



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JUNE 6, 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. Ordinance 2022-08 to Amend Ord. 2011-01, Article VI, Sec. 61 of KLADO -

The Kingsland DDA is requesting the amendment to be approved that will allow additional uses as well as prohibiting certain uses in the C-1, C-1A, C-2 and C-5 Zoning Districts. The amendment will also allow for the adoption of the expanded DDA Boundary map. Amendment and map are attached. Staff recommends approval.

2. Ordinance 2022-09 to Amend Ordinance 2011-01, Article V, Sec. 54.2.3, #7 of KLADO -

The amendment will reduce the required parking spaces from 7 to 5 for each 1,000 square feet, for Shopping Centers up to 15 acres in size. Most cities parking requirements for shopping centers of this size are 5 spaces per 1,000 square feet. This change will also increase the greenspace area and reduce the impervious surface runoff area for storm water. Staff recommends approval.

3. Variance-Parcel 082 H037, 121 Castle Oak Ct. -

Jean & Steve Joiner are requesting a 2' variance to the 5' side yard setback requirements for an accessory building. The purpose of the request is for a storage building that has been in place in the side yard of the property. Zoning is PD/R-1. Staff recommends approval.

4. Variance-Parcel K22 03 009, 694-1 Williams Ave. -

Howard Davis is requesting a 16' variance to the 25' side yard setback requirements from a public ROW for an accessory building. The applicant is also requesting a 5' variance to the 10' requirement that an accessory building must be placed from the primary structure. The purpose of the request is for a storage building that has been placed in the side yard of the property. Zoning is C-2.

Staff recommends approval with the following condition that the applicant has agreed to:

- 1) If the water line, that is located in the City ROW adjacent to the applicant's property, needs to be repaired or replaced, the city will have the right to move the building if the placement of building does not allow access for equipment or materials to do the work.

5. Variance-Parcel 095G 065, 156 Greenacres Cir., N. -

Marcie Costello is requesting a variance to allow chickens on a residential lot that is less than the required 1/2 acre. Zoning is R-1.

Staff recommends approval with the following condition:

- 1) There can be no more than 2 chickens on the property and no roosters are allowed.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3889)**

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

DOC ID: 3889

**Ordinance 2022-08 to Amend Ord. 2011-01, Article VI, Sec. 61
of KLADO**

The Kingsland DDA is requesting the amendment to be approved that will allow additional uses as well as prohibiting certain uses in the C-1, C-1A, C-2 and C-5 Zoning Districts. The amendment will also allow for the adoption of the expanded DDA Boundary map. Amendment and map are attached. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 6, 2022

City Council Meeting Date: June 13, 2022

Agenda Item: Ordinance 2022-08 to Amend Ordinance 2011-01, Article VI, Sec. 61 of KLADO

Summary: The Kingsland DDA is requesting the amendment to be approved that will allow additional uses as well as prohibiting certain uses in the C-1, C-1A, C-2, and C-5 Zoning Districts. The amendment will also allow for the adoption of the expanded DDA Boundary map. Amendment and map are attached.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director

Attachment: June 2022-Ord. Amend.2022-08 (3889 : Ordinance 2022-08 to Amend Ord. 2011-01, Article VI, Sec. 61 of KLADO)

Sec. 61. - Commercial districts,

61.1. *C-1, Central Business District (CBD). Defined as the properties immediately adjacent both East and West of U. S. Highway 17 (Lee Street) from the Southern boundary of Chester Street to the Northern boundary of Lilly Street.*

61.1.1. *Intent of district.* The intent of this district is to allow a more intense use of land within the Downtown Section of the City of Kingsland.

61.1.2. *Required conditions.* All business, display, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, and automobile parking for customers while on the premises. Uses, processes or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

- (1) Any retail business or commercial use in which there is no processing or treatment of material goods, or products except as provided for, including:
 - (a) ~~Appliance stores, including radio and television service.~~
 - (b) Art and antique shops.
 - (c) Retail bakeries.
 - (d) Banks and drive-in banks.
 - (e) Bicycle stores.
 - (f) Book, stationery, camera or photographic supply stores.
 - (g) Confectionery stores.
 - (h) Clothing, shoes, millinery, dry-goods and notions.
 - (i) Ice Cream Parlors.
 - (j) Drug stores.
 - (k) Furniture, home furnishings, including office furniture and equipment.
 - (l) Florist, nursery and gift shop.
 - (m) Grocery, fruit, vegetable, meat market, delicatessen, catering and super markets.
 - (n) Hardware and paint stores.
 - (o) Jewelry stores.
 - (p) Hobby Supplies
 - (q) Sporting goods
 - (r) Amusement enterprises include the provision of stage entertainment
 - (s) Museum
 - (t) Open air market
 - (u) Temporary uses including sales of Christmas trees, carnival and church bazars, but not including seasonal sales of fruits and vegetables from roadside stands. Such uses shall not be permitted for a period to exceed two months in any calendar year.
- (2) Any of the following service businesses:
 - (a) Barber and beauty shops.
 - (b) Cafes, grills, lunch counters, restaurants and brew pubs and microbreweries.

- (c) Dress making and tailoring shops.
- ~~(d) Dry cleaning and laundry establishments, including pick-up stations but not including self-service laundry.~~
- (d) Leather repair and sales.
- (e) Shoe repair shops.
- (f) Hotels, Motels, Bed and Breakfast Inn
- (3) Office building.
- ~~(4) Fall-out shelters provided the requirements in section 83 are met.~~
- ~~(5) Signs as provided in section 120.~~
- (6) Theaters, but not including drive-in theaters.
- ~~(7) Funeral parlors.~~
- ~~(8) Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in section 59.~~
- ~~(9) Churches and other places of worship with attendant education and recreational buildings.~~
- (9) Fee Simple Churches with attendant education and recreational buildings.
- ~~(10) Private clubs, fraternal orders or lodges.~~
- (11) Commercial parking garages or lots provided no entrance or exit be on the same side of the street and within the same block as a school and the curb break be limited to two for each 100 feet of street frontage, each not to exceed 30 feet in width and not located closer than 20 feet to a street intersection.
- ~~(12) Multi-family dwellings provided the requirements in the R-3 Residential Districts are met.~~
- (12) Multi-Use buildings by approval of the Planning Department
- ~~(13) All uses of a predominantly retail nature, including:~~
 - ~~(a) Electrical supplies.~~
 - ~~(b) Heating and plumbing equipment.~~
 - ~~(c) Dairy products.~~
 - ~~(d) Sporting goods.~~
 - ~~(e) Finance, insurance, real estate offices and construction sales.~~
 - ~~(f) Public and private schools and libraries.~~
 - ~~(g) Hotels and motels.~~
 - ~~(h) Bed and breakfast inn.~~
 - ~~(i) Amusement enterprises including the provision of stage entertainment.~~
 - ~~(j) Temporary uses, including sale of Christmas trees, carnival, and church bazaars; but not including seasonal sale of fruits and vegetables from roadside stands. Such uses shall not be permitted for a period to exceed two months in any calendar year.~~
 - (k) Museums
 - ~~(l) Open air markets.~~

Formatted: list3

Commented [LHS1]: Allowable outside of the immediate one block downtown CBD

Commented [LHS2]: Included in "office" space.

