



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JULY 5, 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-107 Masters Way-Map & Parcel 120M 047 -

Ashley Renew has applied for a Home Occupation Permit for an on line business know as "Millie Kates Boutique". 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. Home Occupation-213 Lake Wisteria Dr.-Map & Parcel 107S 044 -

Robert Lastinger & Jennifer Noyes have applied for a Home Occupation Permit for a pool service business known as "Flamingo Pool Service". The applicants have been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3925)**

Meeting: 07/05/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3925

Home Occupation-107 Masters Way-Map & Parcel 120M 047

Ashley Renew has applied for a Home Occupation Permit for an on line business know as "Millie Kates Boutique". 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: July 5, 2022

City Council Meeting Date: July 11, 2022

Agenda Item: Home Occupation for 107 Masters Way, Map & Parcel 120M 047

Summary:

Ashley Renew has applied for a Home Occupation Permit for an on line business known as “Millie Kates Boutique”. 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



270277

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: Ashley Renew PHONE: 912-674-3709
 ADDRESS: 107 Masters Way, Kingsland, GA
 FAX: _____ E-MAIL: addismuke25@live.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: Millekates
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 107 Masters Way
 TAX MAP & PARCEL NUMBER: 120m 047 ZONING: PD/R-1
 OWNER OF SITE, IF NOT APPLICANT: _____
 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: Ashley D. Renew DATE: 6.9.2022



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

APPLICANT: Ashley Renew
 ADDRESS: 107 Masters Way
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: 912 674 3709 FAX: () E-MAIL: addismuke25@live
 PROPOSED BUSINESS: Millie Kates Boutique LOCATION: _____
 TAX PARCEL: 120M 047 ZONING: PD/R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

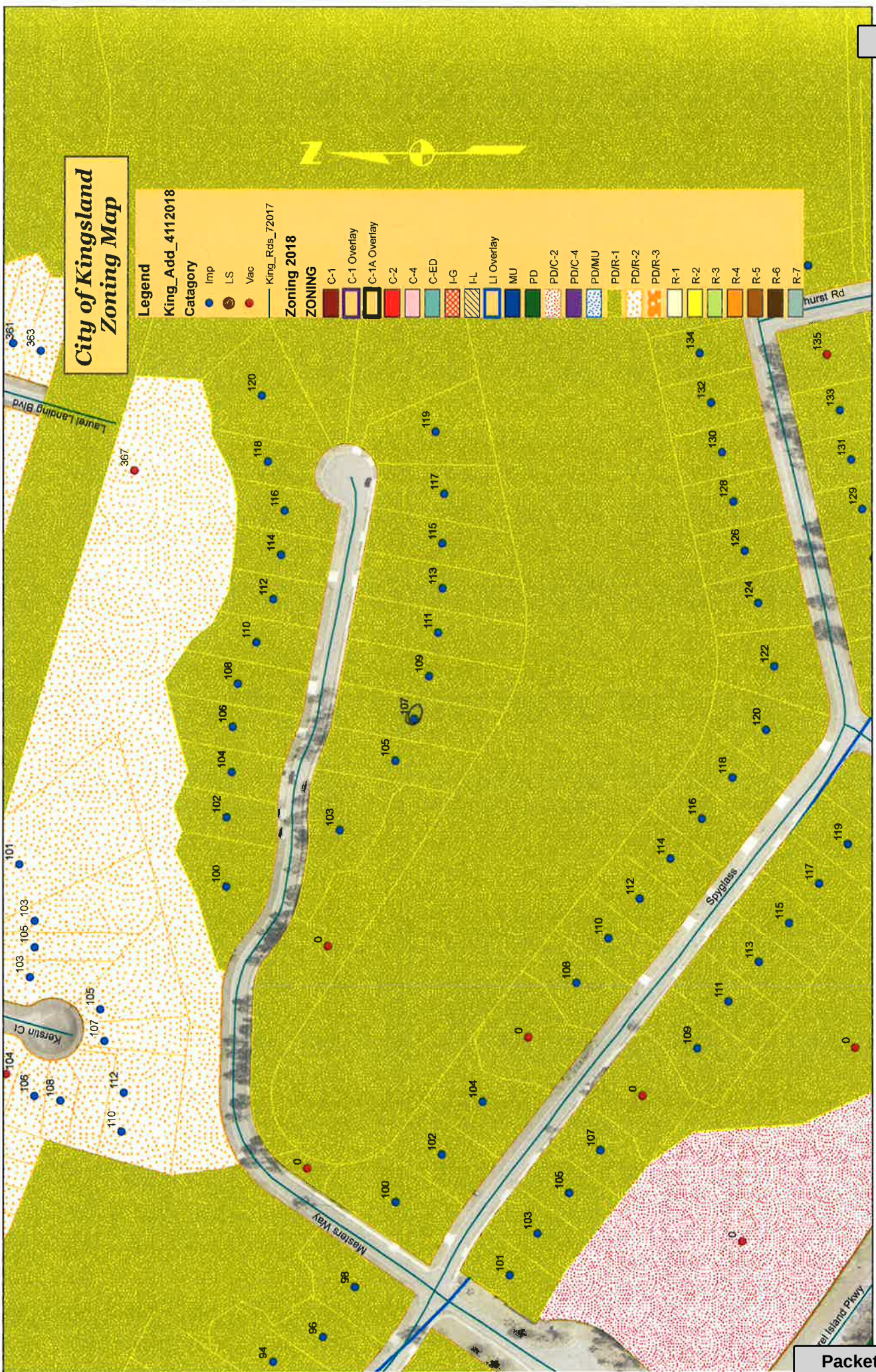
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 200 Business area sq. ft. 1924 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.

