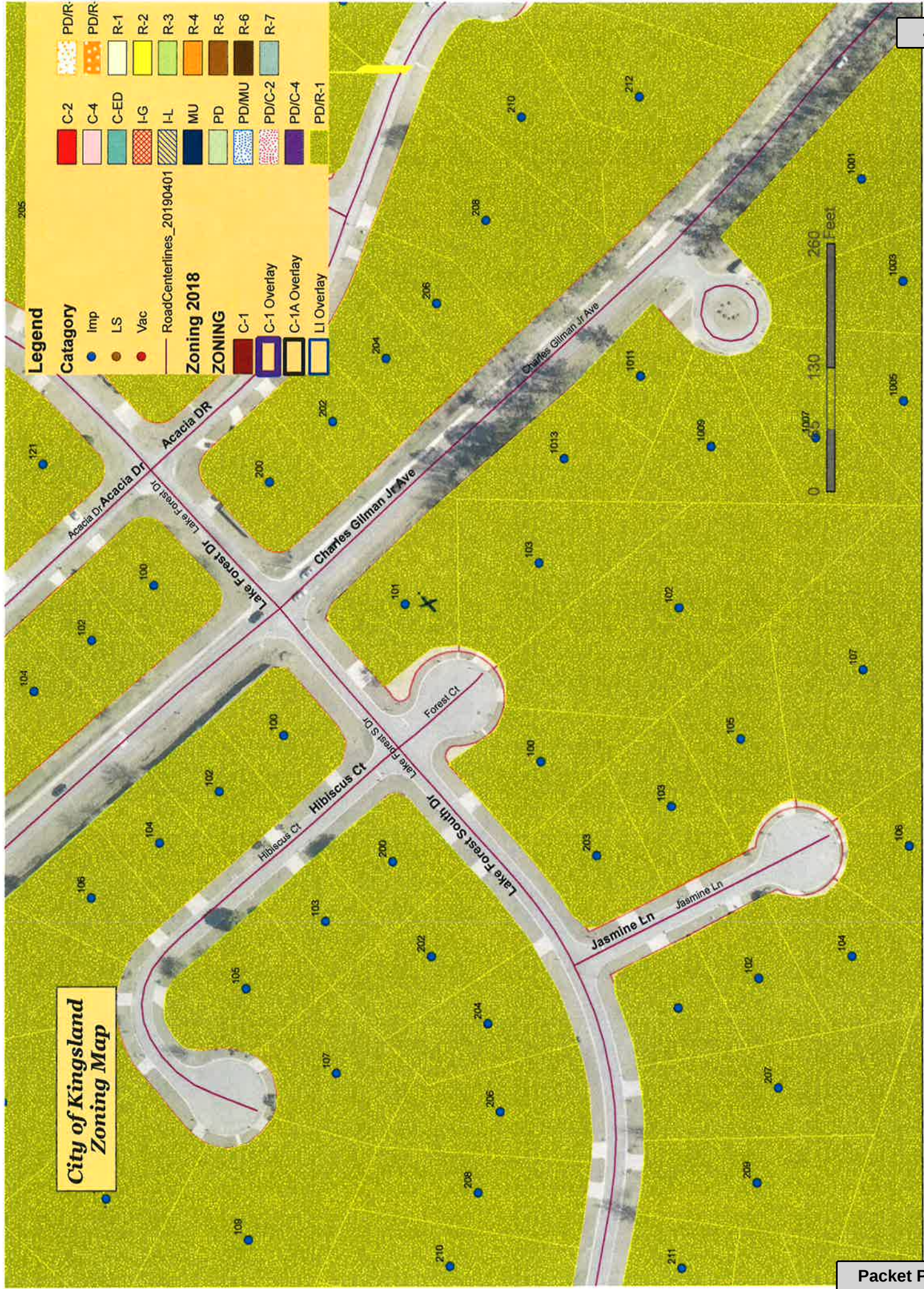
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 129 Sq. Ft. of business area
- 2201 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.

