



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • NOVEMBER 1, 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	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Home Occupation-113 Spinnaker Cir.-Map & Parcel 121B 006 -

Cherrie Kilner has applied for a Home Occupation Permit doing business as a "third party vendor on SAM.gov". 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.

2. Re-Zoning-Parcel 095 009T -

Sugandha Yadav has applied for a re-zoning of parcel 095 009T containing approximately 40.15 acres located on the west side of Greentree Dr. and on the north side of Scrubby Bluff Rd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of an RV/Resort development. Current Zoning is PD/R-1. Staff recommends approval.

3. Variance-Parcel 095 009T -

Sugandha Yadav is requesting a variance to the ordinance Article VIII-Special Provisions, Sec. 80.1.4 #2. The purpose of the request is for the applicant to allow non occupants of the proposed RV/Resort to be able to use the clubhouse conference center and related restroom facilities. The current city ordinance only allows occupants of a RV park to use the onsite facilities. Zoning is PD/R-1. Staff recommends approval of the variance request only if the parcel re-zoning request is first approved.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3683)**

Meeting: 11/01/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3683

Home Occupation-113 Spinnaker Cir.-Map & Parcel 121B 006

Cherrie Kilner has applied for a Home Occupation Permit doing business as a "third party vendor on SAM.gov". 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.



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: November 1, 2021

City Council Meeting Date: November 8, 2021

Agenda Item: Home Occupation for 113 Spinnaker Circle, Map & Parcel 121B 006

Summary:

Cherrie Kilner has applied for a Home Occupation Permit doing business as a “third party vendor on SAM.gov”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Nov. 2021-Home Occ.-113 Spinnaker Cir. (3683 : Home Occupation-113 Spinnaker Cir.-Map & Parcel 121B 006)



210465
Nov. 2021

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: Cherrie Kilner PHONE: 912-223-6739
ADDRESS: 113 Spinnaker Cr. Kingsland, GA 31548
FAX: _____ E-MAIL: ckilner@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: Cherrie L Kilner

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 113 Spinnaker Cr. 31548

TAX MAP & PARCEL NUMBER: 121B-006 ZONING: Single family residential

OWNER OF SITE, IF NOT APPLICANT: N/A PD/R-1

ADDRESS: _____

CITY: _____ STATE: _____ 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: Cherrie Kilner DATE: 9/30/21

Attachment: Nov. 2021-Home Occ.-113 Spinnaker Cir. (3683 : Home Occupation-113 Spinnaker Cir.-Map & Parcel 121B 006)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 10/4/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/4/21
3. DATE PERMIT FEE PAID: 10/5/21 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/1/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/8/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 11/9/21

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 Home occ. PERMIT HAS BEEN ISSUED.

Scott Kimball
 PLANNING DIRECTOR
 CITY OF KINGSLAND

10/4/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Cherrie Kilner
 ADDRESS: 113 Spinnaker Cr.
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912 233-6729 FAX: () E-MAIL: CKilner@icloud.com
 PROPOSED BUSINESS: Third party vendor LOCATION: Home Address
 TAX PARCEL: 121B-0000 ZONING: Single farm residential

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 144 Business area sq. ft. 1317 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.

Cherrie Kilner
 SIGNATURE OF APPLICANT

9/20/21
 DATE

Attachment: Nov. 2021-Home Occ.-113 Spinnaker Cir. (3683 : Home Occupation-113 Spinnaker Cir.-Map & Parcel 121B 006)

Scott Kimball

From: Cherrie Kilner <clkilner@icloud.com>
Sent: Thursday, October 14, 2021 10:06 AM
To: Scott Kimball
Subject: Re: Business license packet

I will be registered on SAM.gov as a vendor for any command to use for purchasing. They will send me an order via email, and I will place the order to be direct shipped to the command. Neither the customer, nor the material will ever come to my home. My "office" will consist of a desk with a computer, printer and phone.

Please let me know if you need any more information or explanation.

Thank you!

Cherrie

On Oct 4, 2021, at 11:47 AM, Scott Kimball <skimball@kingslandgeorgia.com> wrote:

Cherrie,

I will let you know when the application has been processed and ready to be paid for. The meeting will be Monday November 1st at 6:00pm at my office. Please send me a short description about your business.

