



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JULY 6, 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
Dalice 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. Preliminary Plat-Lake Victoria Phase IV -

The preliminary plat for Lake Victoria Phase IV will consist of 27 single family lots on a total of 15.47 acres. The developer has agreed to abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. Staff recommends approval.

2. Home Occupation-601 E. Thrift St. (Map & Parcel K27 05 002) -

William Poddig has applied for a Home Occupation Permit doing business as "Better Together". The purpose of the business will be for a landscaping/grass cutting business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1 Staff recommends approval.

3. Home Occupation-103 Pineapple Pl.-(Map & Parcel 107H02 056) -

Jonathan Angel has applied for a Home Occupation Permit doing business as "Lap Leopard Bengals". The purpose of the business will be for cat breeding. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO and has provided a map of the home showing what portion of the home will be used for breeding and maintaining the cats. Zoning is PD/R-1. Staff does not recommend approval.

4. Re-Zoning-(2) Parcels-(082 016 & K1809 002) -

Mark Thompson has applied for a re-zoning of (2) parcels containing approximately a total of 15.0 acres located on the south side of Hideaway Lake Dr. The applicant is requesting the parcels be re-zoned to R-2 (Low Density Residential District) for the purpose of a 25 lot duplex community development. Current Zoning is PD/R-1 and R-1. Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3544)**

Meeting: 07/06/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3544

Preliminary Plat-Lake Victoria Phase IV

The preliminary plat for Lake Victoria Phase IV will consist of 27 single family lots on a total of 15.47 acres. The developer has agreed to abide by the original PD that was approved in 2006 by City Council. 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: July 6, 2021

City Council Meeting Date: July 12, 2021

Agenda Item: Lake Victoria Phase IV- Preliminary Plat

Background: Lake Victoria Phase IV is a single family residential development by Soncel, Inc. The concept of the project is to maintain a pattern, if not better than other projects of its nature within the Kingsland Area. This project will be a continuation of the Lake Victoria development and will connect Pistachio Lane to Soncel Drive.

Zoning: PD/R-1

Summary:

The preliminary plat for Lake Victoria Phase IV will consist of 27 single family lots on a total of 15.47 acres. The developer has agreed to abide by the original PD that was approved in 2006 by City Council.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scot L. Kimball

Planning & Zoning Director

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.



Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

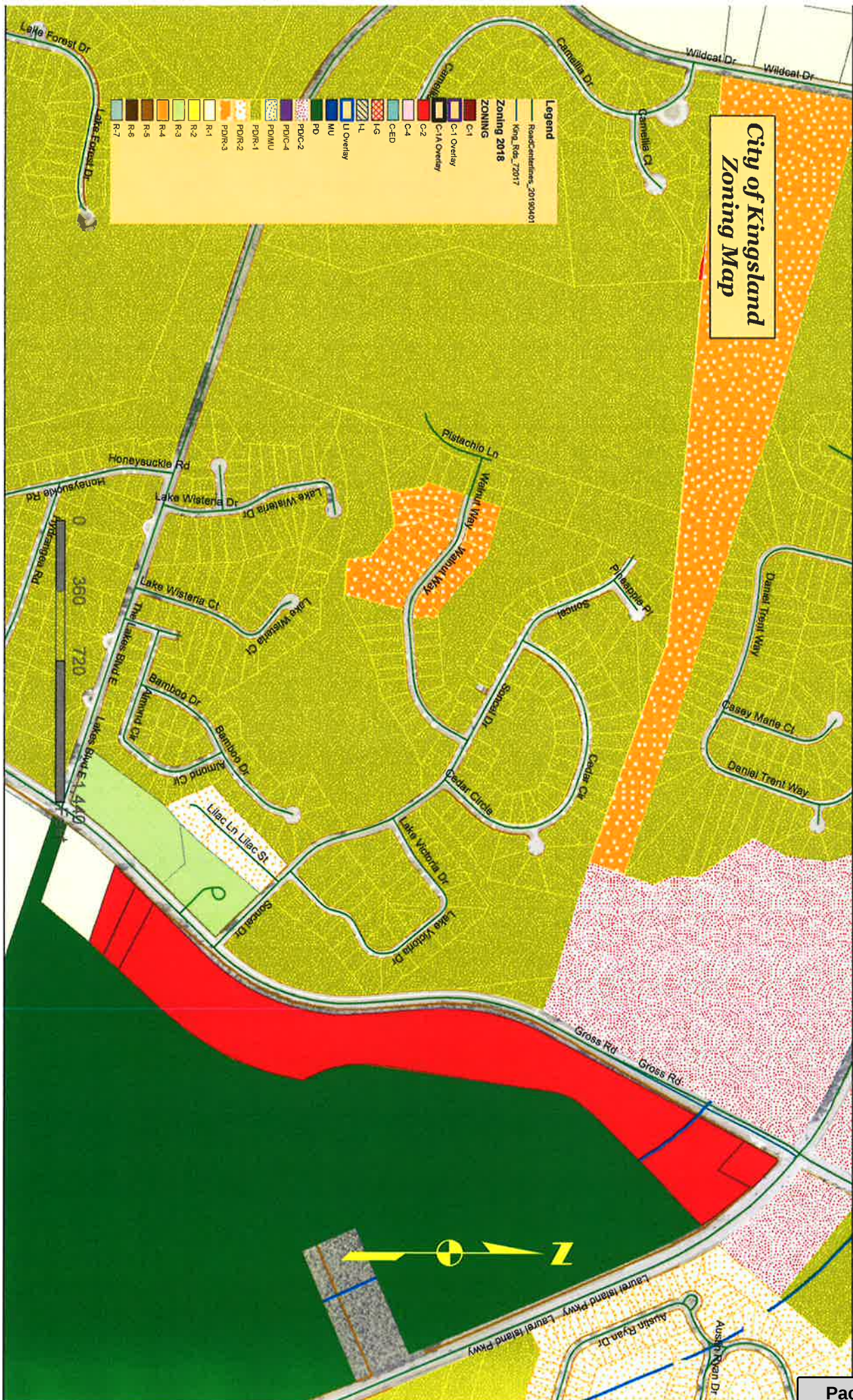
- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103
KINGSLAND, GA. 31548
2. Owner, if not same: KINGSLAND, GA. 31548
Name: SONCEL, INC.
Address: 140 LAKES BOULEVARD, KINGSLAND, GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: LAKE VICTORIA PH IV
5. Location of subdivision: Neighborhood: LAKE VICTORIA
Street: PISTACHIO LANE / SONCEL DR.
Parcel Number: _____ Lot Number: _____
6. Present zoning: PD (RESIDENTIAL USAGE)
7. Number of proposed lots: 27 LOTS, 2 TRACTS
8. Area of proposed subdivision: THE LAKES (15.47 ACRES)
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
☒ - Preliminary Plat (Original and 9 copies)
☒ - Vicinity Map
- PD (if applicable)
- Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 6/10/21
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
 3. Checked by: Scott Kimball
 4. Are Preliminary Plat and application complete? ☒ Yes () No
 5. Correct fee paid? ☒ Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: 7/6/21
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3545)**

Meeting: 07/06/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3545

Home Occupation-601 E. Thrift St. (Map & Parcel K27 05 002)

William Poddig has applied for a Home Occupation Permit doing business as "Better Together". The purpose of the business will be for a landscaping/grass cutting business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is 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: July 6, 2021

City Council Meeting Date: July 12, 2021

Agenda Item: Home Occupation Application for 601 E. Thrift St., Map & Parcel K27 05 002

Summary:

William Poddig has applied for a Home Occupation Permit doing business as “Better Together”. The purpose of the business will be for a landscaping/grass cutting. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in of KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



210267

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: William Poddig PHONE: 989-600-1042
 ADDRESS: 601 E. Thrift St Kingsland, GA. 31548
 FAX: _____ E-MAIL: LiveBetterTogether@icloud.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: Better Together

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 601 E. Thrift St

TAX MAP & PARCEL NUMBER: K27 05 002 ZONING: 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: Will Poddig DATE: 9 June 2021



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 6/9/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 6/9/21
3. DATE PERMIT FEE PAID: 6/9/21 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 HOME OCCUPATION**

APPLICANT: William W. Poddig
 ADDRESS: 601 E. Thrift St.
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (912) 576-1696 FAX: () E-MAIL: William.poddig@gmail.com
 PROPOSED BUSINESS: Better Together Consulting LOCATION: Kingsland, GA.
 TAX PARCEL: K27 05 002 ZONING: R-1

