



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JANUARY 3, 2022

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-120 Forest Ridge Dr.-Map & Parcel 095C 013 -

Andrew Woolard III has applied for a Home Occupation Permit for a landscaping business known as "A J's Lawn Care". 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. Re-Zoning-5-Acre Portion of Parcel-107 019E -

Summer Josselyn, acting agent for property owner Vivian Valkili has applied for a re-zoning of a 5-acre portion of parcel 107 019E that contains approximately 43.11 acres located on the north side of Ben Garfunkel Rd. and the west side of Middle School Rd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a retail store. Zoning is PD/R-3. Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3751)**

Meeting: 01/03/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3751

Home Occupation-120 Forest Ridge Dr.-Map & Parcel 095C 013

Andrew Woolard III has applied for a Home Occupation Permit for a landscaping business known as "A J's Lawn Care". 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: January 3, 2022

City Council Meeting Date: January 10, 2022

Agenda Item: Home Occupation for 120 Forest Ridge Drive, Map & Parcel 095C 013

Summary:

Andrew Woolard III has applied for a Home Occupation Permit for a landscaping business known as "A J's Lawn Care". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



210559
Jan. 2022

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: Andrew Woolard III PHONE: 912-409-3809
ADDRESS: 120 Forest Ridge Drive
FAX: _____ E-MAIL: ajslawncare89@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- (X) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: AJ's Lawncare
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 120 Forest Ridge Drive
TAX MAP & PARCEL NUMBER: 095C 013 ZONING: R-1
OWNER OF SITE, IF NOT APPLICANT: Andrew Woolard Jr.
ADDRESS: 120 Forest Ridge Drive
CITY: Kingsland STATE: GA ZIP: 31548

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: Andrew Woolard DATE: 11/29/2021



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 11/29/21
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 12/1/21
3. DATE PERMIT FEE PAID: 11/29/21 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/3/21
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 1/10/21
 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 Occ. PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

12/1/21
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Andrew Woolard
 ADDRESS: 120 Forest Drive Forest Ridge Drive
 CITY: Kingsland STATE: Georgia ZIP: 31548
 PHONE: () 912 409 3809 FAX: () _____ E-MAIL: ajslawncare89@gmail.com
 PROPOSED BUSINESS: AJ's Lawncare LOCATION: 120 Forest Ridge Dr.
 TAX PARCEL: 095C 013 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:** 200 Business area sq. ft. 1800 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.

