



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • MAY 3, 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
Michael Haynes	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Board Member
Mr. Eric Snook	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Re-Zoning-(Parcels K10 02 002, 003, 004, 005, 005A, 008A, 008B, 008C, 008D, 008E, 009, 010) -

Abraham Joseph has applied for a re-zoning of (12) parcels containing approximately a total of 2.28 acres located on the west side of N. Orange Edwards Blvd. and the south side of Jacobs Ave. The applicant is requesting the parcels be re-zoned to R-2 (Low Density Residential District) for the purpose of a duplex community development. Current zoning is (8) parcels-R-1 and (4) parcels-R-4. Staff recommends approval.

2. Home Occupation-502 Soncel Dr.-Map & Parcel (107H02 054) -

Justin Alexander has applied for a Home Occupation Permit doing business as "The Fine Rustic". The purpose of the business will be for a woodworking/furniture repair business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

3. Residential Business-229 Woodbridge Rd.-(Map & Parcel 082L 059) -

Cherise Blanford has applied for a Residential Business Permit doing business as "Rose Villa Rose Nursery". The purpose of the business will be for the sale of potted rose plants and cut roses. The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. However, the applicant is asking that she be able to use a 12' X 20' area on the side of her property for storage of the potted plants. The area will be enclosed with a 6' opaque fence that will be the same style fencing that currently exists on the applicants and neighbor's property. An inspection of the area of the house and property the business will take place, was completed by the planning staff and there were no issues found. Zoning is R-1. Staff recommends approval with the following conditions:

- 1) Only one customer at a time will be allowed on the property for each transaction.
- 2) An opaque fence must be installed around the storage area before a business license can be issued.
4. Ordinance 2021-09 to Amend Ordinance 2002-08 (KLADO) -

The amendment will include new uses, but will also prohibit certain type of uses in the C-1, C-1A, C-2, and C-5 Zoning Districts. The amendment will also allow the inclusion of Multi-Use buildings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District and the C-1A Commercial Corridor District. Amendment is attached. Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 3501)**

Meeting: 05/03/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3501

Re-Zoning-(Parcels K10 02 002, 003, 004, 005, 005A, 008A, 008B, 008C, 008D, 008E, 009, 010)

Abraham Joseph has applied for a re-zoning of (12) parcels containing approximately a total of 2.28 acres located on the west side of N. Orange Edwards Blvd. and the south side of Jacobs Ave. The applicant is requesting the parcels be re-zoned to R-2 (Low Density Residential District) for the purpose of a duplex community development. Current zoning is (8) parcels-R-1 and (4) parcels-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: May 3, 2021

City Council Meeting Date: May 10, 2021

Agenda Item: Rezoning of 12 parcels- K10 02 002, 003, 004, 005, 005A, 008A, 008B, 008C, 008D, 008E, 009, and 010.

Background:

Abraham Joseph has applied for a rezoning of 12 parcels containing approx. a total of 2.28 acres located on the west side of N. Orange Edwards Blvd. and the south side of Jacobs Ave. The applicant is requesting the parcels be rezoned to **R-2** (Low Density Residential District) for the purpose of a duplex community development.

Current Zoning: 8 parcels -R-1, 4 parcels – R-4

Summary:

The area surrounding the parcel has a mixture of single-family residential and commercial developments. Although the rezoning of the parcels would not be consistent with the landscape of the area, it is staff's opinion that this type of development would enhance the area and provide affordable housing to the future residents. A conceptual site plan has been provided showing that the existing 12 lots will be combined to 9 lots, each containing approx. .23 acres. There is sewer and water availability to some of the lots, however the developer would be responsible for running sewer and water to the other lots. The concept plan, sewer/water plans, and the storm water /drainage plans have already been approved.

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-1

EXISTING USE vacant

REQUESTED ZONING R-2

REQUESTED USE duplex development

PROPERTY OWNER(S)

Name(s) Abraham Joseph, Jr.

Address P.O. Box 2841, Kingsland, GA 31548

Phone No. 912-674-2525 (Work and/or home); Fax No. _____

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

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

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

GENERAL INFORMATION

Location or Legal

Property Description: Multiple Parcels: Tax Map K10, Parcels 02 002, 02 003, 02 004, 02 005, 02 005A, 02 009, 02 008A thru 8

Property

Address: 212 & 220 Jacob St., None assigned to remaining parcels

Tax Map Reference Number: multiple, listed above Zoning Map: K10

Property Size: > 0.23 Ac (Each parcel) Property Frontage: > 111 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 improvements
would improve aesthetics as well as provide affordable housing
to residents of Kingsland.

