



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • AUGUST 2, 2021

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Matthew Hooks	Board Member
Martin Turner	Board Member
Dalice Mitchell	Board Member
Michael Haynes	Board Member
Bryant Shepard	Chairman
Rebecca Shannon	Board Member
Fyrth Morris	Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Home Occupation-240 S. East St.-(Map & Parcel K21 07 004) -

Liset Rios has applied for a Home Occupation Permit doing business as "Liset's Sewing Shop". The purpose of the business will be for a sewing 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.

2. Home Occupation-153 Sugar Maple Way-(Map & Parcel 082R 025) -

Katherine Carothers has applied for a Home Occupation Permit doing business as "The Dogeared Quilt". The purpose of the business will be for a quilting and sewing 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. Variance-251 Commercial Dr., Woodbine-(Map & Parcel 093 054C) -

Boyd Grey with Aglogic Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 70.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the west side of the property from the required 40' to 17.5' and reduce the side setback on the east side of the property to 38.5'. Zoning is I-G (General Industrial) Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3600)**

Meeting: 08/02/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3600

Home Occupation-240 S. East St.-(Map & Parcel K21 07 004)

Liset Rios has applied for a Home Occupation Permit doing business as "Liset's Sewing Shop". The purpose of the business will be for a sewing 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: August 2, 2021

City Council Meeting Date: August 23, 2021

Agenda Item: Home Occupation Application for 240 S. East Street, Map & Parcel K21 07 004

Summary:

Liset Rios has applied for a Home Occupation Permit doing business as “Liset’s Sewing Shop”. The purpose of the business will be for a sewing business. 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

Attachment: August 2021-Home Occ-Liset Rios-240 S. East St. (3600 : Home Occupation-240 S. East St.-(Map & Parcel K21 07 004))



210310

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: Liset Rios PHONE: (912) 227-2905

ADDRESS: 2405 East Street Kingsland GA 31548

FAX: _____ E-MAIL: arbankiss@hotmail.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: LSS Liset's Sewing Shop

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: East Street

TAX MAP & PARCEL NUMBER: K21 07 004 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: Michael Rios, Liset Rios

ADDRESS: 2405 East Street

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: 07/09/2021

Attachment: August 2021-Home Occ-Liset Rios-240 S. East St. (3600 : Home Occupation-240 S. East St.-(Map & Parcel K21 07 004))



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 07/09/2021
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 7/9/21
3. DATE PERMIT FEE PAID: 7/9/21 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 Home Occupation 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: Riget Rios
 ADDRESS: 240 S East Street
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 910 227-2985 FAX: () E-MAIL: Robankiss@hotmail.com
 PROPOSED BUSINESS: Rios Riget's Sewing Shop LOCATION: 240 S East Street Kingsland
 TAX PARCEL: K21 07 004 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. 3132 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 pickup 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.

Riget Rios
SIGNATURE OF APPLICANT

07/09/2021
DATE

Attachment: August 2021-Home Occ-Liset Rios-240 S. East St. (3600 : Home Occupation-240 S. East St.-(Map & Parcel K21 07 004))



Attachment: August 2021-Home Occ-Liset Rios-240 S. East St. (3600 : Home Occupation-240 S. East St.-(Map & Parcel K21 07 000))



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 K21.07.004
 Class Code Residential
 Taxing District KINGSLAND
 KINGSLAND
 Acres 0.33

Owner RIOS MICHAEL & LISET
 240 SOUTH EAST STREET
 KINGSLAND, GA 31548
 Physical Address 240 EAST ST
 Assessed Value Value \$267777

Last 2 Sales

Date	Price	Reason	Qual
5/3/2017	\$249900	FM	Q
5/30/2014	\$45000	NM	U

(Note: Not to be used on legal documents)

Date created: 7/12/2021

Last Data Uploaded: 7/12/2021 7:16:00 AM

Developed by Schneider
 GEOSPATIAL

Attachment: August 2021-Home Occ-Liset Rios-240 S. East St. (3600 : Home Occupation-240 S. East St.-(Map & Parcel K21 07 004))

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3601)**

Meeting: 08/02/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3601

Home Occupation-153 Sugar Maple Way-(Map & Parcel 082R 025)