Andrew Woolard
 SIGNATURE OF APPLICANT

11/29/2021
 DATE

To Whom it may concern

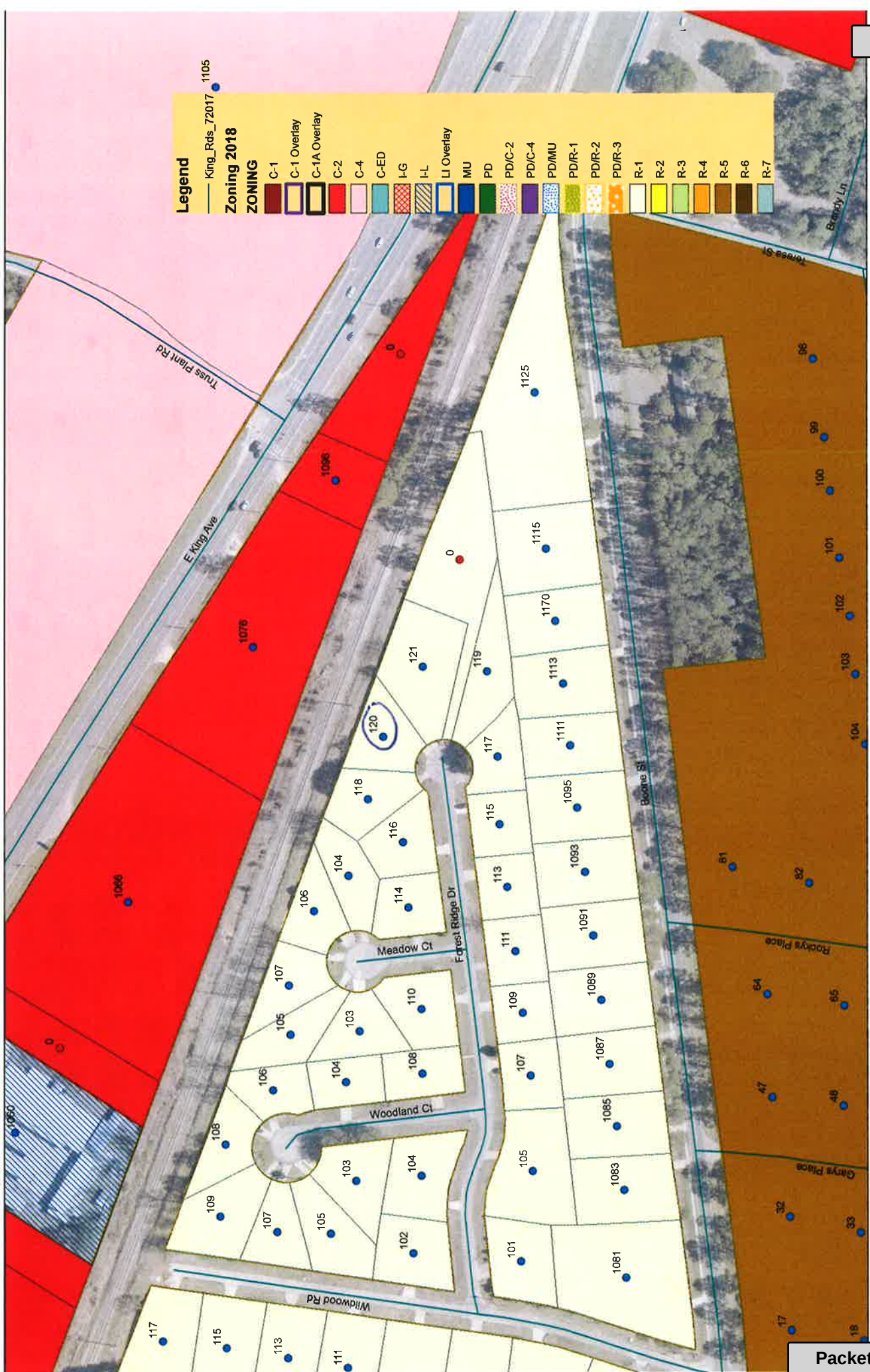
Andrew J Woolard Jr and Alicia Woolard give Andrew J Woolard III permission to run a business at 120 Forest Ridge Drive Kingsland Ga. 31548

Andrew J Woolard Jr



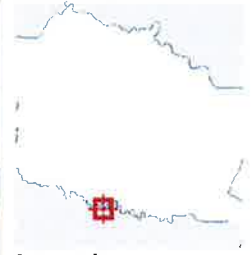
Alicia Woolard







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	095C 013	Owner	WOOLARD ANDREW & ALICIA B	Last 2 Sales			
Class Code	Residential		120 FOREST RIDGE DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/9/2004	\$82000	FM	Q
	KINGSLAND	Physical Address	120 FOREST RIDGE DR	5/2/2000	\$58000	FY	U
Acres	n/a	Assessed Value	Value \$130104				

(Note: Not to be used on legal documents)

Date created: 12/15/2021
Last Data Uploaded: 12/15/2021 3:40:21 AM

Developed by  Schneider
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3752)**

Meeting: 01/03/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3752

Re-Zoning-5-Acre Portion of Parcel-107 019E

Summer Josselyn, acting agent for property owner Vivian Valkili has applied for a re-zoning of a 5-acre portion of parcel 107 019E that contains approximately 43.11 acres located on the north side of Ben Garfunkel Rd. and the west side of Middle School Rd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of a retail store. Zoning is PD/R-3. Staff recommends approval.