Commented [LHS3]: Added in Sec 61.1.2 (e)

Commented [LHS4]: Moved to Section 6.1.1.2 paragraph 1

61.1.3. ~~The following~~Additional uses may be permitted as special exceptions by the city council in accordance with the provisions of article XXIV:

- (1) ~~Printing, blue printing, book binding, photostating, lithography and publishing establishments.~~
- (2) ~~Columbariums as an accessory use for fee simple churches.~~

61.1.4. *Prohibited uses.*

- (1) Manufactured housing.
- (2) Automobile and motorcycle sales (new and used).
- (3) Automobile service stations.
- (4) Car washes.
- (5) Building, plumbing, electrical and commercial contractors vehicle, equipment storage, lay down yards, bulk material storage.
- (6) Automotive repair shops.
- (7) Tires, batteries, and other automotive accessories sales and installation.
- (8) Automobile rental.
- (9) Wrecker, Towing and Transport services
- (10) Churches and places of worship, but not to include Fee Simple Churches
- (11) Funeral Parlors and Pet Crematories
- (12) Any use not listed that does not meet the intent and required conditions of the C-1 Business District, unless approved through a collaborative decision of the Planning Director, City Manager, and The Downtown Development Authority.

61.2. C-1A, Commercial Corridor District.

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

61.2.2. *Required conditions.* All business, display, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

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

- (1) All uses permitted in a C-1 District.
- (2) Automobile service stations and convenience stores provided the requirements in section 85 are met.
- (3) Tires, batteries, and other automotive accessories, provided there is no outdoor storage of new or used merchandise.
- (4) Automobile sales (new and used), which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a

- said district and provided that all vehicles on a used car lot be in operating condition at all times.
- (5) Automobile rental, which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than windows, when facing a residential district or within 100 feet of a said district and provided that all vehicles on a used car lot be in operating condition at all times.
 - (6) Automobile laundry or car wash provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain a number of vehicles (at 200 square feet per vehicle) equal to one-third of the practical hourly capacity of the washing machine and in addition that curb breaks be limited to two each, not to exceed 20 feet to a street intersection and that the washing operation occurs within a semi-enclosed structure equipped with wastewater handling.
 - (7) Automobile, travel trailers, and mobile home sales, automobile repair garages, mechanical and body, provided all operations are conducted in a building which shall not have any openings, other than a stationary window, within 100 feet of a residential district and which shall not store or otherwise maintain any parts or waste material outside such building. No commercial or private vehicles shall be stored on the street right-of-way.
 - (8) Wrecker, towing and auto transport services, provided all operations and storage are conducted in a secured fenced area. Such fence shall fully obstruct visibility from the street and all surrounding properties and be of wood or masonry materials or chain-link with full vegetative hedge.
 - (9) Signs as provided in section 120.
 - (10) Bus stations.
 - (11) Boat sales, indoor and outdoor.
 - (12) Motorcycle sales.
 - (13) Amusement enterprises, such as miniature and par-3 golf, golf driving ranges, skating rinks and similar enterprises but excluding "go-kart" type miniature auto racing track.
 - (14) Restaurants, including drive-in establishments, provided that where such a drive-in establishment abuts a residential district it shall be separated by a six (6) foot high masonry wall and have no light shining directly into the residential district.
 - (15) Accessory buildings and uses when located on the same lot or parcel of land as the main structure and customarily incidental thereto, provided the requirements in Section 82 are met.
 - (16) Veterinary hospitals or clinics, provided any structure or open area used for such purpose shall be a minimum of one hundred (-100) feet from a residential district.
 - (17) Ambulance service.
 - (18) Bowling alleys.
 - ~~(19) Self-service laundry~~
 - (19) Dry cleaning and laundry establishments, including pick-up stations and self serviceself-service laundry.
 - (20) Shopping centers and/or malls.
 - (21) Supermarkets, grocery stores.
 - (22) Farm and garden supplies.

- (23) Hospitals, sanitariums, clinics, convalescent centers, funeral homes, or nursing homes.
- (24) Tattoo parlors.
- (25) Care facilities, to include (but not limited to) child day care, family daycare, group day care, and similar care facilities.

This use is conditioned upon:

- (a) The property being properly fenced for the safety of those being cared for, and
- (b) There is suitable access in and out of the facility so as not to cause a traffic and/or safety hazard.

(26) Appliance Stores

(27) Radio and Television services

(28) Pet Crematories

(29) Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment or service operations when properly screened as required in Section 59.

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

(31) Private clubs, fraternal orders or lodges.

(32) Public and private schools and libraries.

(33) Places of assembly including auditoriums, stadiums, coliseums and dance halls.

(34) Churches and places of worship.

(35) Existing single family and multifamily residential

61.2.4. The following uses may be permitted as special exceptions by the city council in accordance with the provisions of article XXIV:

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

61.3. C-2, General Commercial District.

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

61.3.2. *Required conditions.* All businesses servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, automobile parking for customers while on the premises, miniature golf courses, and the sale of automobiles or equipment employed shall be

limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

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

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

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

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

61.4. C-4, Interchange Commercial.

61.4.1. *Intent of the District.* The intent of this district is to allow more intense use of land within the I-95 Interchange areas of the City of Kingsland and is created to serve predominantly the needs of inter-regional traffic at interchanges on limited access thoroughfares. The uses allowed in this district should be limited to the needs of truckers and travelers, which are food, service, fuel and lodging.

61.4.2. Permitted Uses.

A. Property and buildings in C-4, Interchange Commercial District shall be used for the following purposes:

- (1) Filling stations
- (2) Auto or truck repair shops
- (3) Restaurants and lounges
- (4) Hotels and motels

- (5) Gift shops
- (6) Tent and Trailer campgrounds
- (7) Accessory uses and structures incidental to the above uses.
- (8) Truck terminals as provided in Section 61.2.3 (13).
- (9) Satellite Dish Antennas, provided that the requirements in Section 130.2 are met.

B. *Special Permit Uses.* The following uses may be permitted in accordance with provisions contained in 61.2.2., and if additional conditions which may be required are met:

- (1) Churches
- (2) Banks
- (3) Professional and business offices
- (4) Plant nurseries

C. Reserved

D. *Other Requirements*

- (1) Uses permitted in C-4 Districts shall meet the standards set forth in pertaining to off-street parking, loading requirements.
- (2) Signs permitted in C-4 Zoning Districts shall meet the requirements set forth in Sign Ordinance and Regulations, Section 120.