Katherine Carothers has applied for a Home Occupation Permit doing business as "The Dogeared Quilt". The purpose of the business will be for a quilting and sewing 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: August 2, 2021

City Council Meeting Date: August 23, 2021

Agenda Item: Home Occupation Application for 153 Sugar Maple Way, Map & Parcel 082R 025

Summary:

Katherine Carothers has applied for a Home Occupation Permit doing business as “The Dogeared Quilt”. The purpose of the business will be for a quilting and sewing business. 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



August
posting today
210313

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: Katherine Paige Carothers **PHONE:** 678-571-3399

ADDRESS: 153 Sugar Maple Way Kingsland, GA 31548

FAX: n/a **E-MAIL:** the.dogearied.quilt@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: The Dogearied Quilt

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 153 Sugar Maple Way Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: 082R 025 **ZONING:** R-1

OWNER OF SITE, IF NOT APPLICANT: Katherine and Matthew Carothers

ADDRESS: 153 Sugar Maple Way

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: Katherine Paige Carothers **DATE:** July 11, 2021



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 7/13/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 7/13/21
3. DATE PERMIT FEE PAID: 7/13/21 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 Home occupation PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

7/13/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Katherine Paige Carothers

ADDRESS: 153 Sugar Maple Way

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: (678) 571-3399

FAX: ()

E-MAIL: the.dogearred.quilt@gmail.cc

PROPOSED BUSINESS: Longarm Quilting

LOCATION: Home

TAX PARCEL: 082R 025

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.*

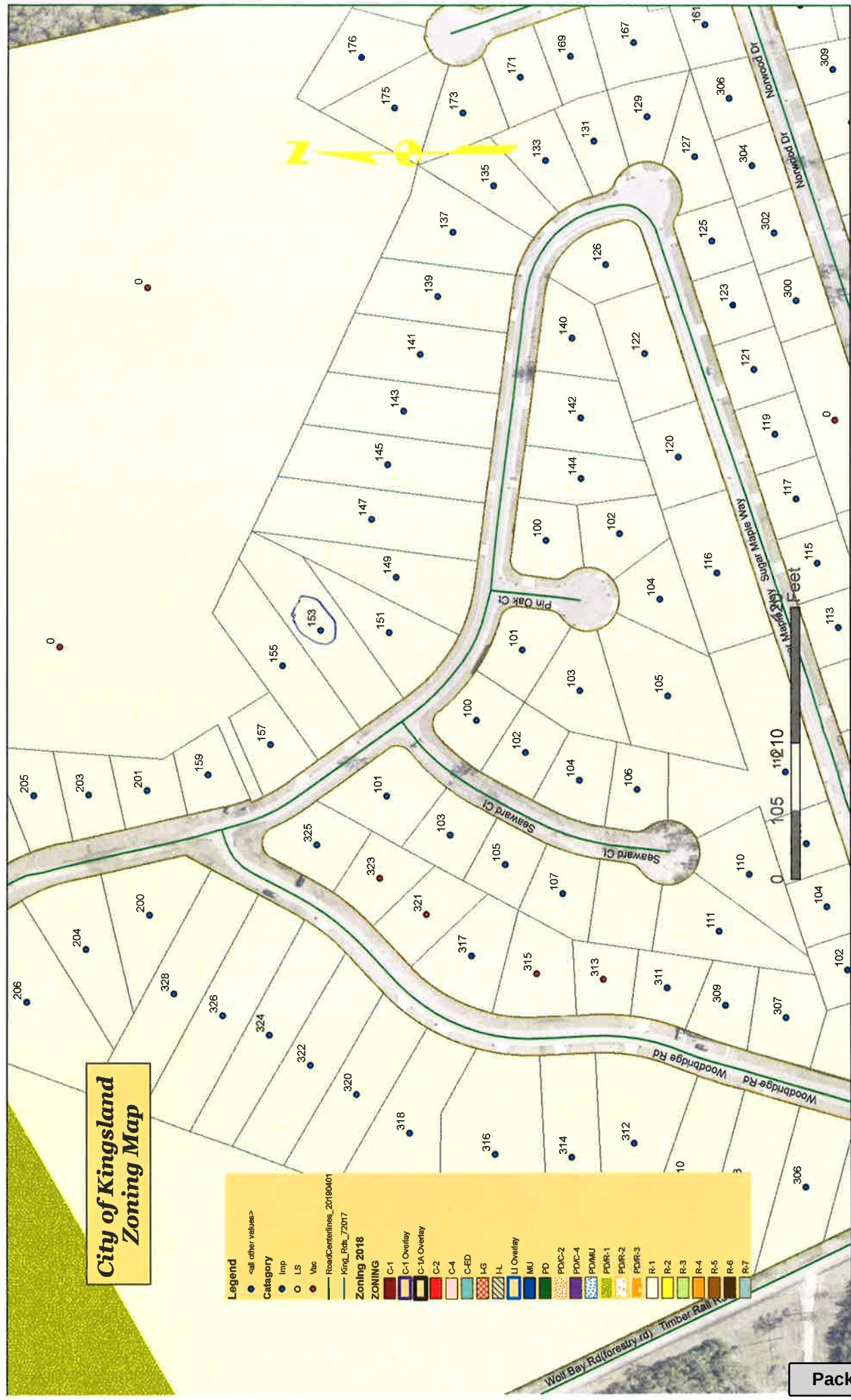
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- 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: 121 Business area sq. ft. 1775 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.