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Planning and Community Development

Staff Report

Planning Commission Meeting Date: January 3, 2022

City Council Meeting Date: January 10, 2022

Agenda Item: Rezoning Request for 5-acre portion of Parcel- 107 019E

Background:

Summer Josselyn, acting agent for property owner Vivian Valkili has applied for a rezoning of a 5-acre portion of parcel 107 019E that contains approx. 43.11 acres located on the north side of Ben Garfinkle Rd. and west side of Middle School Rd. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) for the purpose of a retail store.

Current Zoning: PD/R-3

Summary:

The area surrounding the parcel is a mixture of multifamily residential and commercial. The Planning Department has seen a commercial development trends along Middle School Rd. and the rezoning of C-2 will be consistent with the adjacent parcels in the area. No plans have been submitted or approved at this time and 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: Jan. 2022-Re-Zoning-5-acre portion of Parcel-107 019E (3752 : Re-Zoning-5-Acre Portion of Parcel-107 019E)



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-3

EXISTING USE VACANT LAND

REQUESTED ZONING COMMERCIAL C-2

REQUESTED USE RETAIL STORE

PROPERTY OWNER(S)

Name(s) VIVIAN VAKILI

Address PO BOX 20595 ST SIMONS ISLAND GA 31522-0195

Phone No. 912-222-9100 (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: 5 ACRE PARCEL SUBDIVIDED FROM PARCEL ID #107 019E
CAMDEN COUNTY PUBLIC RECORD: DEED BOOK 1521 PAGE 732 PLAT BOOK 2021 PAGE 144-144

Property
 Address: MIDDLE SCHOOL RD, KINGSLAND GA 31548

Tax Map Reference Number: SUBDIVIDED FROM 107 019E Zoning Map: CAMDEN COUNTY PUBLIC RECORD

Property Size: 5 ACRES Property Frontage: 639.87' Feet

City of Kingsland Zoning Application
Page Two

Check One: ☒ Paved Road or ☐ Unpaved
☒ Public Water or ☐ Individual Well
☒ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because _____

**THERE ARE CURRENTLY SEVERAL RETAIL/COMMERCIAL ZONING WITHIN A 1 MILE RADIUS
700-800 FT APPROX DISTANCE TO HWY 40**

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

THE COMMERCIAL BUSINESS WILL BE CONFORMING TO SURROUNDING BUSINESSES

Other Comments: **COMMERCIAL SPACE PLANNED FOR FARMERS & BUILDERS ACE HARDWARE**

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

NA

- (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

NA

- (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

NA

City of Kingsland Zoning Application
Page Three

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
NA	
NA	

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.



Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of Jan. 3rd, 2021, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

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

RECEIPT

Submission fee for rezoning received from Heather Cochran / Builders Supply in the amount of \$ 450.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 12/15/21

Attachment: Jan. 2022-Re-Zoning-5-acre portion of Parcel-107 019E (3752 : Re-Zoning-5-Acre Portion of Parcel-107 019E)

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 12/15, 2021, by virtue of a deed dated 4/16/2010, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1521, Page 732.

VIVIAN VAKILI

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date: 12.14.2021

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Summer A Josselyn 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.