Would not be detrimental to property or persons in the area because improvements
would coincide with existing conditions.

Other Comments: There are currently 12 parcels. Following approval of
property line revisions by the City of Kingsland, there will be 9
parcels. All parcels will meet standards set by the City of Kingsland.

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

N/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

N/A

- (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

NA

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.

D. C. Taylor, Cumberland Land Surveyors
Owner Agent

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of May 3rd, 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 Cumberland Land Surveyors
in the amount of \$ 225.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 3/22/21

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 February 26, 2001, by virtue of a deed dated multiple deeds - attached, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Abraham Joseph, Jr
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Abraham Joseph Jr
Owner's Signature Date: 2/26/21

Other Owner's Signature Date: _____

Agent Authorization

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

Abraham Joseph Jr
Owner's Signature

Other Owner's Signature

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

Eric Taylor
Authorized Agent's Name-Printed

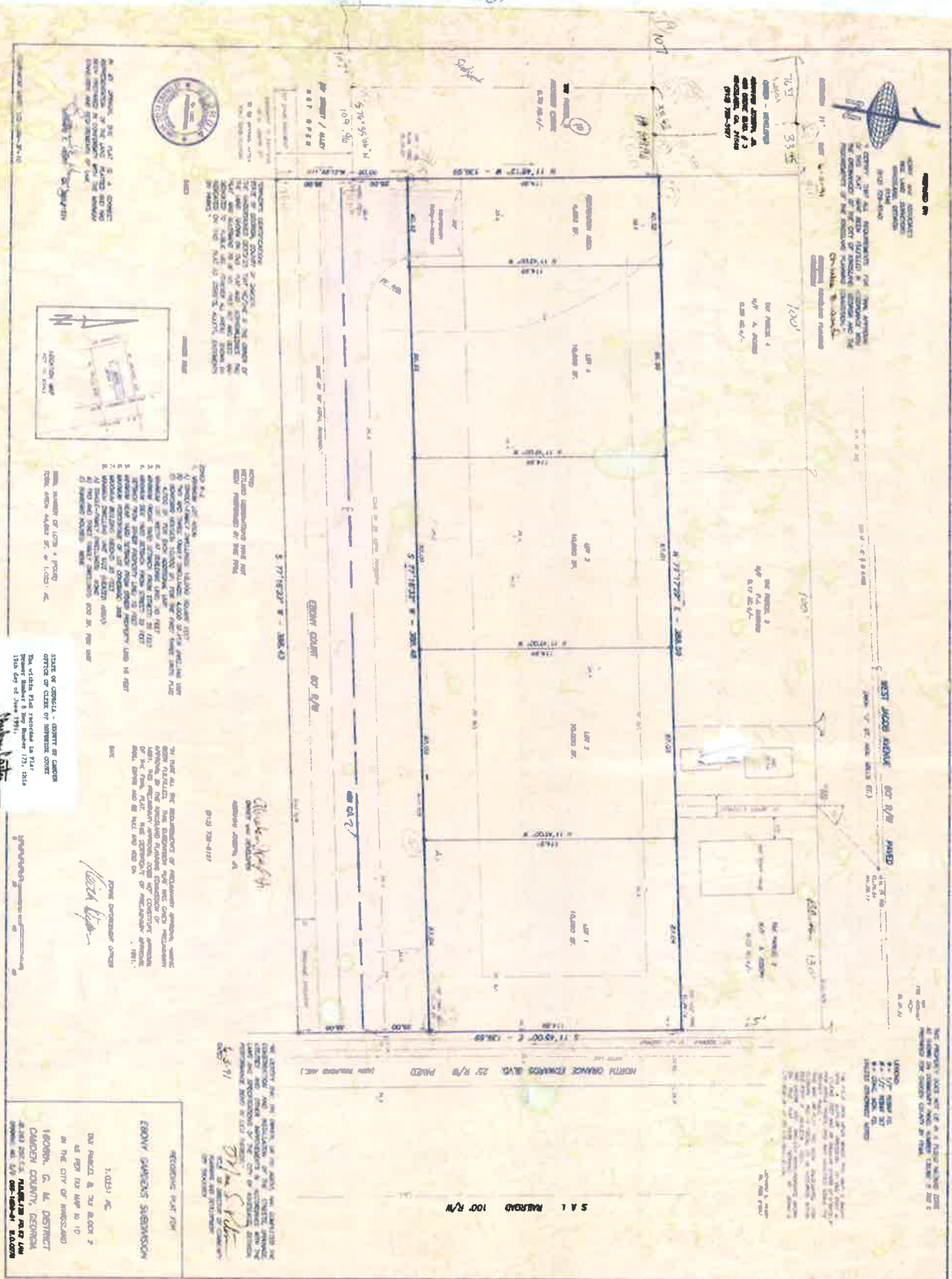
[Signature]
Authorized Agent's Signature