Katherine Paige Carothers
SIGNATURE OF APPLICANT

July 11, 2021
DATE





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	082R 025	Owner	CAROTHERS MATTHEW T	Last 2 Sales			
Class Code	Residential		153 SUGAR MAPLE WAY	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/6/2021	0	QC	U
	KINGSLAND	Physical Address	153 SUGAR MAPLE WAY	5/18/2018	0	NM	U
Acres	n/a	Assessed Value	Value \$207358				

(Note: Not to be used on legal documents)

Date created: 7/13/2021

Last Data Uploaded: 7/13/2021 7:15:59 AM

Developed by Schneider
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3602)**

Meeting: 08/02/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3602

Variance-251 Commercial Dr., Woodbine-(Map & Parcel 093 054C)

Boyd Grey with Aglogic Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 70.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the west side of the property from the required 40' to 17.5' and reduce the side setback on the east side of the property to 38.5'. Zoning is I-G (General Industrial) 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: August 2, 2021

City Council Meeting Date: August 23, 2021

Agenda Item: Variance for Parcel 093 054C located at 251 Commercial Drive.

Background: Boyd Grey with Aglogic Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 70.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the west side of the property from the required 40' to 17.5' and reduce the side setback on the east side of the property to 38.5'.

Summary: When the parcel was subdivided several years ago, the required side set backs were not taken into consideration and now has caused a hardship due to the lot only being 155' wide. The applicant is proposing to build a 96' x 250' warehouse on the rear of the property that will be attached to the existing building on the property and it will be in line with the existing building line. If granted, the variance should not adversely affect any adjacent properties.

Zoning: I-G (General Industrial)

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

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 70.3.2 of the Kingsland Land Development Ordinance.

2. Your Name Boyd Grey
Phone 912 510 5021
Address 251 Commercial Dr Woodbine GA 31569

3. Location of Property:
Street 251 Commercial Dr Woodbine GA 31569
Parcel No. 093 054C Lot No. Parcel in Industrial Park

4. This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
() C-3 () C-4 () I-L (X) IG

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

~~Front yard setback variance - reduction~~
~~from 50' to 29.8'~~
 Side yard setback variance - reduction from 40' to 17.5', (22.5' Reduction) on West Side / 1.5' Reduction on East Side

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

Lot was platted @ 154' wide not zoned 300' wide per current zoning

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

Would not adversely affect neighbor as variance is towards retention pond.

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

yes.