Thank you,

Scott L. Kimball

Planning & Zoning Director

912-729-8222 Office

912-464-0855 Cell

This message may contain confidential information pertaining to the City of Kingsland. This message and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the original intended recipient, or a person responsible for delivering this e-mail to the intended recipient, you are hereby notified that you have received this e-mail in error and that any use, dissemination, distribution, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify us immediately by replying to this e-mail and deleting it from your system.





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	121B 006	Owner	KILNER CHERRIE & JOHN KEELEY	Last 2 Sales			
Class Code	Residential		113 SPINNAKER CIRCLE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	11/15/2018	\$126000	FM	Q
	KINGSLAND	Physical Address	113 SPINNAKER CIR	1/7/2004	0	FY	U
Acres	n/a	Assessed Value	Value \$111922				

(Note: Not to be used on legal documents)

Date created: 10/14/2021

Last Data Uploaded: 10/14/2021 3:40:31 AM

Developed by  Schneider
GEOSPATIAL

Attachment: Nov. 2021-Home Occ.-113 Spinnaker Cir. (3683 : Home Occupation-113 Spinnaker Cir.-Map & Parcel 121B 006)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3684)**

Meeting: 11/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3684

Re-Zoning-Parcel 095 009T

Sugandha Yadav has applied for a re-zoning of parcel 095 009T containing approximately 40.15 acres located on the west side of Greentree Dr. and on the north side of Scrubby Bluff Rd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of an RV/Resort development. Current Zoning is PD/R-1. Staff recommends approval.



The City of Kingsland, GA
 107 South Lee Street
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 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: November 1, 2021

City Council Meeting Date: November 8, 2021

Agenda Item: Rezoning Request for Parcel- 095 009T

Background:

Sugandha Yadav has applied for a rezoning of parcel 095 009T containing approx. 40.15 acres located on the ~~east~~^{west} side of Greentree Drive and on the north side of Scrubby Bluff Road. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) for the purpose of an RV/Resort development.

Current Zoning: PD/R-1

Summary:

The area surrounding the parcel is a mixture of residential and commercial. The planning department has recently seen an increase need and interest to develop more RV parks in the county. The applicant met with the Planning staff and provided a conceptual site plan and renderings of the clubhouse facilities. This will be an upscale RV/Resort and not just a campground and will have close access to exit 1 and 3 off I-95. No plans have been approved at this time and the applicant will be required to submit a traffic study before any plan review begins. There is sewer and water available to this immediate area.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
 Planning Director

Attachment: Nov. 2021-Re-Zoning-Parcel 095 009T (2) (3684 : Re-Zoning-Parcel 095 009T)

210458
Nov. 2021

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 PD/R-1
ZONING _____

EXISTING Vacant
USE _____

REQUESTED C-2
ZONING _____

REQUESTED RV Resort
USE _____

PROPERTY OWNER(S)

Name(s) Sugandha Yadav _____

Address 1375 Hospitality Avenue, Kingsland, Georgia 31548 _____

Phone No. 912-227-1082 _____ (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 40.15 acres (See Plat Book 2021, page 82, Camden County, Georgia records)

Property Description: _____

Property Greentree Drive
Address: _____

Tax Map Reference Number: 095 009T _____ Zoning Map: PD/R-1 _____

Property Size: 40.15 acres _____ Property Frontage: 1,501 feet on Greentree Drive
Feet
1,106 feet on Scrubby Bluff Road

Attachment: Nov. 2021-Re-Zoning-Parcel 095 009T (2) (3684 : Re-Zoning-Parcel 095 009T)

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 _____
 The proposed use would be well maintained and aesthetically pleasing.

Would not be detrimental to property or persons in the area because _____
 The proposed use would bring recreational opportunities to the area.

Other Comments: _____

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

- (1) Have a property interest in the real property affected by this request
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
None.
- (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
None.

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
_____	_____
_____	_____

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.

Sugandha
Owner Sugandha Yadav

Owner _____

Owner _____

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of November 1, 2021, 200__, 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 Sugandha Yadav
in the amount of \$ 600.