Ashley Renew
 SIGNATURE OF APPLICANT

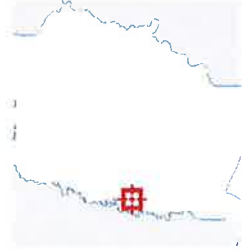
6.9.2022
 DATE

Attachment: July 2022-Home Occ-107 Masters Way (3925 : Home Occupation-107 Masters Way-Map & Parcel 120M 047)





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	120M 047	Owner	RENEW ASHLEY & JUSTIN	Last 2 Sales			
Class Code	Residential		107 MASTERS WAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	6/15/2021	\$316000	AL	Q
	KINGSLAND	Physical Address	107 MASTERS WAY	5/2/2018	\$259900	FM	Q
Acres	0.4	Assessed Value	Value \$261016				

(Note: Not to be used on legal documents)

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**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3928)**

Meeting: 07/05/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 3928

Home Occupation-213 Lake Wisteria Dr.-Map & Parcel 107S 044

Robert Lastinger & Jennifer Noyes have applied for a Home Occupation Permit for a pool service business known as "Flamingo Pool Service". The applicants have 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: July 5, 2022

City Council Meeting Date: July 11, 2022

Agenda Item: Home Occupation for 213 Lake Wisteria Drive, Map & Parcel 107S 044

Summary:

Robert Lastinger and Jennifer Noyes have applied for a Home Occupation Permit for a pool service business known as “Flamingo Pool Service”. The applicants have 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: July 2022-Home Occ-213 Lake Wisteria Dr. (3928 : Home Occupation-213 Lake Wisteria Dr.-Map & Parcel 107S 044)



270281

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: Robert Lastinger Jennifer Noyes PHONE: 904.844.3048 904.624.603
ADDRESS: 213 LAKE WISTERIA DR Kingsland, GA. 31548
FAX: _____ E-MAIL: RobertLastinger13@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: Flamingo Pool Service
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 213 LAKE WISTERIA DR
TAX MAP & PARCEL NUMBER: 1075 044 ZONING: PD/R-1
OWNER OF SITE, IF NOT APPLICANT: N/A
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: Robert Lastinger DATE: 6/14/22



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

1. DATE COMPLETE APPLICATION FILED: 6/14/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 6/14/22
3. DATE PERMIT FEE PAID: 6/14/22 AMOUNT PAID: \$ 50
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: _____
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

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

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home Occupation PERMIT HAS BEEN ISSUED.