2/26/21
Date

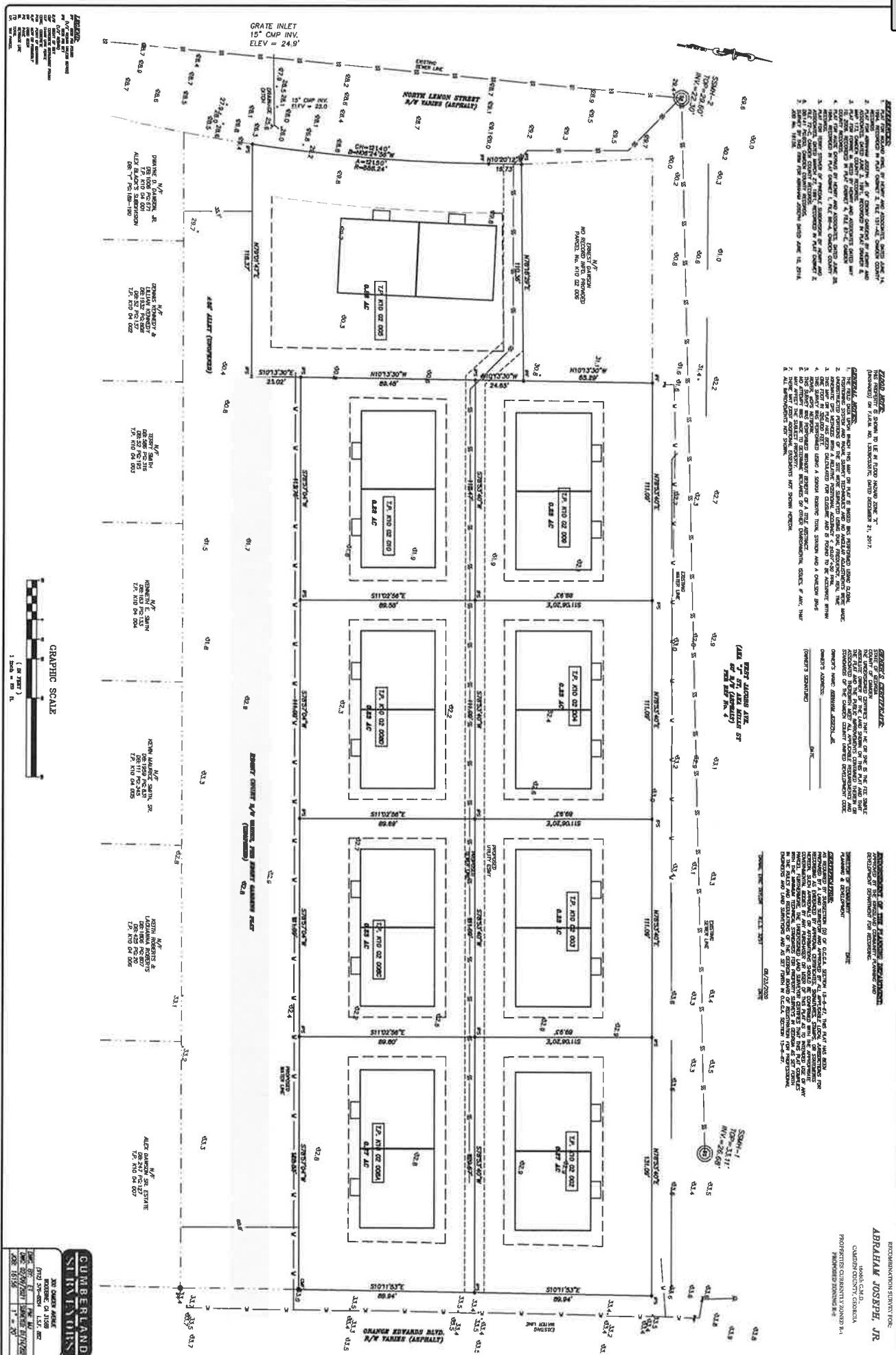
Community Planning and Development

Received by: [Signature] Date: 3/22/21

Attachment: May 2021-Re-Zoning-Abraham Joseph (3501 : Re-Zoning-Parcels K10 02 002, 003, 004, 005, 005A, 008A, 008B, 008C, 008D, 008E,