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

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

8. Signed Boyd Grey Date 7-8-2021

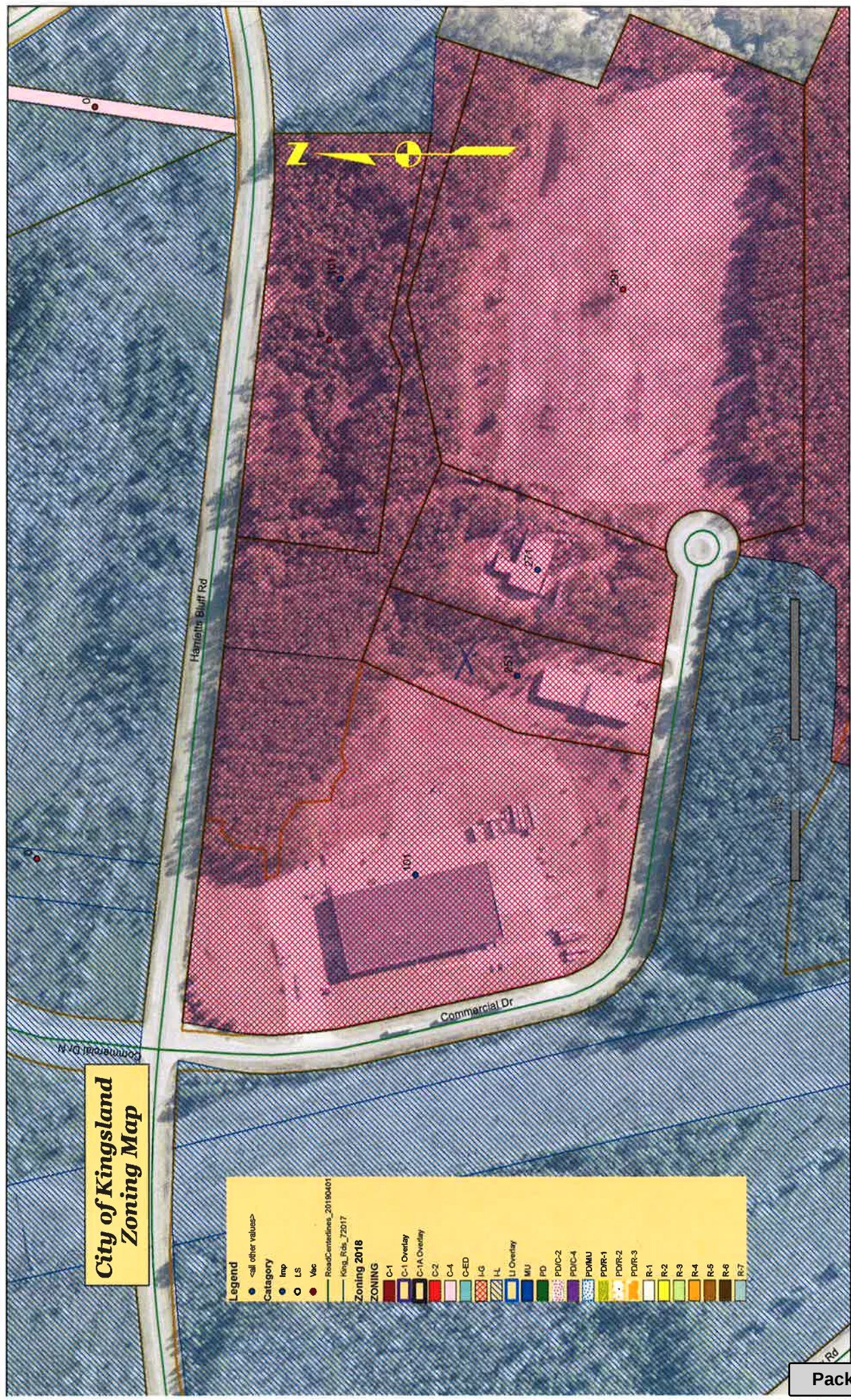
PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 7/8/21
2. List of attachments: ☒ Simple map ☒ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 7/8/21
Date hearing advertised: 7/15/21
Date hearing held: 8/2/21 + 8/9/21
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: _____

Scott Kuback 7/8/21



City of Kingsland
Zoning Map

Legend

• <call other values>

Category

• Imp

○ LS

• Vac

— RoadCentelines_20190401

— King_Rds_72017

Zoning 2018

C-1

C-1 Overlay

C-1A Overlay

C-2

C-4

C-ED

I-G

I-L

LI Overlay

MU

PD

PDIC-2

PDIC-4

PDIMU

PDIR-1

PDIR-2

PDIR-3

R-1

R-2

R-3

R-4

R-5

R-6

R-7



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	093 054C	Owner	AGLOGIC CHEMICAL LLC	Last 2 Sales			
Class Code	Commercial		121 SOUTH ESTES DRIVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		CHAPEL HILL, NC 27514	9/1/2015	\$280000	BN	U
	KINGSLAND	Physical Address	251 COMMERCIAL DR	11/3/2009	0	FI	U
Acres	2	Assessed Value	Value \$320047				