61.5. C-5, *Neighborhood Convenience Center District.*

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

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

61.5.3. *Permitted uses.*

- (1) All uses permitted in a C-1 District, but not to include a) Breweries, b) Multi-Use buildings.
- (2) Self-service laundry Dry cleaning and laundry establishments, including pick-up stations and self-service laundry.
- (3) Signs as provided in Section 120.
- (4) Appliance stores
- (5) Churches and other places of worship with attendant education and recreational buildings.

61.6. C-ED, Commercial-Entertainment District,

61.6.1. *Intent of the District.* The intent of this district is to allow more intense use of land within the I-95 Interchange proximity areas of the City of Kingsland and is created to serve predominantly the needs of inter-regional destination attractions. The uses allowed in this district should be directed to the needs of tourists, travelers, convention attendees and others attracted to a destination entertainment, amusement, or sports venue.

61.6.2. *Permitted Uses.*

A. Property and buildings in C-ED, Commercial Entertainment District shall be used for the following purposes:

- (1) Amusement centers
- (2) Sports centers
- (3) Other commercial recreation, including but not limited to zip lines, climbing walls, ropes courses, go carts, skating rinks, and miniature golf courses
- (4) Theaters, including outdoor theaters and stages
- (5) Event arenas and staging areas
- (6) Arcades/amusements
- (7) Food service establishments, including but not limited to full service establishments, fast food, and vending carts
- (8) Hotels and motels
- (9) Tent, trailer and recreation vehicle campgrounds for short term occupancy (less than 30 days)
- (10) Other tourist oriented lodging
- (11) Timeshare/fractional ownership units not intended for permanent housing
- (12) Convention, conference and banquet facilities
- (13) Bowling centers
- (14) Passenger carrying tethered helium balloons
- (15) Spas and wellness centers
- (16) Zoos, aviaries and other animal attractions
- (17) Art galleries and museums
- (18) Child care targeted for district visitor/employee families
- (19) Professional and business offices in support of operations within the district or adjacent districts
- (20) Maintenance and repair facilities in support of operations within the district or adjacent districts
- (21) Plant nurseries in support of operations within the district or adjacent districts

(22) Retail and service shops that are ancillary to a hotel or motel or other amusement or sports center or campground

(23) Retail establishments (book stores, clothing, specialty retail, confectionary, bakery, etc.) that are part of a planned and designated retail area within the district

(24) Gift and souvenir shops

(25) Sporting goods shops and stores

(26) Farmers markets

(27) Artisan shops and events

(28) Media production and broadcast facilities

(29) Accessory uses and structures incidental to the above uses.

61.7. C-PLMU, Commercial-Planned Large Multi-Use District.

61.7.1. Intent of the District. The intent of this district is to allow more intense use of land within the I-95 Interchange proximity areas of the City of Kingsland and is created to serve the needs of inter-regional destination attractions mixed with more local uses usually associated with metropolitan cities. The uses allowed in this district should be directed to the needs of tourists, travelers, convention attendees and others attracted to a destination entertainment, amusement, or sports venue or suburban metropolitan centers. Development should be planned in large units, not haphazardly.

61.7.2. Permitted Uses.

A. Property and buildings in C-PLMU, Commercial Planned Large Multi-Use District shall be used for the following purposes:

(1) Amusement centers.

(2) Sports centers.

(3) Other commercial recreation, including but not limited to zip lines, climbing walls, ropes courses, go carts, skating rinks, and miniature golf courses.

(4) Theaters, including outdoor theaters and stages.

(5) Event arenas and staging areas.

(6) Arcades/amusements.

(7) Food service establishments, including but not limited to full service establishments, fast food, and vending carts.

(8) Convention, conference and banquet facilities.

(9) Bowling centers.

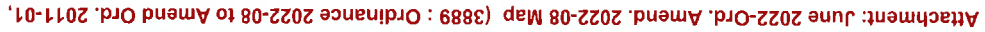
(10) Spas and wellness centers.

(11) Zoos, aviaries and other animal attractions, but not standalone petting zoos.

(12) Art galleries and museums.

- (13) Arboreta.
- (14) Child care.
- (15) Professional and business offices.
- (16) Maintenance and repair facilities in support of operations within the district or adjacent districts.
- (17) Plant nurseries in support of operations within the district or adjacent districts.
- (18) Shopping centers and/or malls.
- (19) Retail and service establishments (book stores, clothing, specialty retail, confectionary, bakery, etc.) that are part of a planned and designated retail area within the district.
- (20) Gift and souvenir shops.
- (21) Sporting goods shops and stores.
- (22) Farmers markets.
- (23) Artisan shops and events.
- (24) Media production and broadcast facilities.
- (25) Convenience stores and service stations.
- (26) Tires, batteries, and other automotive accessories.
- (27) Automated automobile carwashes.
- (28) Public utility structures and buildings.
- (29) Churches and other places of worship.
- (30) Public and private educational facilities.
- (31) Hotels and motels.
- (32) Tent, trailer and recreation vehicle campgrounds for short term occupancy (less than 30 days).
- (33) Other tourist oriented lodging.
- (34) Timeshare/fractional ownership units not intended for permanent housing.
- (35) Multifamily housing.
- (36) Hospitals and clinics including veterinary hospitals and clinics.
- (37) Assisted living centers, nursing homes, and convalescent centers.
- (38) Parking structures.
- (39) Accessory uses and structures incidental and secondary to the above uses.

(Amend. of 7-23-2007; Ord. No. 2009-3, 4-27-2009; Amend. of 7-26-2010; Ord. No. 2014-03, 3-31-2014; Ord. No. 2015-16, 10-26-2015; Ord. No. 2015-19, 12-28-2015; Ord. No. 2017-08, 8-28-17; Ord. No. 2017-09, 10-23-2017; Ord. No. 2019-01, 1-14-2019)



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3890)**

Meeting: 06/06/22 06:00 PM
Department: Planning and Zoning
Category: Amendment
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3890

**Ordinance 2022-09 to Amend Ordinance 2011-01, Article V,
Sec. 54.2.3, #7 of KLADO**

The amendment will reduce the required parking spaces from 7 to 5 for each 1,000 square feet, for Shopping Centers up to 15 acres in size. Most cities parking requirements for shopping centers of this size are 5 spaces per 1,000 square feet. This change will also increase the greenspace area and reduce the impervious surface runoff area for storm water. Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: June 6, 2022

City Council Meeting Date: June 13, 2022

Agenda Item: Ordinance 2022-09 to Amend Ordinance 2011-01, Article V, Sec. 54.2.3, #7 of KLADO.