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.*

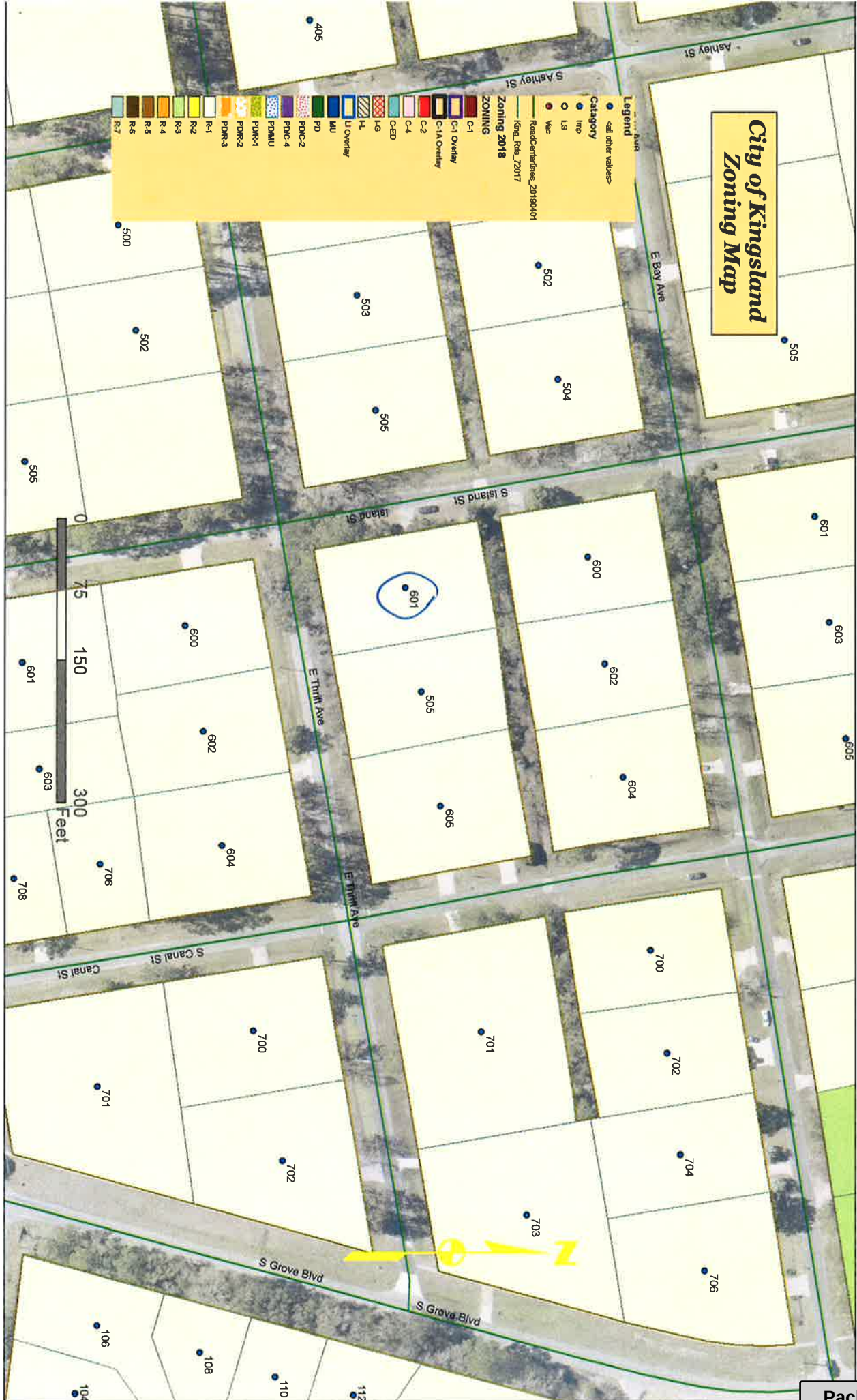
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- 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 Business area sq. ft. 2275 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.