Summer A Josselyn
Authorized Agent's Name-Printed

Summer A Josselyn
Authorized Agent's Signature

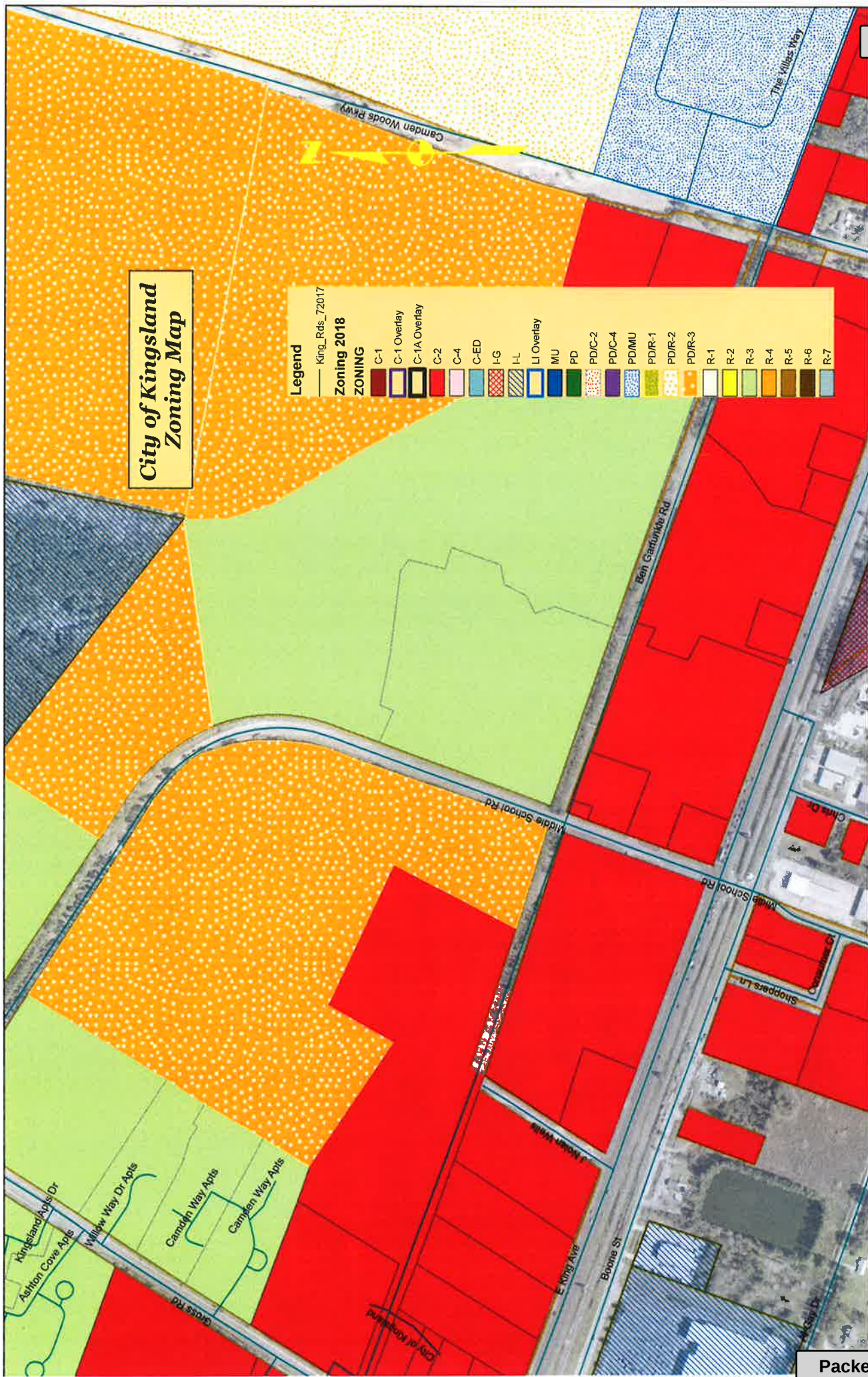
12-15-21
Date

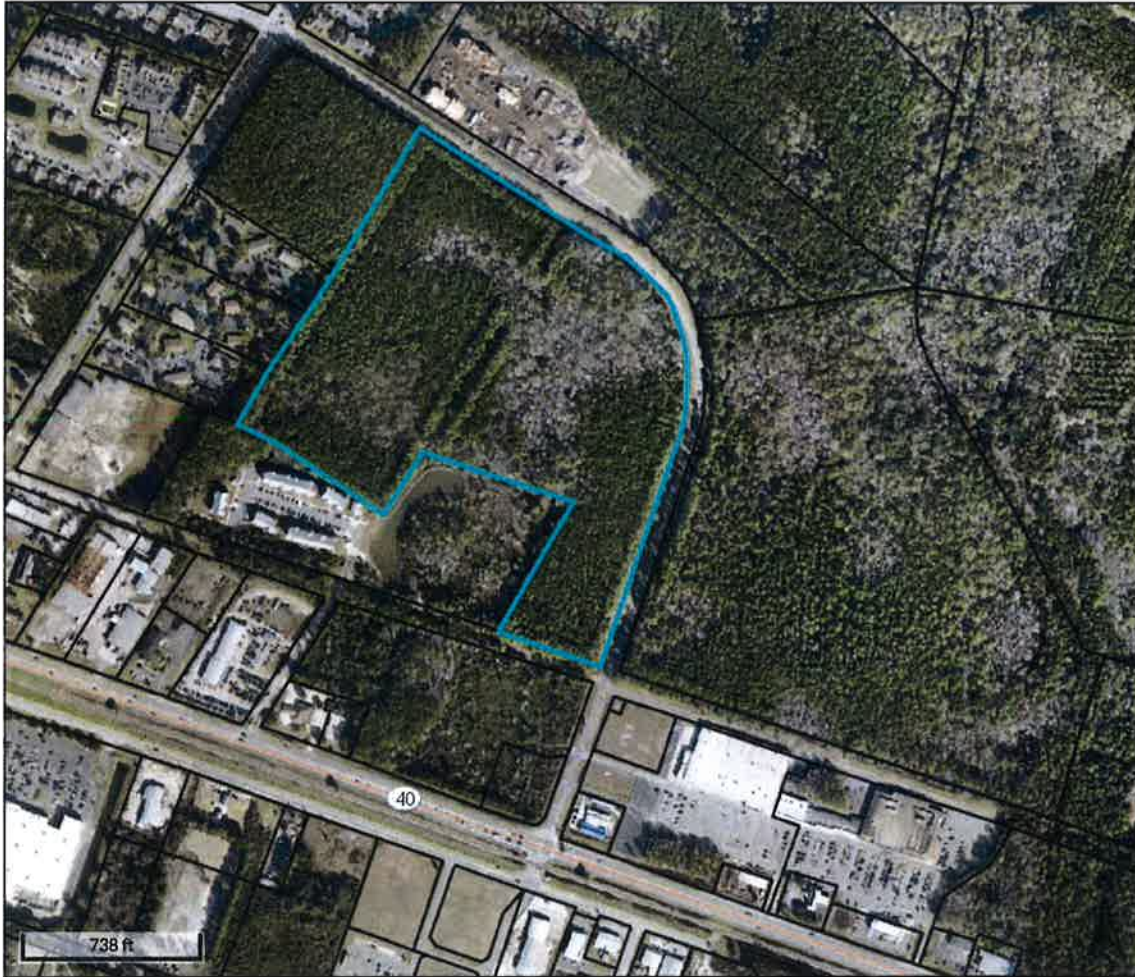
Community Planning and Development

Received by: [Signature]Date: 12/15/21

Attachment: Jan. 2022-Re-Zoning-5-acre portion of Parcel-107 019E (3752 : Re-Zoning-5-Acre Portion of Parcel-107 019E)

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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	107 019E	Owner	VAKILI VIVIAN	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 20595	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		ST SIMONS ISLAND, GA 31522	4/16/2010	0	FY	U
	KINGSLAND	Physical Address	MIDDLE SCHOOL RD	1/14/2008	\$12000	GV	U
Acres	43.11	Assessed Value	Value \$344880				

(Note: Not to be used on legal documents)

Date created: 12/28/2021
Last Data Uploaded: 12/28/2021 3:37:25 AM

Developed by  **Schneider**
GEOSPATIAL

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