Ebony Gardens





**City of Kingsland
Zoning Map**

- Legend**
- Road Centerlines 2019/04/01
 - Reg. Bds. 7/2017
 - Zoning 2016**
 - ZONING**
 - C-1
 - C-1 Overlay
 - C-1A Overlay
 - C-2
 - C-4
 - C-ED
 - LG
 - LI
 - LI Overlay
 - MU
 - PD
 - PD-C2
 - PD-C4
 - PD-MU
 - PD-R-1
 - PD-R-2
 - PD-R-3
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - R-7

Attachment: May 2021-Re-Zoning-Abraham Joseph (3501 : Re-Zoning-(Parcels K10 02 002, 003, 004, 005, 005A, 008A, 008B, 008C, 008D, 008E,



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	K1002002	Owner	JOSEPH ABRAHAM JR	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 2841	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	6/7/2004	\$2500	FY	U
	KINGSLAND	Physical Address	212 W JACOBS AVE	12/1/1997	0	NM	U
Acres	0.21	Assessed Value	Value \$10500				

(Note: Not to be used on legal documents)

Date created: 4/12/2021

Last Data Uploaded: 4/12/2021 7:17:23 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: May 2021-Re-Zoning-Abraham Joseph (3501 : Re-Zoning-(Parcels K10 02 002, 003, 004, 005, 005A, 008A, 008B, 008C, 008D, 008E,

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

ADOPTED**AGENDA ITEM (ID # 3502)**

Meeting: 05/03/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3502

Home Occupation-502 Soncel Dr.-Map & Parcel (107H02 054)

Justin Alexander has applied for a Home Occupation Permit doing business as "The Fine Rustic". The purpose of the business will be for a woodworking/furniture repair business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. 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: May 3, 2021

City Council Meeting Date: May 10, 2021

Agenda Item: Home Occupation Application for 502 Soncel Drive, Map & Parcel 107H02 054

Summary:

Justin Alexander has applied for a Home Occupation Permit doing business as “The Fine Rustic”. The purpose of the business will be for a woodworking/furniture repair business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in 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



210155

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: Justin ALEXANDER PHONE: 850-712-7647
 ADDRESS: 502 SONCEL DR KINGSLAND, GA 31548
 FAX: _____ E-MAIL: ALEXANDERJB1987@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.)
- (X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: The FINE RUSTIC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 502 SONCEL DR KINGSLAND 31548

TAX MAP & PARCEL NUMBER: 107H02 054 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: _____

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: Justin Alexander DATE: 04/06/2021

Attachment: May 2021-Home Occ.-Justin Alexander (3502 : Home Occupation-502 Soncel Dr.-Map & Parcel (107H02 054))



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 4/6/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 4/6/21
3. DATE PERMIT FEE PAID: \$ 50 4/6/21 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: 5/10/21

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.

Scott Kimball
 PLANNING DIRECTOR
 CITY OF KINGSLAND

 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE

Attachment: May 2021-Home Occ.-Justin Alexander (3502 : Home Occupation-502 Soncel Dr.-Map & Parcel (107H02 054))



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Justin Alexander

ADDRESS: 502 Soncel Dr.

CITY: Kingsland STATE: Ga. ZIP: 31548

PHONE: (800) 712-7647 FAX: () E-MAIL: AlexanderJB1987@gmail.com

PROPOSED BUSINESS: Wood Working/Furniture LOCATION: 502 Soncel Dr.

TAX PARCEL: _____ ZONING: _____

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:

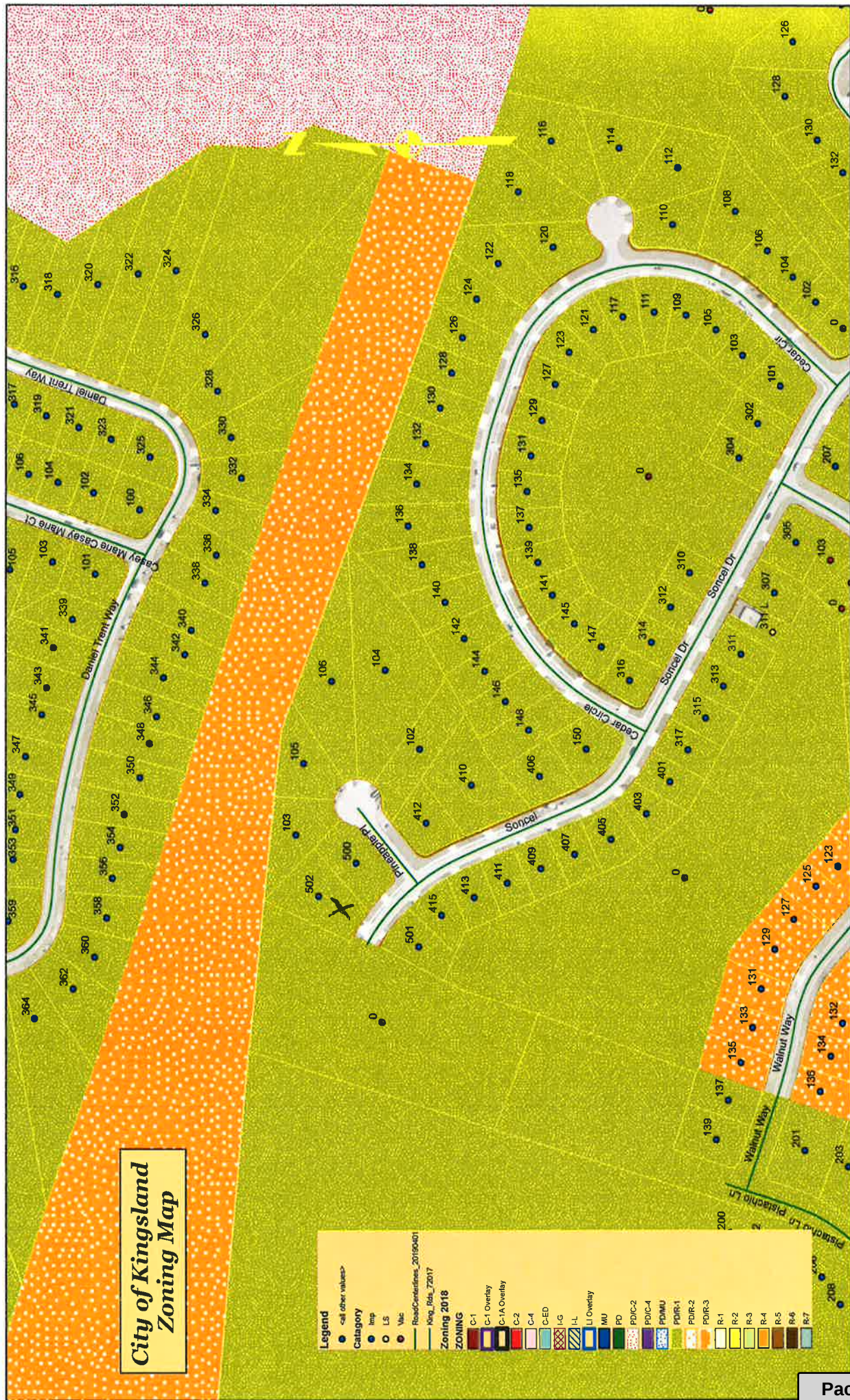
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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:** 500 ft. Business area sq. ft. 2011 Home heated floor area sq. ft.
- 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.

Justin Alexander
 SIGNATURE OF APPLICANT

04/06/2021
 DATE

Attachment: May 2021-Home Occ.-Justin Alexander (3502 : Home Occupation-502 Soncel Dr.-Map & Parcel (107H02 054))





Overview



Legend

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

Parcel ID	107H02 054	Owner	ALEXANDER JUSTIN B & HYEJEONG	Last 2 Sales			
Class Code	Residential		JANG	Date	Price	Reason	Qual
Taxing District	KINGSLAND		502 SONCEL DRIVE	10/21/2019	\$226400	FM	Q
	KINGSLAND		KINGSLAND, GA 31548	7/28/2016	\$204900	FM	Q
Acres	0.44	Physical Address	502 SONCEL DR				
		Assessed Value	Value \$202510				

(Note: Not to be used on legal documents)

Date created: 4/6/2021

Last Data Uploaded: 4/6/2021 7:21:15 AM

Developed by  Schneider
GEOSPATIAL

Attachment: May 2021-Home Occ.-Justin Alexander (3502 : Home Occupation-502 Soncel Dr.-Map & Parcel (107H02 054))



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

ADOPTED

AGENDA ITEM (ID # 3503)

3.3

Meeting: 05/03/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland
Sponsors:

DOC ID: 3503

Residential Business-229 Woodbridge Rd.-(Map & Parcel 082L 059)

Cherise Blanford has applied for a Residential Business Permit doing business as "Rose Villa Rose Nursery". The purpose of the business will be for the sale of potted rose plants and cut roses. The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. However, the applicant is asking that she be able to use a 12' X 20' area on the side of her property for storage of the potted plants. The area will be enclosed with a 6' opaque fence that will be the same style fencing that currently exists on the applicants and neighbor's property. An inspection of the area of the house and property the business will take place, was completed by the planning staff and there were no issues found. Zoning is R-1. Staff recommends approval with the following conditions:

- 1) Only one customer at a time will be allowed on the property for each transaction.
- 2) An opaque fence must be installed around the storage area before a business license can be issued.