(Note: Not to be used on legal documents)

Date created: 7/12/2021

Last Data Uploaded: 7/12/2021 7:16:00 AM

Developed by  Schneider
GEOSPATIAL

MAP TO SHOW SURVEY OF
A PARCEL OF LAND LYING IN THE CAMDEN
COUNTY INDUSTRIAL PARK, CITY OF KINGSLAND,
31st G.M.D., CAMDEN COUNTY, GEORGIA
(ACCORDING TO DEED RECORDED IN D.B. 1774, PG. 622 & AS SHOWN ON PLAT RECORDED IN
P.D. 19, MAP No. 65, PUBLIC RECORDS OF SAID COUNTY.
FOR: AGLOGIC CHEMICAL, LLC

RETENTION POND

TAX PARCEL 093 054C
NOW OR FORMERLY LANDS OF
1495 SOUTH 50TH STREET, LLC
(D.B. 1342, PG. 535)

575.61'

577.79'

TAX PARCEL 093 054C
SUBJECT PROPERTY
CONTAINS
±2.00 ACRES

PROPOSED ONE-STORY WAREHOUSE
PROPOSED FINISHED FLOOR ELEVATION TO MATCH EXISTING BUILDING

TAX PARCEL 093 054D
NOW OR FORMERLY LANDS OF
JAMES L GIBSON, JR.
(D.B. 1410, PG. 557)

NOTES:

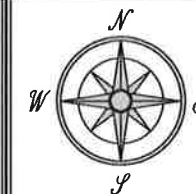
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N80°42'53"W FOR THE NLY RIGHT-OF-WAY LINE OF COMMERCIAL DRIVE, ACCORDING TO PLAT RECORDED IN P.D. 19, MAP No. 65, PUBLIC RECORDS OF SAID COUNTY.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13039C0480G, COMMUNITY No. 130027, PANEL No. 0480, SUFFIX "C".
- 3.) THIS SITE PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 5.) SUBJECT PROPERTY IS CURRENTLY ZONED: I-G (INDUSTRIAL GENERAL USAGE). BUILDING SETBACKS ARE AS FOLLOWS: (AS PER CITY OF KINGSLAND ZONING REGULATIONS) MINIMUM FRONT YARD SETBACK FROM RIGHT-OF-WAY: 50 FEET; MINIMUM SIDE YARD SETBACK FROM PROPERTY LINE: 40 FEET; MINIMUM REAR YARD SETBACK: 40 FEET.
- 6.) THE WETLAND AREA SHOWN HEREON IS BASED ON SUBDIVISION PLAT. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION.

LEGEND

- ☐ = TELEPHONE PEDESTAL
- ⊞ = WATER METER
- ☆ = WOOD LIGHT POLE
- ⊙ = SANITARY SEWER MANHOLE
- ⊞ = ELECTRIC TRANSFORMER
- ⊞ = CABLE TV PEDESTAL
- ⊙ = SANITARY CLEAN-OUT

EQUIPMENT USED:	
ANGULAR:	SOKKIA CX
LINEAR:	SOKKIA CX
LEGEND	
○ = SET 1/2" REBAR LSF 1067	(ch) = CHORD
■ = FOUND CONCRETE MONUMENT	B.R.L. = BUILDING RESTRICTION LINE
● = FOUND REBAR OR IRON PIPE	PC = POINT OF CURVATURE
IDENTIFICATION AS NOTED	PT = POINT OF TANGENCY
IDENTIFICATION AS NOTED	Δ = FOUND P.M. NAIL
FIELD BOOK 21, PAGE 15	DWN. BY: J.S.
SURVEY DATE: 06-24-2021	CKD. BY: J.S.E.

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@GDS.NET
DWG. No. S-2-1427-07-21



PREPARED BY:

A K M
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

APPROVED	REGISTERED No. 3143 J. FOSTER GA. REGISTERED SURVEYOR No. 3143	DATE: 07/06/2021
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