William W. Poddig
 SIGNATURE OF APPLICANT

7 June 2021
 DATE





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	K27 05 002	Owner	PODDIG WILLIAM W & ANGELA LYNN	Last 2 Sales			
Class Code	Residential		601 EAST THRIFT STREET	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	5/14/2015	0	SV	U
	KINGSLAND	Physical	601 E THRIFT AVE	5/14/2015	\$138000	FM	Q
Acres	0.47	Address					
		Assessed Value	Value \$169996				

(Note: Not to be used on legal documents)

Date created: 6/9/2021

Last Data Uploaded: 6/9/2021 7:14:35 AM

Developed by Schneider
GEOSPATIAL

Attachment: July 2021-Home Occ-William Poddig-601 E. Thrift St. (3545 : Home Occupation-601 E. Thrift St. (Map & Parcel K27 05 002))

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3546)**

Meeting: 07/06/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3546

**Home Occupation-103 Pineapple Pl.-(Map & Parcel 107H02
056)**

Jonathan Angel has applied for a Home Occupation Permit doing business as "Lap Leopard Bengals". The purpose of the business will be for cat breeding. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO and has provided a map of the home showing what portion of the home will be used for breeding and maintaining the cats. Zoning is PD/R-1. Staff does not recommend approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: July 6, 2021

City Council Meeting Date: July 12, 2021

Agenda Item: Home Occupation Application for 103 Pineapple Place, Map & Parcel 107H02 056

Summary:

Jonathan Angel has applied for a Home Occupation Permit doing business as “Lap Leopard Bengals”. The purpose of the business will be for cat breeding. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in of KLADO and has provided a map of the home showing what portion of the home will be used for breeding and maintaining the cats.

Section 107.3 of the City Ordinance states that *“A maximum number of eight (8) dogs or cats in any combination may be kept in a residential district if the lot is larger than one-half (½) acre. Otherwise only four (4) dogs or cats in any combination may be kept.”* The property in question only contains 0.39 acres. It is in staff’s opinion that this type of home occupation does not “belong” in a home and should be located in an agriculture or commercial area. It would be very difficult for Code Enforcement staff to monitor and regulate how many animals are in the home at one time.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff does not recommend approval

Scott L. Kimball
 Planning & Zoning Director



- 1 Site plan
- 2 Any certificates you
- 3 Proof of ownership
- 4 \$50."

3.3.a

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: Jonathan Angel PHONE: (912) 464-1070

ADDRESS: 103 Pineapple PL, Kingsland GA

FAX: _____ E-MAIL: payingbills81@aol.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: Lap Leopard Bengals

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 103 Pineapple PL

TAX MAP & PARCEL NUMBER: 107H02 056 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Paul Dillon

ADDRESS: 163 Pine Bluff Blvd W

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: [Signature] DATE: 6/2/21

Attachment: July 2021-Home Occ-Jonathan Angel-103 Pineapple Pl. (3546 : Home Occupation-103 Pineapple Pl.-(Map & Parcel 107H02 056))



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

1. DATE COMPLETE APPLICATION FILED: 6/2/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 6/2/21
3. DATE PERMIT FEE PAID: \$50.00 6/2/21 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: _____

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

6/3/21
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: Jonathan Angel
 ADDRESS: 103 Pineapple PL
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912 464-1070 FAX: () E-MAIL: payingbills816
 PROPOSED BUSINESS: State Licensed Breeding LOCATION: 103 Pineapple PL
 TAX PARCEL: 107402 056 ZONING: PD/R-1

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:** 334 Business area sq. ft. 3300 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.