City of Kingsland

BY: [Signature]

Date: 10/1/21

Planning & Zoning Administrator

Attachment: Nov. 2021-Re-Zoning-Parcel 095 009T (2) (3684 : Re-Zoning-Parcel 095 009T)

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 September __, 2021 __, 200__, by virtue of a deed dated July 20, 2021 __, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 2138 __, Page 263 __.

Sugandha Yadav

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Sugandha.
Owner's Signature Date: 09/29/2021

Other Owner's Signature Date: _____

Agent Authorization

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

Owner's Signature

Other Owner's Signature

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

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Community Planning and Development

Received by: _____ Date: _____

Attachment: Nov. 2021-Re-Zoning-Parcel 095 009T (2) (3684 : Re-Zoning-Parcel 095 009T)



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	095 009T	Owner	YADAV SUGANDHA
Class Code	Agricultural		1375 HOSPITALITY AVENUE
Taxing District	KINGSLAND		KINGSLAND, GA 31548
	KINGSLAND	Physical Address	n/a
Acres	40.13	Assessed Value	Value \$259745

Last 2 Sales

Date	Price	Reason	Qual
7/20/2021	\$525000	NQ	U
5/15/2018	\$150000	LM	Q

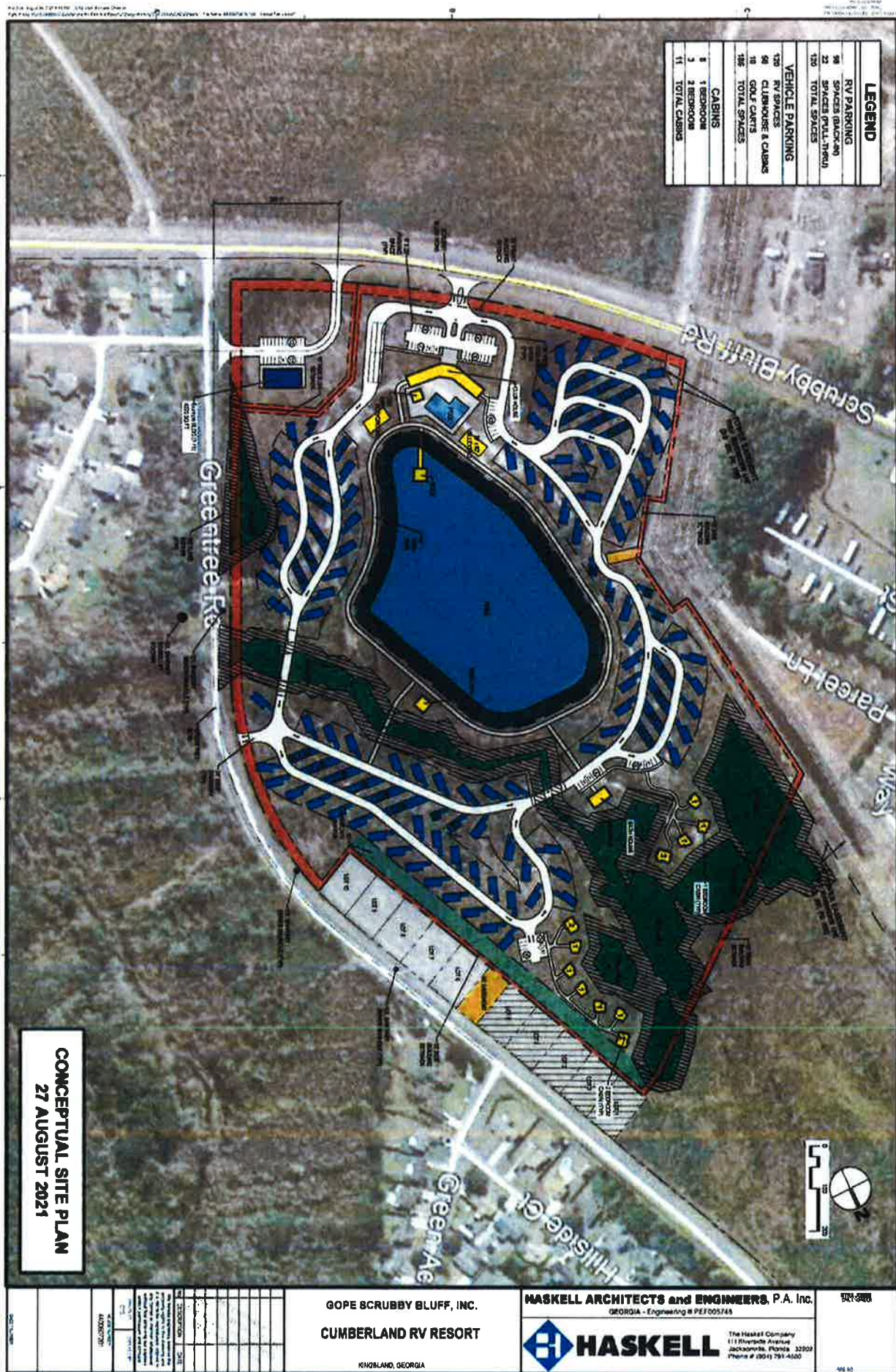
(Note: Not to be used on legal documents)