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: May 3, 2021

City Council Meeting Date: May 10, 2021

Agenda Item: Residential Business Application for 229 Woodbridge Rd., The Meadows Subdivision, Map & Parcel 082L 059

Background: Cherise Blanford has applied for a Residential Business Permit doing business as Rose Villa Rose Nursery. The purpose of the business will be for the sale of potted rose plants and cut roses. The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. However, the applicant is asking that she be able to use a 12' x 20' area on the side of her property for storage of the potted plants. The area will be enclosed with a 6' opaque fence that will be the same style fencing that currently exists on the applicants and neighbor's property. An inspection of the area of the house and property the business will take place, was completed by the planning staff and there were no issues found.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) Only one customer at a time will be allowed on the property for each transaction.
- 2) An opaque fence must be installed around the storage area before a business license can be issued.

Scott L. Kimball
Planning & Zoning Director



210159

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: Cherise Blanford PHONE: 912-432-1652
 ADDRESS: 229 Woodbridge Rd Kingsland GA 31548
 FAX: NA E-MAIL: elmos2kitty@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.)
- (☒) **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Roseville Rose Nursery
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 229 Woodbridge Rd Kingsland GA 31548
 TAX MAP & PARCEL NUMBER: 0822059 ZONING: Residential
 OWNER OF SITE, IF NOT APPLICANT: Terry Blanford
 ADDRESS: 229 Woodbridge Rd
 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	<u>\$50.00</u>
RESIDENTIAL BUSINESS	<u>\$50.00</u>

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: Cherise Blanford DATE: 4-2-2021



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 4/8/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 4/8/21
3. DATE PERMIT FEE PAID: 4/8/21 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 5/3/21
 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.

Kevin K. Kunkle
 PLANNING DIRECTOR
 CITY OF KINGSLAND

4/8/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A RESIDENTIAL BUSINESS**

APPLICANT: Cherise Blanford
 ADDRESS: 279 Woodbridge Rd
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912 432-1652 FAX: () NA E-MAIL: c/mos1kitty@gmail.com
 PROPOSED BUSINESS: Rose villa Rose Nursery LOCATION: 279 Woodbridge Rd / 31548
 TAX PARCEL: 082L059 ZONING: Residential 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:

Small Rose nursery w/ expectations of prospering to point of expansion w/ sale of potted rose bushes & cut roses. Inventory may later include other plants. Initial business start up will be small & operated on a part time basis.

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. My spouse owns

the property & has given a permission letter for business.

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. The nature of operating a Rose

Nursery is very quiet little to no machinery is required.

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.

No home parties required for Rose Nursery.

The occupation or profession must be conducted entirely within the dwelling. Rose villa will be

operated on the side of our home & not "visible to public" w/exception to a possible sign on gate.

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. Residence is my home.

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.

Home is 1506 sq ft. Very little "office space required" as business is outside. In home use will only be for record keeping/purchasing.

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. We plan on extending our

existing privacy fence to accommodate the business space & will satisfy this condition.

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. Business will not be visible

by surrounding properties as it will be privacy fenced.

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. I will be the only employee at this time w/ occasional

assistance from spouse.

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

compliant w/ this requirement.

No outside storage or display shall be allowed. Any storage need that may arise would

be behind the privacy fence.

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. Parking is available on site & wouldn't interfere w/ neighbors.

No more home occupation or residential business is allowed in a residence at one time. Roseville would be the only occupation held @ residence.

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). Roseville will utilize a van if need that we currently own & located @ residence.

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.

A trailer will be used on occasion for hauling materials. we currently own a trailer that is a 16' flat bed.

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. Any deliveries would fall within these

requirements.

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.)

Roseville's sale of rose bushes & cuts would be compliant w/ this requirement

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.

As owner of business it is understood reasonable conditions needed may be applicable.