Jonathan Angel
SIGNATURE OF APPLICANT

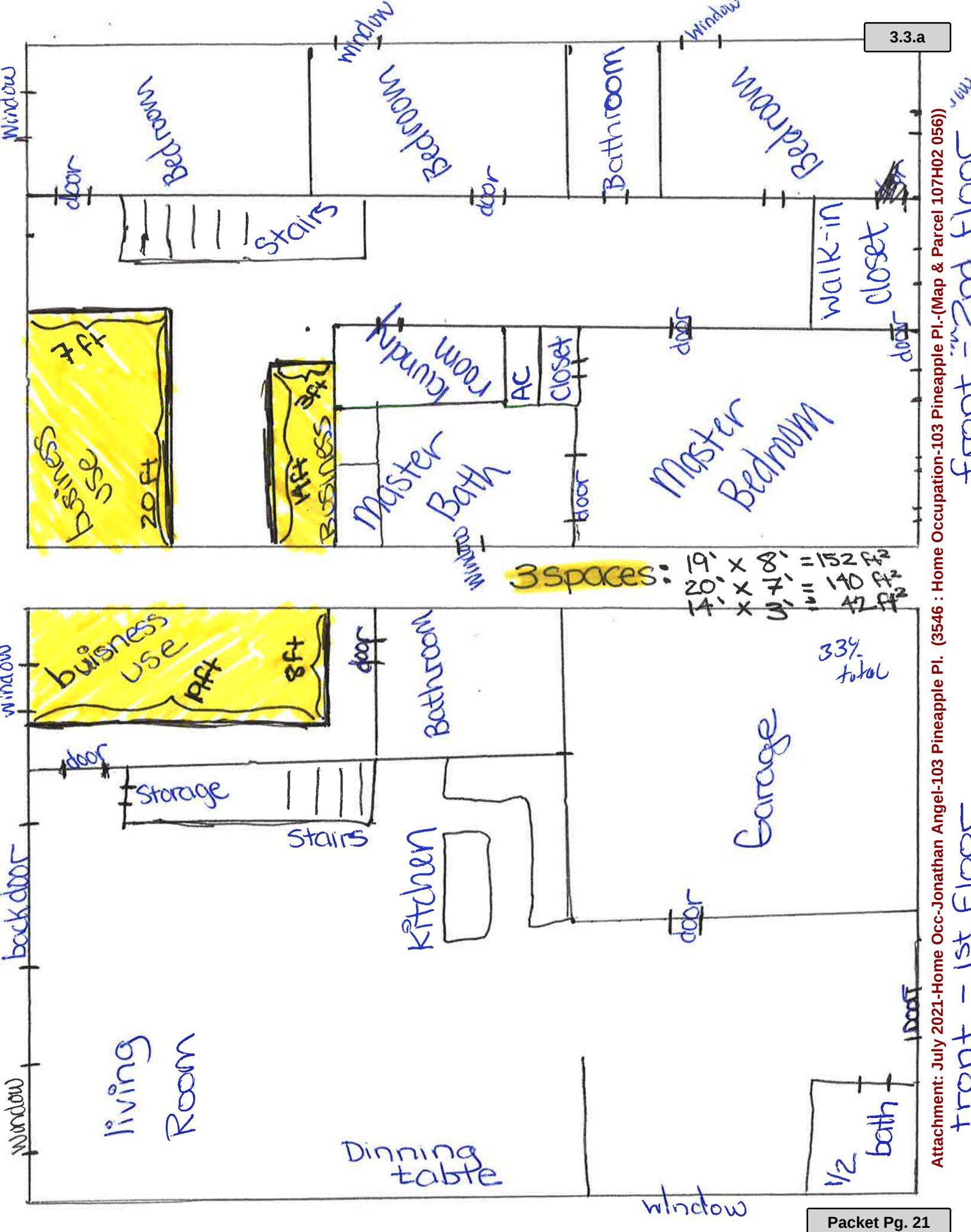
6/2/21
DATE

Letter of Consent

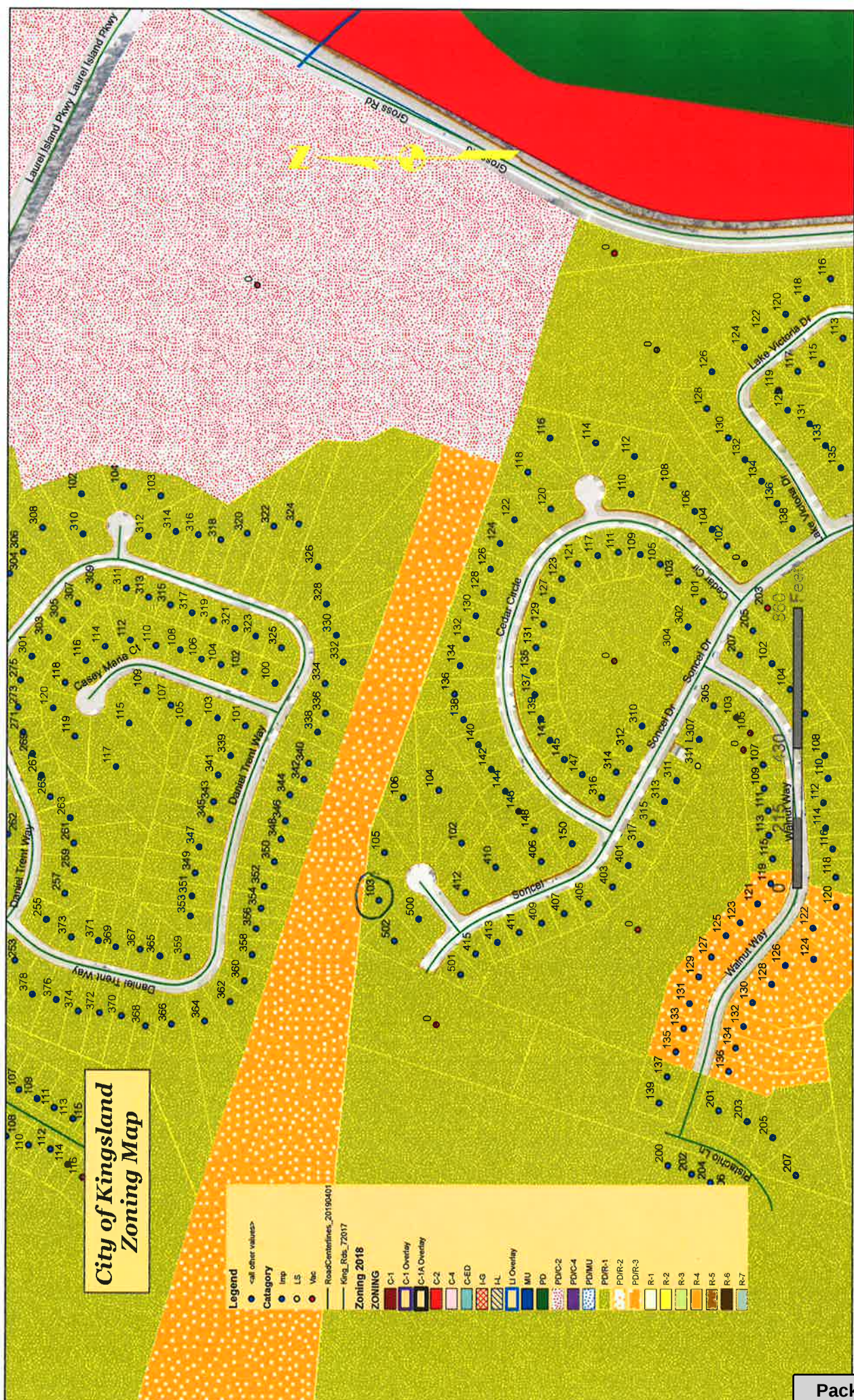
I, Paul Dillon, am the owner of said property at 103 Pineapple PL, Kingsland GA. I give permission for the current residents Monique Dillon or Jonathan Angel to conduct a home occupation on the premises.

A handwritten signature in dark ink, appearing to read "Paul Dillon", is written over a horizontal line.

June 1, 2021



Attachment: July 2021-Home Occ-Jonathan Angel-103 Pineapple Pl. (3546 : Home Occupation-103 Pineapple Pl.- (Map & Parcel 107H02 056))





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 056
 Class Code Residential
 Taxing District KINGSLAND
 KINGSLAND
 Acres 0.39

Owner DILLION PAUL
 165 PINE BLUFF BLVD W
 KINGSLAND, GA 31548
 Physical Address 103 PINEAPPLE PL
 Assessed Value Value \$325366

Last 2 Sales

Date	Price	Reason	Qual
4/28/2017	\$254000	FM	Q
9/15/2016	\$48000	MP	U

(Note: Not to be used on legal documents)

Date created: 6/11/2021

Last Data Uploaded: 6/11/2021 9:51:00 AM

Developed by Schneider
 GEOSPATIAL

Attachment: July 2021-Home Occ-Jonathan Angel-103 Pineapple Pl. (3546 : Home Occupation-103 Pineapple Pl.-(Map & Parcel 107H02 056))

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3547)**

Meeting: 07/06/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3547

Re-Zoning-(2) Parcels-(082 016 & K1809 002)

Mark Thompson has applied for a re-zoning of (2) parcels containing approximately a total of 15.0 acres located on the south side of Hideaway Lake Dr. The applicant is requesting the parcels be re-zoned to R-2 (Low Density Residential District) for the purpose of a 25 lot duplex community development. Current Zoning is PD/R-1 and 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: July 6, 2021

City Council Meeting Date: July 12, 2021

Agenda Item: Rezoning of 2 Parcels- 082 016 & K1809 002

Background:

Mark Thompson has applied for a rezoning of 2 parcels containing approx. a total of 15.0 acres located on the south side of Hideaway Lake Drive. The applicant is requesting the parcels be rezoned to **R-2** (Low Density Residential District) for the purpose of a 25 lot duplex community development.