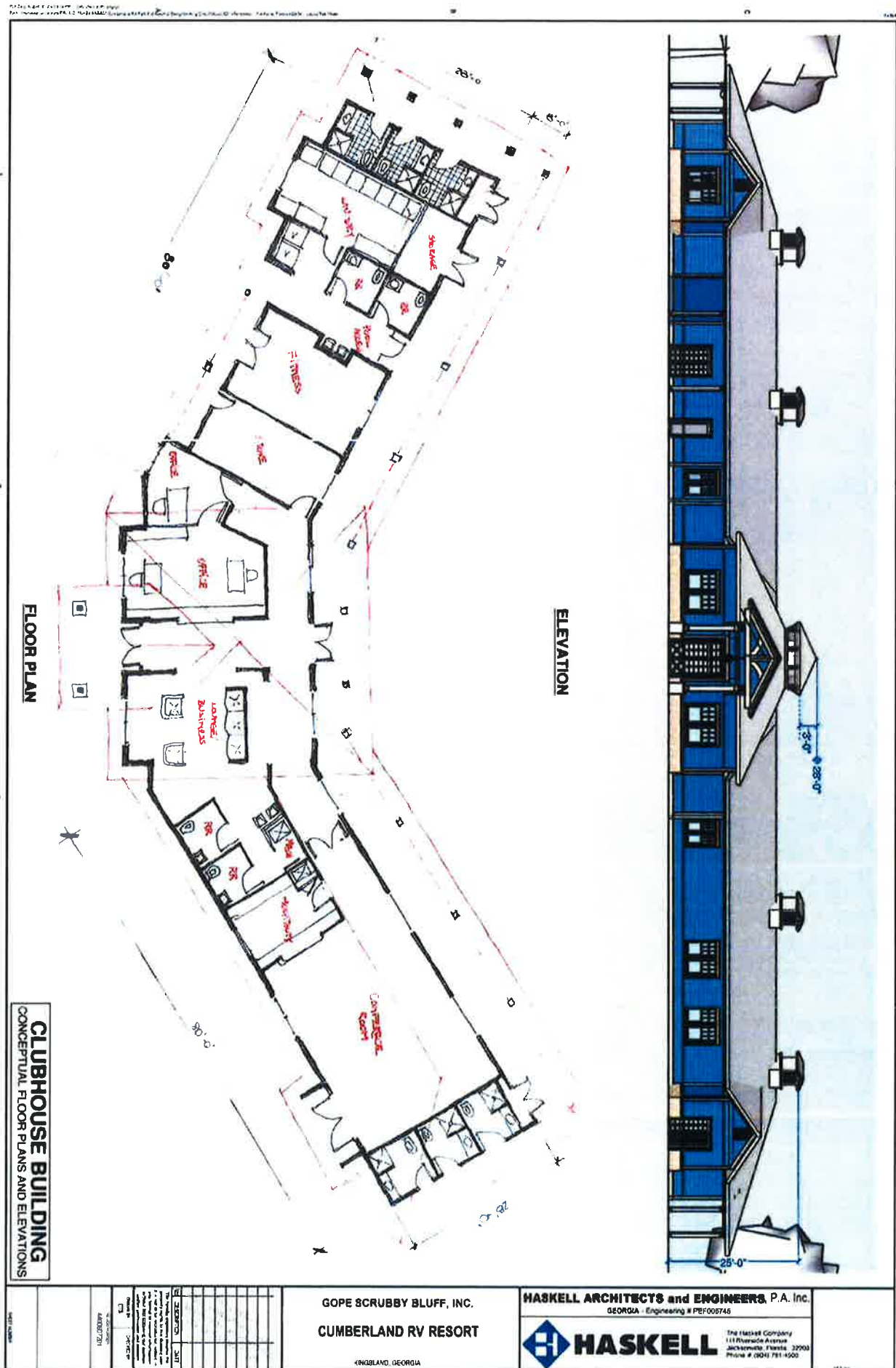
Date created: 10/14/2021

Last Data Uploaded: 10/14/2021 3:40:31 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: Nov. 2021-Re-Zoning-Parcel 095 009T (2) (3684 : Re-Zoning-Parcel 095 009T)









Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3685)

3.3

Meeting: 11/01/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3685

Variance-Parcel 095 009T

Sugandha Yadav is requesting a variance to the ordinance Article VIII-Special Provisions, Sec. 80.1.4 #2. The purpose of the request is for the applicant to allow non occupants of the proposed RV/Resort to be able to use the clubhouse conference center and related restroom facilities. The current city ordinance only allows occupants of a RV park to use the onsite facilities. Zoning is PD/R-1. Staff recommends approval of the variance request only if the parcel re-zoning request is first approved.



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: November 1, 2021

City Council Meeting Date: November 8, 2021

Agenda Item: Variance for Parcel 095 009T located at the intersection of Greentree Drive and Scrubby Bluff Rd.

Background: Sugandha Yadav is requesting a variance to the ordinance **Article VIII- Special Provisions, Sec. 80.1.4 #2**. The purpose of the request is for the applicant allow non occupants of the proposed RV/Resort to be able to use the clubhouse conference center and related restroom facilities. The current city ordinance only allows occupants of a RV park to use the onsite facilities.

Summary: The applicant would like to be able to provide access and use of the conference center for any citizen in Camden county for meetings or special activities. The variance is needed to be able to provide this service to the community.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request only if the parcel rezoning request is first approved.