Summary: The amendment will reduce the required parking spaces from 7 to 5 for each 1,000 square feet, for Shopping Centers up to 15 acres in size. Most cities parking requirements for shopping centers of this size are 5 spaces per 1,000 square feet. This change will also increase the greenspace area and reduce the impervious surface runoff area for storm water.

Is proposal consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning Director

ARTICLE V. - GENERAL PROVISIONS

Sec. 54. - Off-street automobile parking per district.

54.2.3. Businesses:

(7) Shopping Centers - ~~Seven (7)~~ Five (5) spaces for each 1,000 square feet of floor area for centers up to 15 acres in size and 5.5 spaces for each 1,000 square feet for centers over 15 acres in size.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3891)**

Meeting: 06/06/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3891

Variance-Parcel 082 H037, 121 Castle Oak Ct.

Jean & Steve Joiner are requesting a 2' variance to the 5' side yard setback requirements for an accessory building. The purpose of the request is for a storage building that has been in place in the side yard of the property. Zoning is PD/R-1. Staff recommends approval.



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 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: June 6, 2022

City Council Meeting Date: June 13, 2022

Agenda Item: Variance for Parcel 082 H037, 121 Castle Oak Court.

Background: The applicant did obtain a building permit for the Planning Dept. and discovered after the storage building was placed on the property, that the front corner of the building is 3' from the side property line and not within the 5' setback requirement. The applicant also stated the tax assessor's property lines showed that there would have been enough space to be within the 5' requirement. However, after a survey was completed by the applicant's neighbor, the previous property line was shown to be incorrect.

Summary: Jean & Steve Joiner are requesting a 2' variance to the to the 5' side yard setback requirements for an accessory building. The purpose of the request is for a storage building that has been placed in the side yard of the property.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Attachment: June 2022-Variance-Parcel 082 H037, 121 Castle Oak Ct. (3891 : Variance-Parcel 082 H037, 121 Castle Oak Ct.)

APPLICATION FOR VARIANCE
Kingsland, Georgia

3.3.a



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) 82.1.2 of the Kingsland Land Development Ordinance.
2. Your Name Steve & Jean Joiner
Phone 912 227 1227
Address 121 Castle Oak Ct
Kingsland GA 31548
3. Location of Property:
Street 121 Castle Oak Ct Kingsland GA 31548
Parcel No. 082H037 Lot No. _____
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

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

from 5' to 3' on side yard

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.

layout of lot prevents us from getting to within allowances

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.

correct

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.

No it will not

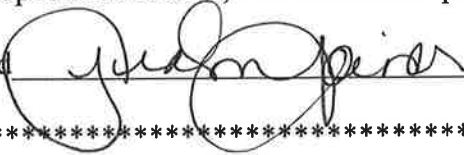
D. This is the minimum variance which would relieve my hardship.

2'

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



Date

4/25/22

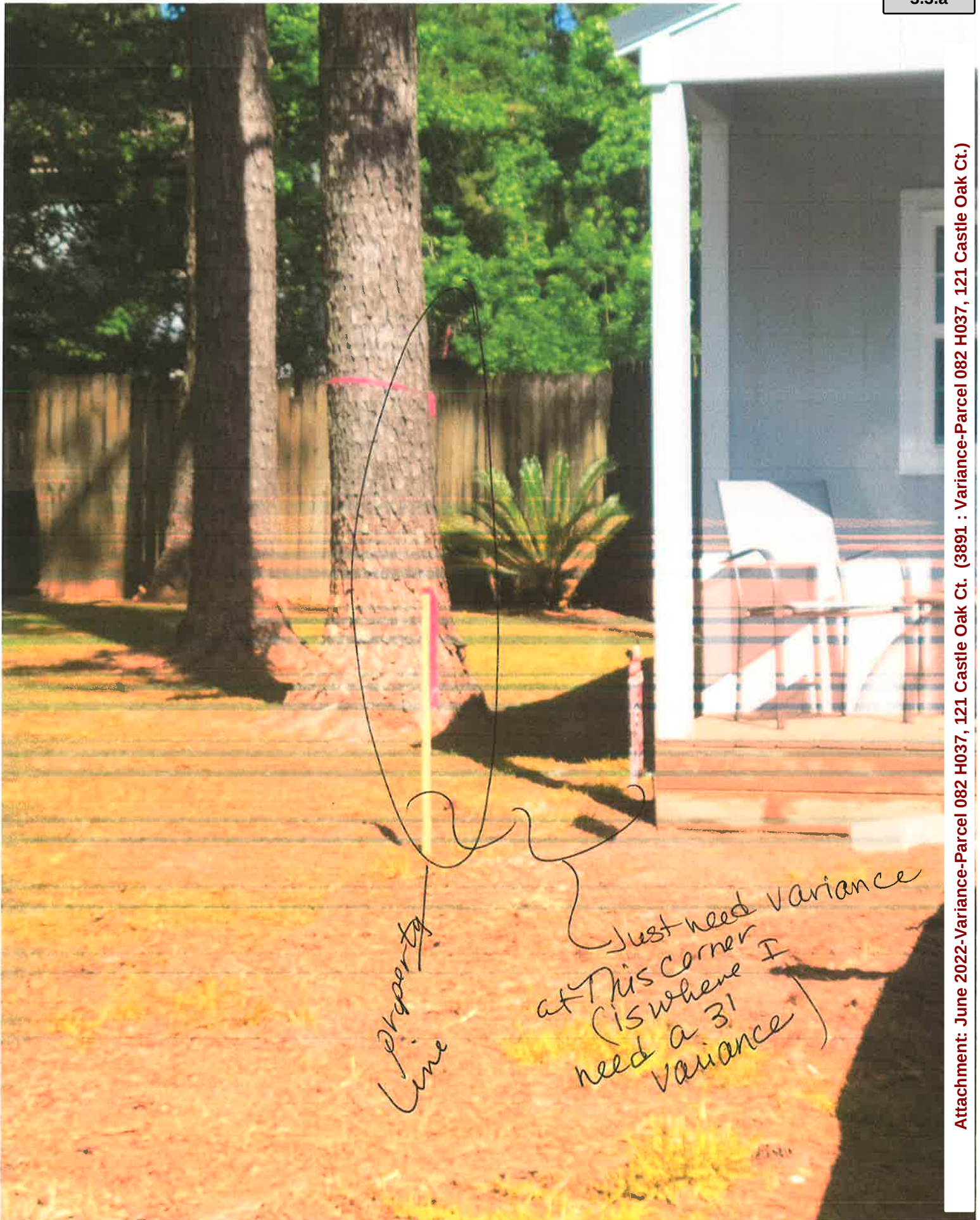
PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