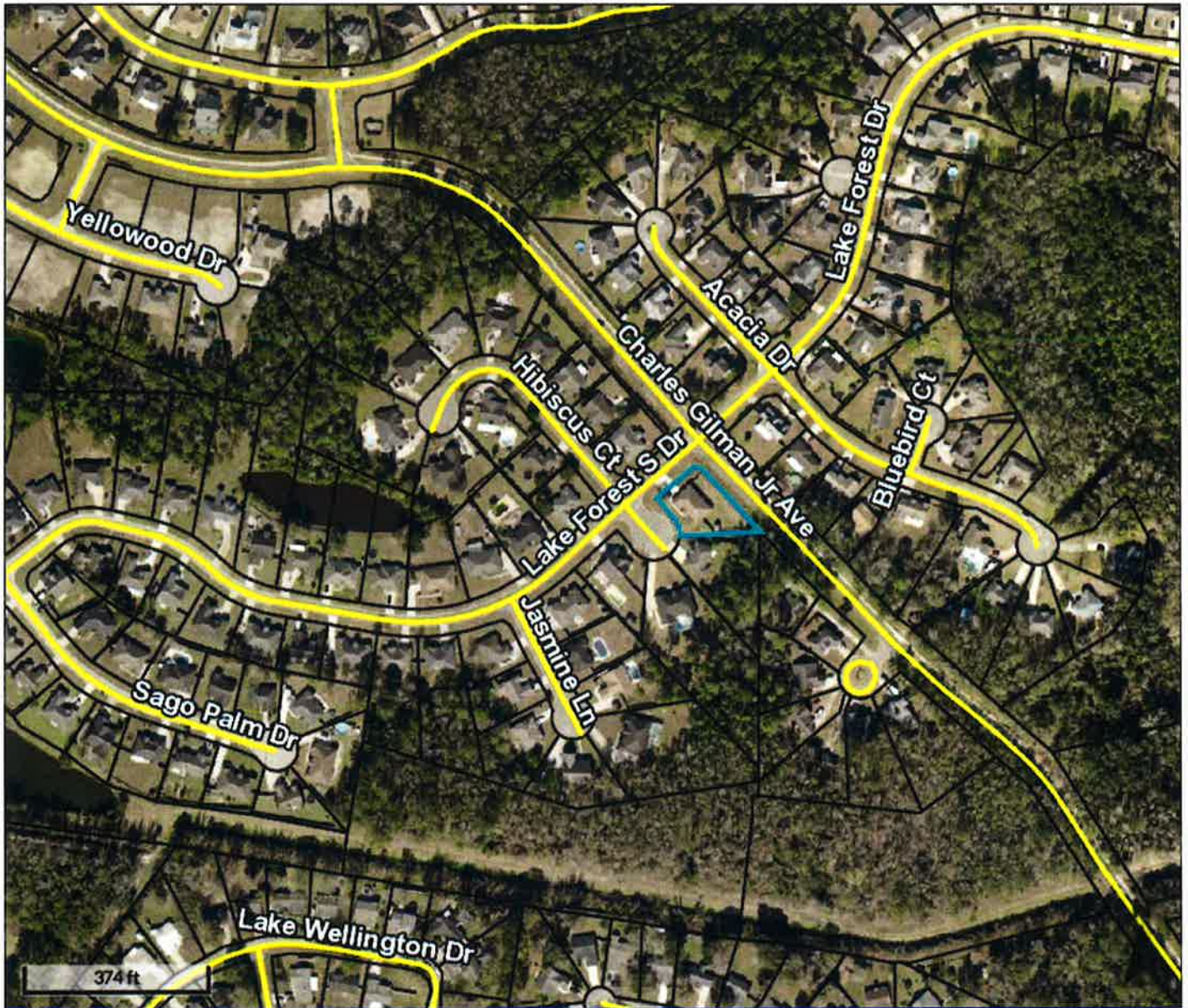
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

Kristin W. Hill
SIGNATURE OF APPLICANT

01/06/2021
DATE

Attachment: Feb. 2020-Home Occ.-Kristen Hill (3376 : Home Occupation-Kristen Hill-101 Lake Forest South Ct.)





Parcel ID	107R 068	Owner	HILL SEAN F & KRISTIN W	Last 2 Sales	
Class Code	Residential		101 LAKE FOREST SOUTH COURT	Date	Price
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/17/2016	0
	KINGSLAND	Physical Address	101 S LAKE FOREST CT	12/18/2015	\$18,000
Acres	0.35	Assessed Value	Value \$199335		

(Note: Not to be used on legal documents)

Date created: 1/15/2021

Last Data Uploaded: 1/15/2021 7:39:23 AM

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GEOSPATIAL

Attachment: Feb. 2020-Home Occ.-Kristen Hill (3376 : Home Occupation-Kristen Hill-101 Lake Forest South Ct.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3375)**

Meeting: 02/01/21 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3375

**Ordinance Amendment-Ord. 2021-03 to Amend Ord. 2015-18-
Buildings & Building Regulations**

Ordinance 2021-03 to Amend the Ordinance 2015-18 Chapter 5-Buildings & Building Regulations, Sec. 5.1-technical codes and Sec. 5.2-finished floor elevation. The amendment shall establish new adopted technical building codes with the Georgia Supplements and update the finished floor elevation requirements. 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: February 1, 2021

City Council Meeting Date: February 8, 2021

Agenda Item: Ordinance 2021-03 to amend the Ordinance 2015-18 City Code of Ordinances. Chapter 5- Buildings and Building Regulations, Sec. 5.1- technical codes and Sec. 5.2- finished floor elevation. The amendment shall establish new adopted technical building codes with Georgia Supplements and update the finished floor elevation requirements.

Summary: DCA suggested that the City of Kingsland adopt the new updated building codes with Georgia Supplements which covers all Residential, Commercial, and Industrial Zoning Districts and to update the floor elevation requirements as well. The technical codes have not been updated since 2012.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning Director

ARTICLE I. - IN GENERAL^[2]

Footnotes:

--- (2) ---

Editor's note— The city's building permit fees are included in ~~its~~ schedule of fees and charges. An official copy is available for review and reference in the city clerk's office. Building permit fees were adopted pursuant to the following ordinances:

1. Ord. No. 1984-5, 6-11-84;
2. Ord. No. 1987-9;
3. Ord. No. 1989-2, 2-13-89;
4. Ord. No. 2003-22, 10-13-2003.

Sec. 5-1. - Adoption of technical codes.