Scott L. Kimball

Planning & Zoning Director

Attachment: Nov. 2021-Variance-Parcel 095 009T (3685 : Variance-Parcel 095 009T)

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) 80.1.4. (2) of the Kingsland Land Development Ordinance.
2. Your Name Sugandha Yadav
Phone 912-227-1082
Address 1375 Hospitality Avenue, Kingsland, GA 31548
3. Location of Property:
Street Greentree Drive / Scrubby Bluff Rd.
Parcel No. 095 009T Lot No. _____
4. This land is zoned: ^{PD} (x) R-1 () R-2 () R-3 () R-4 () MH (x) PD () C-1 () C-2 () C-3 () C-4 () I-L

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

To allow non-occupants of the proposed RV resort to utilize the proposed conference room and related clubhouse restrooms.

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.

The proposed RV resort falls under the provisions of Section 80 of the zoning ordinance. Section 80 would prevent persons other than occupants of the resort from using the proposed conference room and related restrooms. The conference room and related restrooms provide a needed resource to the community and should be open to all persons.

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.

Other owners constructing a conference room and related restrooms would not be prevented from allowing non-occupants to utilize these resources.

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.

The proposed variance would provide City residents and others visiting the City with needed conference space.

D. This is the minimum variance which would relieve my hardship. Without the variance, only occupants of the RV resort would be allow to use the proposed conference room and related restrooms.