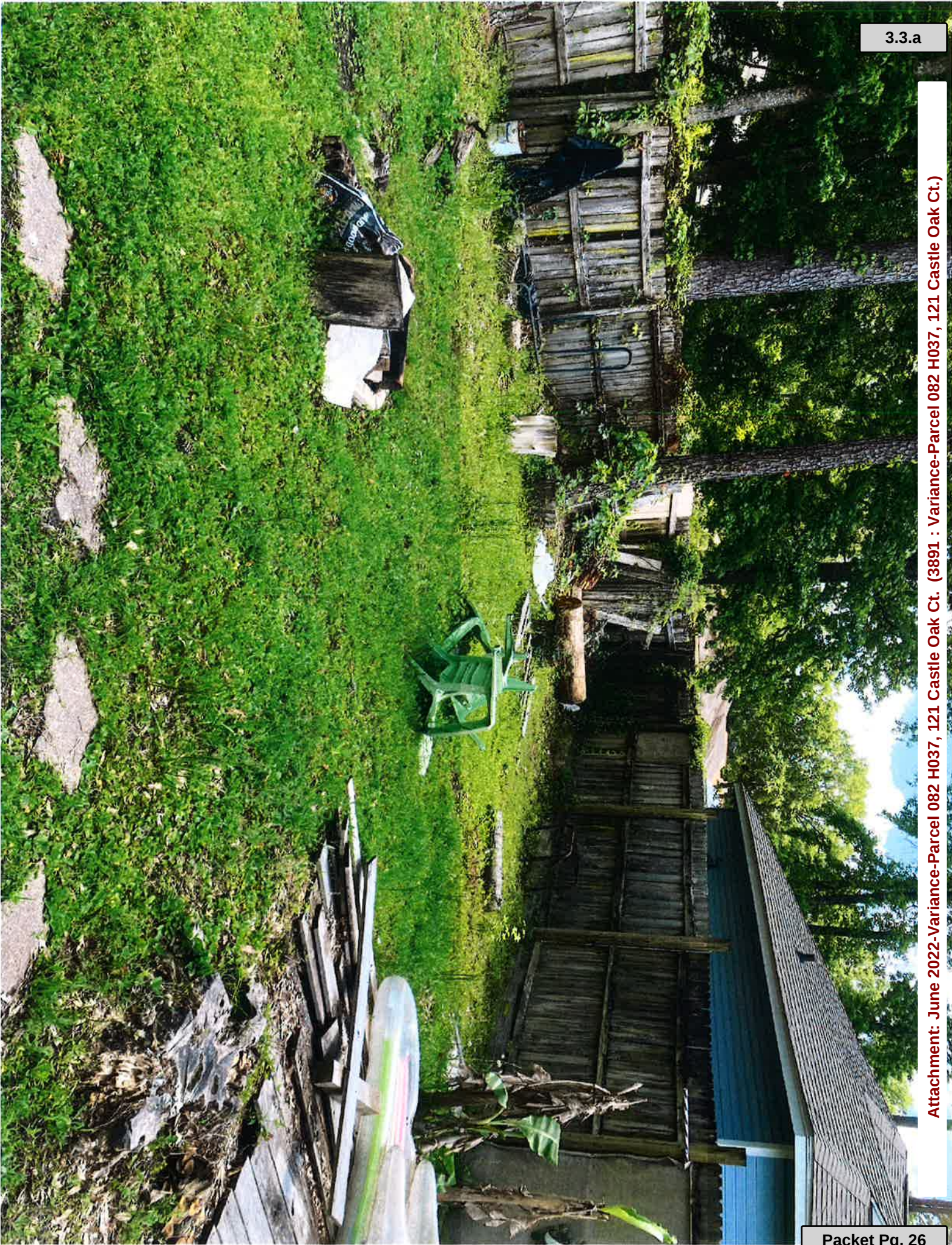
1. Date complete application filed 4/25/22
2. List of attachments: ☒ Simple map () Final plat () None
() Preliminary plat () Other
3. Public hearing (If zoning variance):
 Date Applicant notified: 4/28/22
 Date hearing advertised: 5/12/22
 Date hearing held: 6/6/22 & 6/13/22
4. Planning Commission () Approved () Denied: Conditions of approval or reasons for denial

5. City Council () Approved () Denied: Conditions of approval or reasons for denial

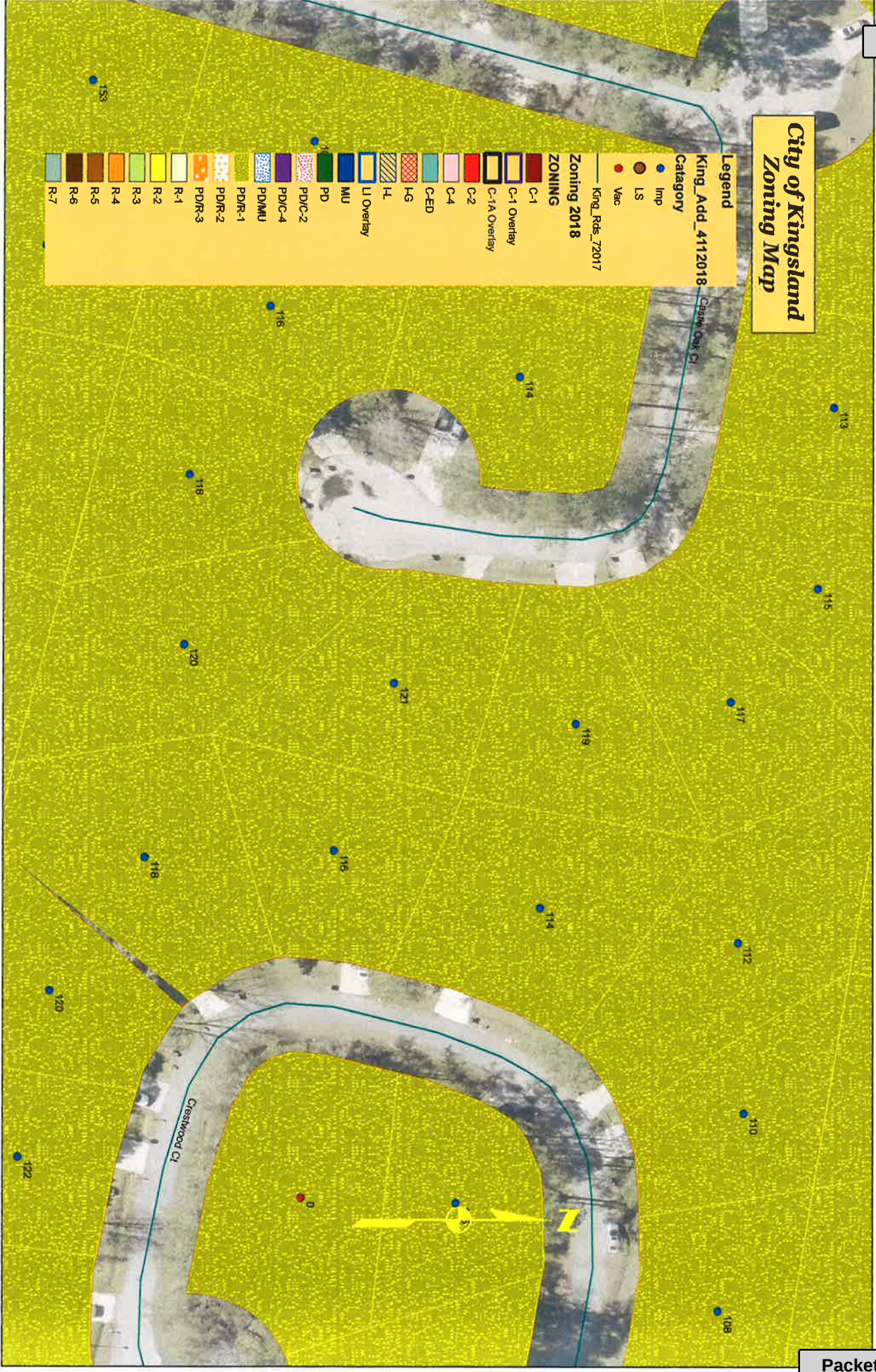
6. Date Applicant notified of final action: 6/14/22