Current Zoning: PD/R-1 and R-1

Summary:

The area surrounding the parcel has a mixture of single-family residential and duplex developments. The rezoning of the parcels would be consistent with the landscape of the area and adjacent properties. Duplex communities have become a popular choice of housing in Kingsland and this development would provide affordable housing to the future residents. A conceptual site plan has been provided showing the proposed 25 lot development. There is sewer and water availability to the area.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: July 2021-Re-Zoning-Mark Thompson (3547 : Re-Zoning-(2) Parcels-(082 016 & K1809 002))

\$450.

21025

3.4.a



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 PD/R-1

EXISTING USE Vacant Land

REQUESTED ZONING R-2

REQUESTED USE Duplex Community

PROPERTY OWNER(S)

Name(s) MARK A. Thompson

Address 400 S. Arnold St. Kingsland, Ga. 31548

Phone No. 912-322-9533 (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: _____

Property
Address: South Side of Hideaway Lake Loop

Tax Map Reference Number: 082 016 & K1809 002 Zoning Map: PD/R-1

Property Size: Approx. 1.4 Acres Property Frontage: ? Feet

Attachment: July 2021-Re-Zoning-Mark Thompson (3547 : Re-Zoning-(2) Parcels-(082 016 & K1809 002))

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 existing duplex in same Area.

Would not be detrimental to property or persons in the area because same as above plus a lot of rental units already exist

Other Comments: was supposed to have been rezoned several years ago and was properly recorded

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

None

- (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

NO

- (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

NO

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.

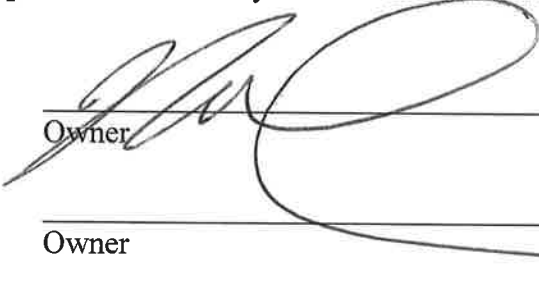
Elected Officials Name

Amount of Description of Gift

None None

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.

Owner 

Owner

Owner

HEARING DATE

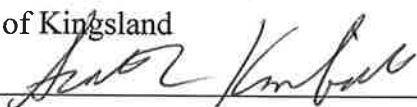
This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of July 6, 2021, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Mark Thompson
in the amount of \$ 450.

City of Kingsland

BY: 

Date: 6/4/21

Planning & Zoning Administrator

Attachment: July 2021-Re-Zoning-Mark Thompson (3547 : Re-Zoning-(2) Parcels-(082 016 & K1809 002))

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 June 6, 20021, by virtue of a deed dated _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Mark Thompson
Owner's Printed/Typed Name