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 Sugardhy. Date 09/29/2021

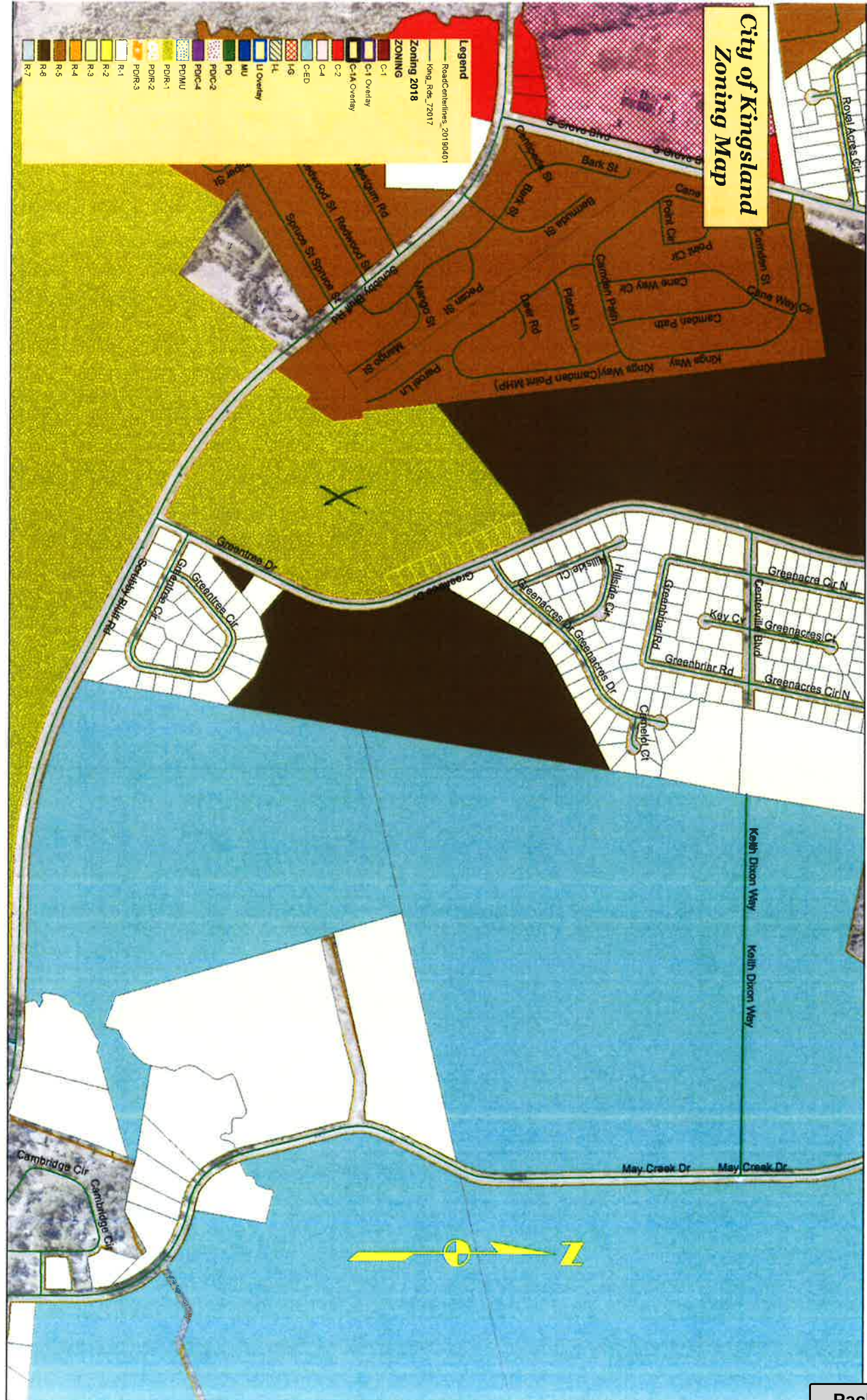
PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 9/30/21
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☒ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 10/4/21
Date hearing advertised: 10/21/21
Date hearing held: 11/1/21 & 11/8/21
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: 11/9/21

City of Kingsland
Zoning Map





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	095 009T	Owner	YADAV SUGANDHA	Last 2 Sales			
Class Code	Agricultural		1375 HOSPITALITY AVENUE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/20/2021	\$525000	NQ	U
	KINGSLAND	Physical Address	n/a	5/15/2018	\$150000	LM	Q
Acres	40.13	Assessed Value	Value \$259745				

(Note: Not to be used on legal documents)

Date created: 10/14/2021

Last Data Uploaded: 10/14/2021 3:40:31 AM

Developed by 

Attachment: Nov. 2021-Variance-Parcel 095 009T (3685 : Variance-Parcel 095 009T)