[Signature]











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 082H 037
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 0.12

(Note: Not to be used on legal documents)

Owner HUPPMAN JEAN M
 121 CASTLE OAK COURT
 KINGSLAND, GA 31548
Physical Address 121 CASTLE OAK CT
Assessed Value Value \$147199

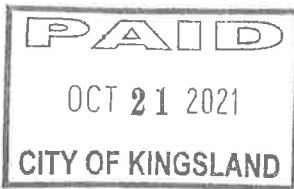
Last 2 Sales			
Date	Net Price	Reason	Qual
8/14/2003	0	FY	U
9/1/1996	\$70000	FM	Q

Date created: 5/4/2022

Last Data Uploaded: 5/4/2022 5:43:32 AM

Developed by  Schneider
GEOSPATIAL

Attachment: June 2022-Variance-Parcel 082 H037, 121 Castle Oak Ct. (3891 : Variance-Parcel 082 H037, 121 Castle Oak Ct.)



CITY OF KINGSLAND
 PO Box 250/105 W. William Avenue
 Kingsland, GA 31548
BUILDING PERMIT

CONTRACTORS COPY
CONTRACTORS COPY

PERMIT #: 210500

DATE ISSUED: 10/20/2021

PROJECT ADDRESS: 121 CASTLE OAK CT
 PARCEL ID:
 SUBDIVISION: THE MEADOWS

LOT #:
 BLK #:
 ZONING: PD/R1

ISSUED TO: STEVE JOINTER
 ADDRESS: 121 CASTLE OAK CT
 CITY: KINGSLAND
 STATE: GA
 ZIP: 31548
 PHONE:

CONTRACTOR: STEVE JOINTER
 ADDRESS: 121 CASTLE OAK CT
 CITY: KINGSLAND
 ST: GA
 ZIP: 31548
 PHONE: 912-227-1227

PROP. USE: SINGLE FAMILY
 WORK: BUILDING PERMIT
 VALUATION: \$ 1,000.00
 WORK CLASS: 12 X 24 SHED

SQ FT: 0.00
 OCCP TYPE:
 CNST TYPE: VB

SEGMENT	CONTRACTOR	AMOUNT
BUILDING PERMIT	STEVE JOINTER	\$ 50.00
TOTAL		\$ 50.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

(APPROVED BY)

DATE

Attachment: June 2022-Variance-Parcel 082 H037, 121 Castle Oak Ct. (3891 : Variance-Parcel 082 H037, 121 Castle Oak Ct.)



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3892)

3.4

Meeting: 06/06/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3892

Variance-Parcel K22 03 009, 694-1 Williams Ave.

Howard Davis is requesting a 16' variance to the 25' side yard setback requirements from a public ROW for an accessory building. The applicant is also requesting a 5' variance to the 10' requirement that an accessory building must be placed from the primary structure. The purpose of the request is for a storage building that has been placed in the side yard of the property. Zoning is C-2.

Staff recommends approval with the following condition that the applicant has agreed to:

1) If the water line, that is located in the City ROW adjacent to the applicant's property, needs to be repaired or replaced, the city will have the right to move the building if the placement of building does not allow access for equipment or materials to do the work.



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: June 6, 2022

City Council Meeting Date: June 13, 2022

Agenda Item: Variance for Parcel K22 03 009, 694-1 Williams Ave.

Background: The Code Enforcement Officer discovered that the applicant had place a storage building on the property **without** obtaining a building permit. After an inspection of the building, it was discovered that the building does not meet the required 25' setback requirements from a Public ROW and does not meet the required 10' setback requirement from the primary structure on the property. There is a city water line that runs down Williams Ave. on the same side of the street that applicant's property is located. Because of where the building is located, if the water line has to be repaired or replaced, there could possibly be an issue of getting equipment in the area to do the work. The applicant's stated that the ground behind the primary structure is very wet and too soft to be able to set the building within the required setbacks.

Summary: Howard Davis is requesting a 16' variance to the to the 25' side yard setback requirements from a public ROW for an accessory building. The applicant is also requesting a 5' variance to the 10' requirement that an accessory building must be placed from the primary structure. The purpose of the request is for a storage building that has been placed in the side yard of the property.

Zoning: C-2

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval with the following condition that the applicant has agreed to:

- 1) If the water line, that is located in the City ROW adjacent to the applicant's property, needs to be repaired or replaced, the city will have to right to move the building if the placement of building does not allow access for equipment or materials to do the work.

Scott L. Kimball
Planning & Zoning Director

Attachment: June 2022-Variance-Parcel K22 03 009, 694-1 Williams Ave. (3892 : Variance-Parcel K22 03 009, 694-1 Williams Ave.)

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

- This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 82.1.2 & 70.2.3 ^{H4(a)} of the Kingsland Land Development Ordinance.
- Your Name Howard H. Davis, III
Phone 912-729-3951
Address 230 B South Lee Street
Kingsland, Ga. 31548
- Location of Property:
Street 694-1 Williams Ave
Parcel No. K22 03 009 Lot No. _____
- This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () 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):

Need a 5' foot variance from back of existing building to storage building.

Need a 10' foot variance from side of storage building to property line on Williams Ave.

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.