[Signature]
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 _____

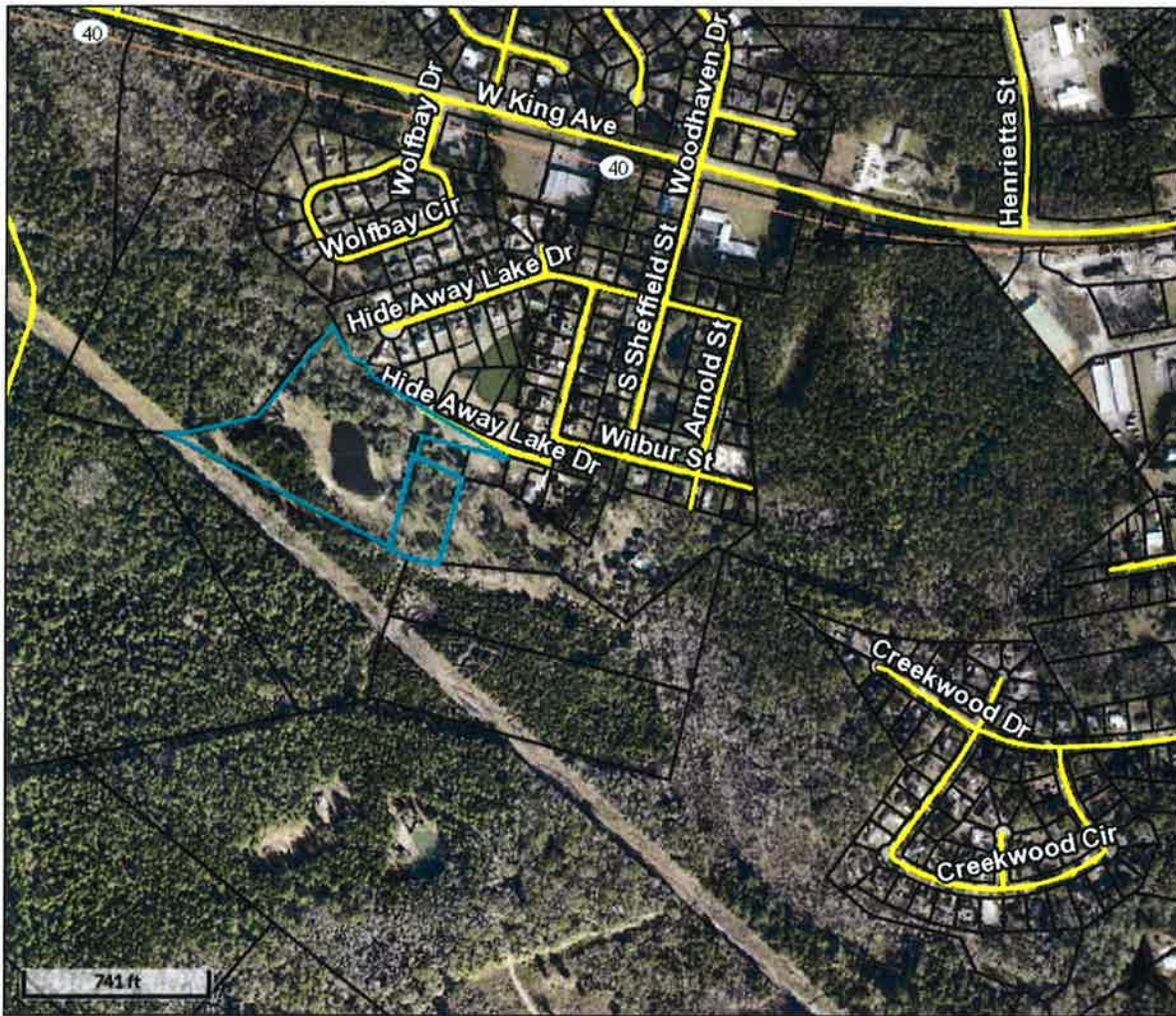
Date _____

Community Planning and Development

Received by: [Signature]

Date: 6/4/21

Attachment: July 2021-Re-Zoning-Mark Thompson (3547 : Re-Zoning-(2) Parcels-(082 016 & K1809 002))



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	K18 09 002	Owner	THOMPSON MARKA & ANGELA		Last 2 Sales			
Class Code	Residential		451 WEST WILLIAM AVENUE		Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548		6/30/2010	0	NM	U
	KINGSLAND	Physical Address	n/a		2/22/1999	\$12000	LM	Q
Acres	2.03	Assessed Value	Value \$17212					

(Note: Not to be used on legal documents)

Date created: 6/15/2021

Last Data Uploaded: 6/15/2021 7:30:51 AM

Developed by  Schneider
GEOSPATIAL

Attachment: July 2021-Re-Zoning-Mark Thompson (3547 : Re-Zoning-(2) Parcels-(082 016 & K1809 002))



DEVELOPMENT SUMMARY:

25

LOTS:

TARGET LOTS SIZE: 90x110'

NOTES:

1. WETLAND AREAS ARE BASED ON WETLAND ASSESSMENT.



P&A ENGINEERING, INC.
Civil Engineering - Site Planning

309 ARROW COURT
ST. MARYS, GEORGIA 31558
PH (912) 673-8575
FAX (912) 673-1575

HIDE-A-WAY LAKES

PRELIMINARY LAYOUT

DATE: 12/9/08
DRAWN BY: JPM
SCALE: 1"=150'
FIGURE: 1