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

4-8-2021
DATE

Thursday, April 8, 2021

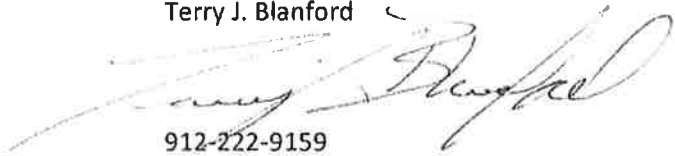
Re: Permission to conduct business

For: Cherise Blanford

I ,TerryJ. Blanford owner of 229 Woodbridge Rd. Kingsland, Georga 31548 give permission & fully support my wife ;Cherise E Blanford, to conduct her rose business at our home located at 229 Woodbridge Rd Kingsland, Georgia 31548.

Respectfully,

Terry J. Blanford

A handwritten signature in dark ink, appearing to read "Terry J. Blanford", is written over a faint, light-colored circular stamp or watermark.

912-222-9159





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 082L 059
 Class Code Residential
 Taxing District KINGSLAND
 KINGSLAND
 Acres n/a

(Note: Not to be used on legal documents)

Owner BLANFORD TERRY J
 229 WOODBRIDGE ROAD
 KINGSLAND, GA 31548
 Physical Address 229 WOODBRIDGE RD
 Assessed Value Value \$127603

Last 2 Sales			
Date	Price	Reason	Qual
3/31/2015	\$115000	FM	Q
4/1/1995	\$81000	FM	Q

Date created: 4/12/2021
 Last Data Uploaded: 4/12/2021 7:17:23 AM

Developed by  Schneider
 GEOSPATIAL



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

ADOPTED

AGENDA ITEM (ID # 3508)

3.4

Meeting: 05/03/21 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3508

Ordinance 2021-09 to Amend Ordinance 2002-08 (KLADO)

The amendment will include new uses, but will also prohibit certain type of uses in the C-1, C-1A, C-2, and C-5 Zoning Districts. The amendment will also allow the inclusion of Multi-Use buildings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District and the C-1A Commercial Corridor District. Amendment is attached. 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: May 3, 2021

City Council Meeting Date: May 10, 2021

Agenda Item: Ordinance 2021-09 to Amend Ordinance 2002-08 (KLADO)

Background: The amendment will include new uses, but will also prohibit certain type of uses in the C-1, C-1A, C-2, and C-5 Zoning Districts. The amendment will also allow the inclusion of Multi-Use buildings and eliminate the allowance of Multi-Family dwellings in the C-1 Central Business District and the C-1A Commercial Corridor District. Amendment is attached.

Summary: The D.D.A. submitted this amendment to the Planning Dept. due to increased business activity that is taking place in the downtown area. The D.D.A. feels like the ordinance amendments will meet the plans and direction that the D.D. A. has envisioned for the downtown area.

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 **microbreweries.**
- (c) Dress making and tailoring shops.

- (d) Dry cleaning and laundry establishments, including pick-up stations but not including self-service laundry.
- (d) Leather repair and sales.**
- (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 buildings by approval of the Planning Department.

(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. Such uses shall not be permitted for a period to exceed two months in any calendar year.

(k) Museums

(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 (outside and drive- thru)

(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 through a collaborative decision of the Planning Director, City Manager, and The Downtown Development Authority.**61.2. C-1A, Commercial Corridor District.

61.2.1. Intent of District. Within a C-1A Commercial Corridor District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities while maintaining a welcoming appearance to those approaching downtown

61.2.2. 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, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

61.2.3. Within C-1A Commercial Corridor District, the following uses are permitted:

- (1) All uses permitted in a C-1 District
- (2) Automobile service stations and convenience stores provided the requirements in Section 85 are met.
- (3) Tires, batteries, and other automotive accessories, provided there is no outdoor storage of new or used merchandise.
- (4) Automobile sales (new and used), which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (5) Automobile rental, which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (6) Automobile laundry or car wash provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain a number of vehicles (at 200 square feet per vehicle) equal to one-third of the practical hourly capacity of the washing machine and in addition that curb breaks be limited

to two (2) each, not to exceed 20 feet to a street intersection and that the washing operation occurs within a semi-enclosed structure equipped with wastewater handling.

(7) Automobile, travel trailers, and mobile home sales, automobile repair garages, mechanical and body, provided all operations are conducted in a building which shall not have any openings, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste material outside such building. No commercial or private vehicles shall be stored on the street right-of-way.

(8) Wrecker, towing and auto transport services, provided all operations and storage are conducted in a secured fenced area. Such fence shall fully obstruct visibility from the street and all surrounding properties and be of wood or masonry materials or chain-link with full vegetative hedge.