Property is too soft to place the building to get the required set backs

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.

I own the entire block. Property owners to the west will not be impacted. I meet the required setback

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

5 feet between buildings
10 feet from side of building to property line

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 Narciso Wilson, III Date 5-4-2022

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 5-4-2022
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 5-5-22
Date hearing advertised: 5-12-22
Date hearing held: 5-6-22 & 6-13-22
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: 6-14-22

Jason Kimball 5-5-22

THIS PLAY MEETS THE REQUIREMENTS FOR FILING WITH THE CLERK OF SUPERIOR COURT AS A MINOR SUBMISSION.

DATE: 12/2/02
PLANNING & BUILDING DEPARTMENT

11/25/2019

DOI: 10.1002/for

NOW OR FORMERLY
 LANDS OF
 HOWARD HAYS III

[illegible][illegible]

102 Grove
Alb.

WORKING ASSUMPTIONS

ON SAKURAI

Lawrence H. Davis, Jr. 12-2-02

SIRIYOSORFICATION

DISCUSSION

1991 年 10 月 1 日

LEGEND

100

$$\frac{d}{dt} \left(\int_{\Omega} u^2 dx + \int_{\Gamma} u^2 d\sigma \right) = -2 \int_{\Omega} u \Delta u dx - 2 \int_{\Gamma} u \nabla_n u d\sigma$$

BOOK	21
REQ. No.	1404(B)

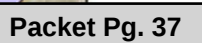
BOOK 27

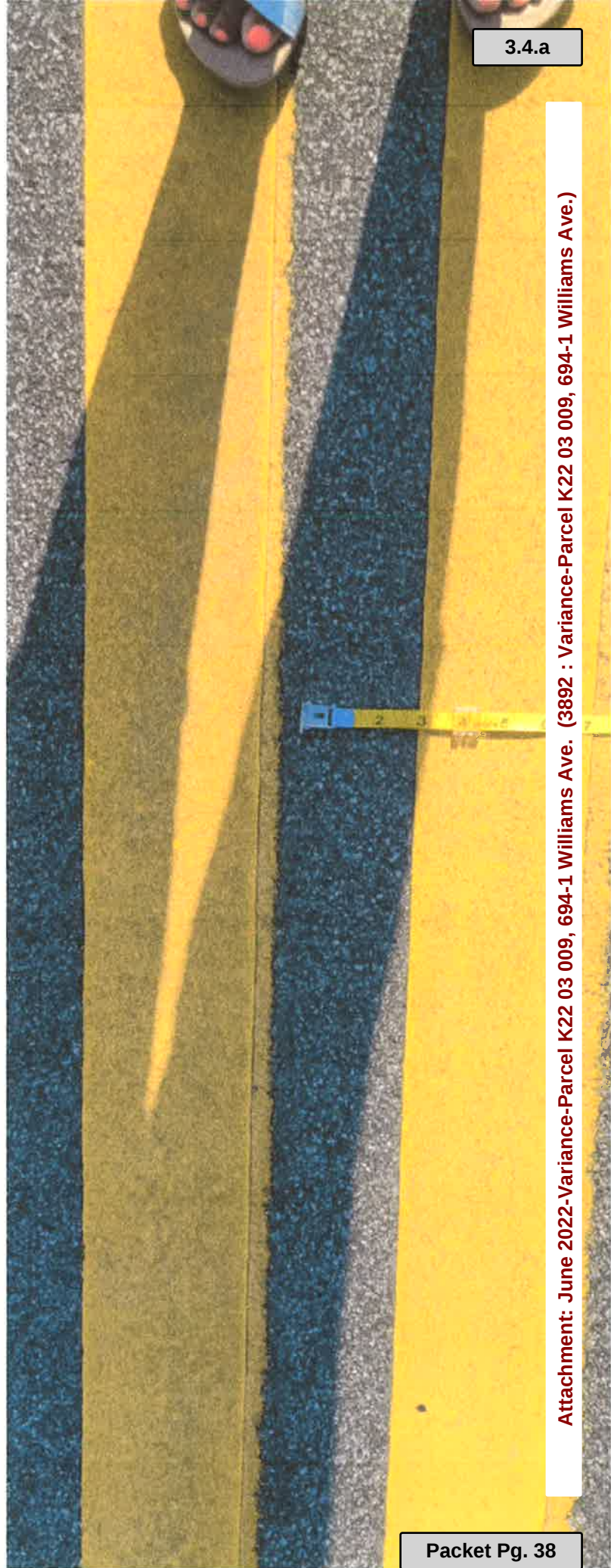
2000-01-01

ED	000 FILE
B	SHIOPHSTAWAC CARWASHPOINTS

DRANK B. C. 5000
RE. 35

EQUIPMENT USED
THERMOCAL 55





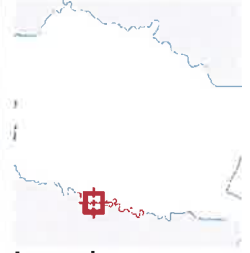
3.4.a

Attachment: June 2022-Variance-Parcel K22 03 009, 694-1 Williams Ave. (3892 : Variance-Parcel K22 03 009, 694-1 Williams Ave.)





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 K22 03 009
Class Code Commercial
Taxing District KINGSLAND
 KINGSLAND
Acres 2.26

(Note: Not to be used on legal documents)

Owner DAVIS & SON ENTERPRISES
 230-B SOUTH LEE STREET
 KINGSLAND, GA 31548
Physical Address 102 GROVE AVE
Assessed Value Value \$727925

Last 2 Sales

Date	Net Price	Reason	Qual
9/17/2013	0	GV	U
7/14/2005	0	FY	U

Date created: 5/4/2022

Last Data Uploaded: 5/4/2022 5:43:32 AM

Developed by  Schneider
GEOSPATIAL

Attachment: June 2022-Variance-Parcel K22 03 009, 694-1 Williams Ave. (3892 : Variance-Parcel K22 03 009, 694-1 Williams Ave.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3893)**

Meeting: 06/06/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3893

Variance-Parcel 095G 065, 156 Greenacres Cir., N.

Marcie Costello is requesting a variance to allow chickens on a residential lot that is less than the required 1/2 acre. Zoning is R-1.

Staff recommends approval with the following condition:

- 1) There can be no more than 2 chickens on the property and no roosters are allowed.



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: June 6, 2022

City Council Meeting Date: June 13, 2022

Agenda Item: Variance for Parcel 095G 065, 156 Greenacres Circle N.

Background: Due to a complaint filed with the Planning Dept., The Code Enforcement Officer discovered that the applicant has several chickens and roosters in a chicken coop in her back yard. City Ordinance does allow for 2 chickens per half acre in a residential neighborhood. The applicant's property does not meet the acreage requirement and the applicant has stated that because of family member's medical conditions and cost of food, there is a need for the applicant to have the chickens to provide eggs for her family. The applicant also has no way of expanding her property to the half-acre requirement.