The following codes and all subsequent revisions and appendixes and Georgia supplements and amendments are hereby adopted by reference as through copied in full in this section:

- | | |
|--|--------------------------|
| (1) International Building Code, 2012 Edition, <u>2018 Edition with Georgia Amendments</u> | Formatted: Strikethrough |
| (2) International Residential Code, 2012 Edition, <u>2018 Edition with Georgia Amendments</u> | Formatted: Strikethrough |
| (3) International Fire Code, 2012 Edition, <u>2018 Edition with Georgia Amendments</u> | Formatted: Strikethrough |
| (4) International Plumbing Code, 2012 Edition, <u>2018 Edition with Georgia Amendments</u> | Formatted: Strikethrough |
| (5) International Mechanical Code, 2012 Edition, <u>2018 Edition with Georgia Amendments</u> | Formatted: Strikethrough |
| (6) International Fuel Gas Code, 2012 Edition, <u>2018 Edition with Georgia Amendments</u> | Formatted: Strikethrough |
| (7) National Electrical Code, 2014 Edition, <u>2020 Edition</u> | Formatted: Strikethrough |
| (8) International Energy Conservation Code, 2009 Edition, <u>2015 Edition with Georgia Supplements and Amendments</u> | Formatted: Strikethrough |
| (9) International Swimming Pool and Spa code, 2012 Edition, <u>2018 Edition with Georgia Amendments</u> | Formatted: Strikethrough |
| (10) International Property Maintenance Code, 2012 Edition, <u>2018 Edition with Georgia Amendments</u> | Formatted: Strikethrough |
| (11) NFPA 101 Life Safety Code, 2012 Edition, <u>2018 Edition</u> | Formatted: Strikethrough |

(Ord. No. 1990-1, 1-8-90; Ord. No. 1991-7, 9-23-91; Ord. No. 2003-01, 1-13-2003; Ord. No. 2015-18, 12-14-2015)

Cross reference— Plumbing, § 5-26 et seq.; fire prevention and protection, Ch. 8; nuisances, Ch. 14; storm erosion and ~~stormwater~~storm water management, Ch. 17; utilities, Ch. 22; wells, Ch. 24.

Sec. 5-2. - Finished floor elevation.

- (a) All new construction finished floor elevation shall be no lower than 1.0 feet above the closest city maintained or future city maintained street elevation, or 1.0 feet above flood plain at the discretion of

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~~the city engineer.~~ This elevation shall be taken within 100 lineal feet in either direction of the construction site. The intent of this section is to create and open drainage ~~and stormwater~~ storm water swales in order to comply with the Camden County Master Drainage Study, dated February 1983.

- (b) The finished floor elevation shall be indicated on a foundation plan and shall be sealed by a state licensed surveyor or engineer. No further construction can continue until the foundation plan has been submitted to and approved by the city engineer.

(Ord. No. 1993-4, 7-12-93)

Sec. 5-3. - Reserved.

Editor's note— Ord. No. 2015-18, adopted Dec. 14, 2015, repealed former § 5-3 in its entirety which pertained to the adoption of the 2003 edition of the International Property Maintenance Code and derived from Ord. No. 2006-13, §§ 1—3, adopted June 12, 2006.

Secs. 5-4—5-25. - Reserved.

ORDINANCE NO. 2021-03

AN ORDINANCE TO AMEND ORDINANCE NO. 2015-18, OF THE CITY CODE OF ORDINANCES, ARTICLE I, CHAPTER 5

WHEREAS, the duly elected governing authority of the City of Kingsland, Georgia is authorized by O.C.G.A § 50-27-86 to adopt ordinances regarding technical building code requirements in all zoning districts.

WHEREAS, this ordinance is adopted to address the interest of public health, welfare, and safety of the citizens of the City of Kingsland; and

WHEREAS, the Mayor and Council of the City of Kingsland find that in the interest of the public safety the immediate enactment of this ordinance by reasonable means, as allowed under state law and not unduly oppressive, is necessary to protect the health, safety, morals, and general welfare of the citizens of the city; and

WHEREAS, the City of Kingsland desires to amend the technical building codes and finished floor elevation requirements within all Residential, Commercial, and Industrial Zoning Districts to safeguard the fiscal soundness of the City and to enhance the public welfare of the citizens of Kingsland.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, as follows:

Ordinance No. 2015-18 City of Kingsland Code of Ordinance, is hereby amended by amending Chapter 5- Buildings and Building Regulations, Sec. 5.1- technical codes and Sec. 5.2- finished floor elevation. All ordinances and parts of ordinances in conflict with this ordinance are hereby expressly repealed.

Ordained this 8th day of February, 2021, by the Mayor and Council of the City of Kingsland, Georgia.

CITY OF KINGSLAND, GEORGIA

BY: _____

Dr. C. Grayson Day Jr., Mayor

ATTEST: _____

Jean Seigler, City Clerk