(9) Signs as provided in Section 120.

(10) Bus stations.

(11) Boat sales, indoor and outdoor.

(12) Motorcycle sales.

(13) Amusement enterprises, such as Miniature and Par-3 golf, golf driving ranges, skating rinks and similar enterprises but excluding "go-kart" type miniature auto racing track.

(14) Restaurants, including drive-in establishments, provided that where such a drive-in establishment abuts a residential district it shall be separated by a six (6) foot high masonry wall and have no light shining directly into the residential district.

(15) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.

(16) Veterinary hospitals or clinics, provided any structure or open area used for such purpose shall be a minimum of one hundred (100) feet from a residential district.

(17) Ambulance service.

(18) Bowling alleys.

(19) Dry cleaning and laundry establishments, including pick-up stations and self-service laundry.

(20) Shopping centers and/or malls.

(21) Supermarkets, grocery stores.

(23) Farm and garden supplies.

- (24) Hospitals, sanitariums, clinics, convalescent centers, funeral homes, or nursing homes.
- (25) Tattoo parlors
- (26) Care facilities, to include (but not limited to) child day care, family day care, group day care, and similar care facilities. This use is conditioned upon (1) the property being properly fenced for the safety of those being cared for, and (2) there is suitable access in and out of the facility so as not to cause a traffic and/or safety hazard.
- (27) Appliance Stores**
- (28) Radio and Television services**
- (29) Pet Crematories**
- (30) 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.**
- (31) Churches and other places of worship with attendant education and recreational buildings.**
- (32) Private clubs, fraternal orders or lodges.**
- (33) Public and private schools and libraries.**
- (34) Places of assembly including auditoriums, stadiums, coliseums and dance halls.**
- (35) Churches and places of worship.**
- (36) Existing single family and multifamily residential**

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

- (1) Mini-warehouse storage provided the following requirements are met:
 - (a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.
 - (b) Site will be buffered from view along public highways and right of ways and where abutting residential area.
 - (c) General provisions of this Ordinance are met as specified in Article VI.
- (2) Columbarium's as an accessory use for fee simple churches.

61.3. C-2, General Commercial District.

61.3.1. Intent of District. Within a C-2 General Commercial District, uses are restricted to those which are designed to serve the automobile, its passengers and highway users and to provide community shopping facilities consisting of a wide variety of sales and service facilities

61.3.2. Required Conditions. All businesses 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, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

61.3.3. Within C-2 General Commercial District, the following uses are permitted:

- (1) All uses permitted in a C-1 or C-1A District except single-family residential and **Multi-Use buildings**
- (2) Travel Trailer Parks, provided the requirements in Section 80 are met.
- (3) Truck Terminals, provided that acceleration and deceleration lanes of at least 200 feet are provided for trucks entering and leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.
- (4) Theaters, including drive-in theaters, provided acceleration and deceleration lanes of at least 200 feet are provided for the use of vehicles entering or leaving the theater and the volume of concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movements, and provided the screen is not visible from any expressway, freeway, arterial or collector street located within 2,000 feet of such screen.
- (5) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.
- (6) Multi-family dwellings provided the requirements of the R-3 Medium & High Residential District are met.**

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

- (1) Mini-warehouse storage provided the following requirements are met:
 - (a) No wholesale warehouse storage use or retail merchandise storage use shall be permitted.
 - (b) Site will be buffered from view along public highways and right-of-ways and where abutting residential area.
 - (c) General provisions of this Ordinance are met as specified in Article

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

1.5. C-5, Neighborhood Convenience Center District.

61.5.1. Intent of District. The purpose of the C-5 Neighborhood Convenience Center District is to provide locations for small convenience shopping facilities. These facilities are intended to serve the daily or frequent trade or service needs of immediate surrounding populations.

61.5.2. Required Condition. Retail sales, displays of merchandise, and storage must be within a completely enclosed building except that the Planning Commission may grant an exception to this requirement (as a conditional use) where it finds that enforcement would create an unreasonable hardship. This district shall be limited to developments not exceeding ten thousand (10,000) square feet of gross leasable floor area and no single usage exceeding four thousand (4,000) square feet. No two developments may be collocated.

61.5.3. Permitted uses.

(1) All uses permitted in a C-1, but not to include: **a) Breweries, b) Multi-Use buildings**

(2) Dry cleaning and laundry establishments, including pick-up stations and self-service laundry.

(3) Signs as provided in [Section 120](#).

(4) Appliance stores

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