Summary: Marcie Costello is requesting a variance to allow chickens on a residential lot that is less than the required ½ acre.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff recommends approval with the following condition:

- 1) There can be no more than 2 chickens on the property and no roosters are allowed.

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

- This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) Sec 107.2 of the Kingsland Land Development Ordinance.
- Your Name Marcie Costello
Phone 912-227-5335
Address 156 Greenacres Cir N
Kingsland, GA 31548
- Location of Property:
Street 156 Greenacres Cir - N., Kingsland, GA 31548
Parcel No. 0956065 Lot No. _____
- This land is zoned: ☒ R-1 () R-2 () R-3 () R-4 () MH () 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):

Allowance to have chicken on property

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.

I cannot expand the size of my lot to meet the requirements of ordinance.

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.

Both my daughter and I are unable to eat processed foods of any kind and must have organically sourced food. The cost of such is exorbitant and inflation is making it worse. We also care for a family member with significant medical issues, needing a restricted diet. The current limitations do not allow me to provide needed food for my family that meets our medical needs.

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 chickens would be maintained in 6 ft x 4 ft coop designed for 8-10 chickens (see attached specs) housed within a 10 ft x 8 ft pen at the far left back of the property. This is the farthest distance from any house and backed up to woods. This is a tiny portion of the entire property. See attached drawing of property with coop. Would not create

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

To allow having 5 chickens on the lot, maintained as noted above.

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 Marcie Castello Date 5/9/22

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

Continuation of 6A answer

The cost of food items specifically with the high inflation rate makes it difficult financially to feed my family. ∴ the variance would allow us to source our own eggs and natural based fertilizer for our garden, which we need to have foods that do not affect the health of my daughter and I.

The care of the chickens is also a means of self-care for myself as I work a high stress job, which further exacerbates my medical condition.

Continuation of 6C answer

Would not create a sanitation issue would not impede on any other resident. And the entire yard is also enclosed with a six ft privacy fence.

Continuation of 6B answer

The cost of food items, specifically with the high inflation rate makes it difficult financially to feed my family. The variance would allow us to source our own eggs and natural based fertilizer for our garden, which we need to have foods that do not affect the health of my daughter and I.

The care of the chickens is also a means of self-care for myself as I work a high stress job, which further exacerbates my medical condition.

Continuation of 6C answer

Would not create a sanitation issue would not impede on any other resident. And, the entire yard is also enclosed with a six ft privacy fence.

1. Date complete application filed _____
2. List of attachments: ☒ Simple map () Final plat () None
 () Preliminary plat () Other
3. Public hearing (If zoning variance):
 Date Applicant notified: 5/10/22
 Date hearing advertised: 5/19/22
 Date hearing held: 6/6 & 6/13/22
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: 6/14/22

Andrew Campbell

Chicken
Pen



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	095G 065	Owner	COSTELLO MARCIE L NESS-	Last 2 Sales			
Class Code	Residential		156 GREENACRE CIRCLE NORTH	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	11/13/2019	0	NM	U
	KINGSLAND	Physical Address	156 GREENACRE CIR N	6/8/2012	0	VI	U
Acres	n/a	Assessed Value	Value \$105236				

(Note: Not to be used on legal documents)

Date created: 5/9/2022

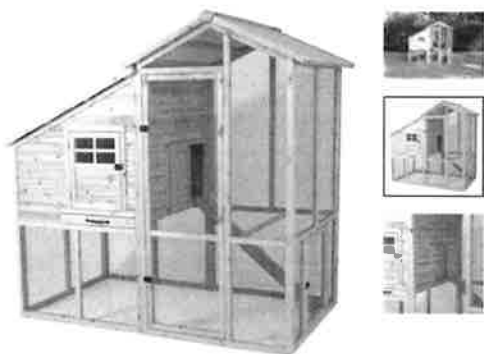
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Developed by  **Schneider**
GEOSPATIAL

Attachment: June 2022-Variance-Parcel 095G 065, 156 Greenacres Cir., N. (3893 : Variance-Parcel 095G 065, 156 Greenacres Cir., N.)

Petmate ▶ Superior Construction Chicken Coop, 70401D

4.2 (1399) SKU: 142896899

[Reviews](#)
[Questions & Answers](#)
[Product Details](#)
[Specifications](#)
[Documents](#)


+6

Click on image for larger fullscreen view.

\$499.99

Sale Was 599.99 Save \$100.00 (16%)

No Interest If Paid In Full Within 12 Months [Learn More](#)

As a Neighbor, you are eligible to earn 1 point per dollar on this purchase. [Join Now](#)

\$79 delivery on all online chicken coop purchases! [Learn More](#)


Let us assemble it for you

Assembled quickly, safely and correctly.

[Learn More](#)
☐ In Home Assembly

☐ Contactless Curbside / Pickup In Store

Kingsland GA [Change Store](#)

Free Contactless Curbside / Pickup in Store

Available for Pickup **Today**

☐ Standard Delivery

Ships within 24 hours.

Oversize Delivery - Additional fees may apply.

☐ Same Day Delivery

Delivered as soon as today if order is placed by 2:00 p.m.

You may also schedule your delivery day at checkout.

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[Add to list](#)

Items You May Like



4.6 (50)

**See Price at
Checkout**
~~\$1,199.00~~
OverEZ Small
Chicken Coop,


0 (0)

New!
\$799.99

Penn-Plax Chicken
Coop, CHC3


3.6 (98)

\$549.99

Producer's Pride
Prairie Chicken


0 (0)

New!
\$1,099.99

Ware Chicken
Carriage House


3.9 (7)

\$649.99

Ware
Manufacturing


3.5 (224)

Sale
\$599.99

Precision XI
Superior

City of Kingsland Sewer Line Map

Legend	
King_Add_4112018	
Category	
Imp	Imp
LS	LS
Vac	Vac
RoadCenterlines, 20190401	
King_Rds_72017	
Zoning 2018	
ZONING	
C-1	C-1
C-1 Overlay	C-1 Overlay
C-1A Overlay	C-1A Overlay
C-2	C-2
C-4	C-4
C-ED	C-ED
LS	LS
HL	HL
U Overlay	U Overlay
MLU	MLU
PD	PD
PD/C-2	PD/C-2
PD/C-4	PD/C-4
PD/MU	PD/MU
PD/R-1	PD/R-1
PD/R-2	PD/R-2
PD/R-3	PD/R-3
R-1	R-1
R-2	R-2
R-3	R-3
R-4	R-4
R-5	R-5
R-6	R-6
R-7	R-7