PLANNING DIRECTOR
CITY OF KINGSLAND

6/14/22
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Robert Hastings Jennifer Noyes

ADDRESS: 213 Lake Wisteria Dr

CITY: Kingsland STATE: GA. ZIP: 31548

PHONE: 904 844-3048 FAX: () E-MAIL: RobertHastings13@gmail.com

PROPOSED BUSINESS: Flamingo Pool Service LOCATION: Kingsland

TAX PARCEL: 1075 044 ZONING: PD/R-1

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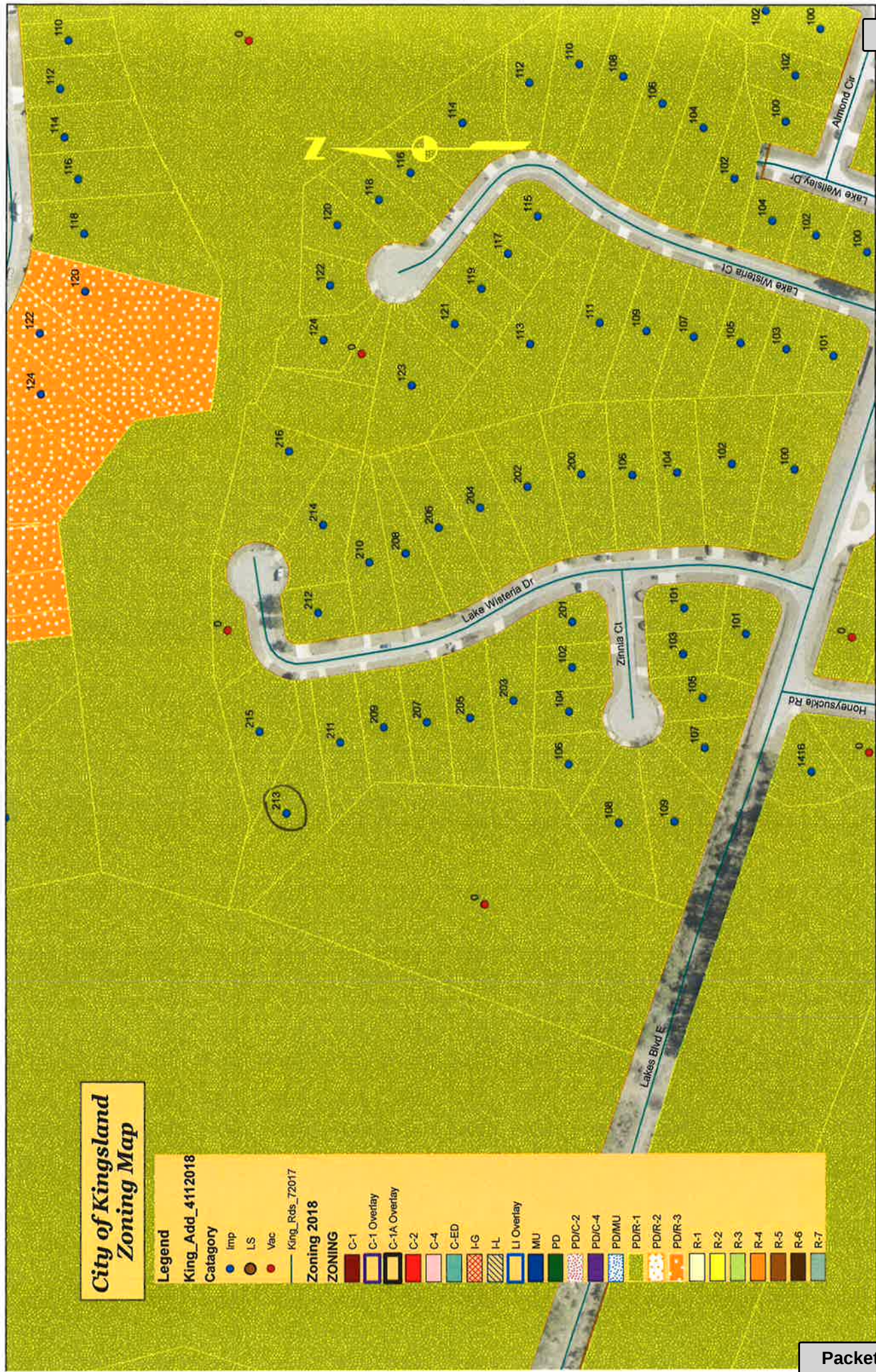
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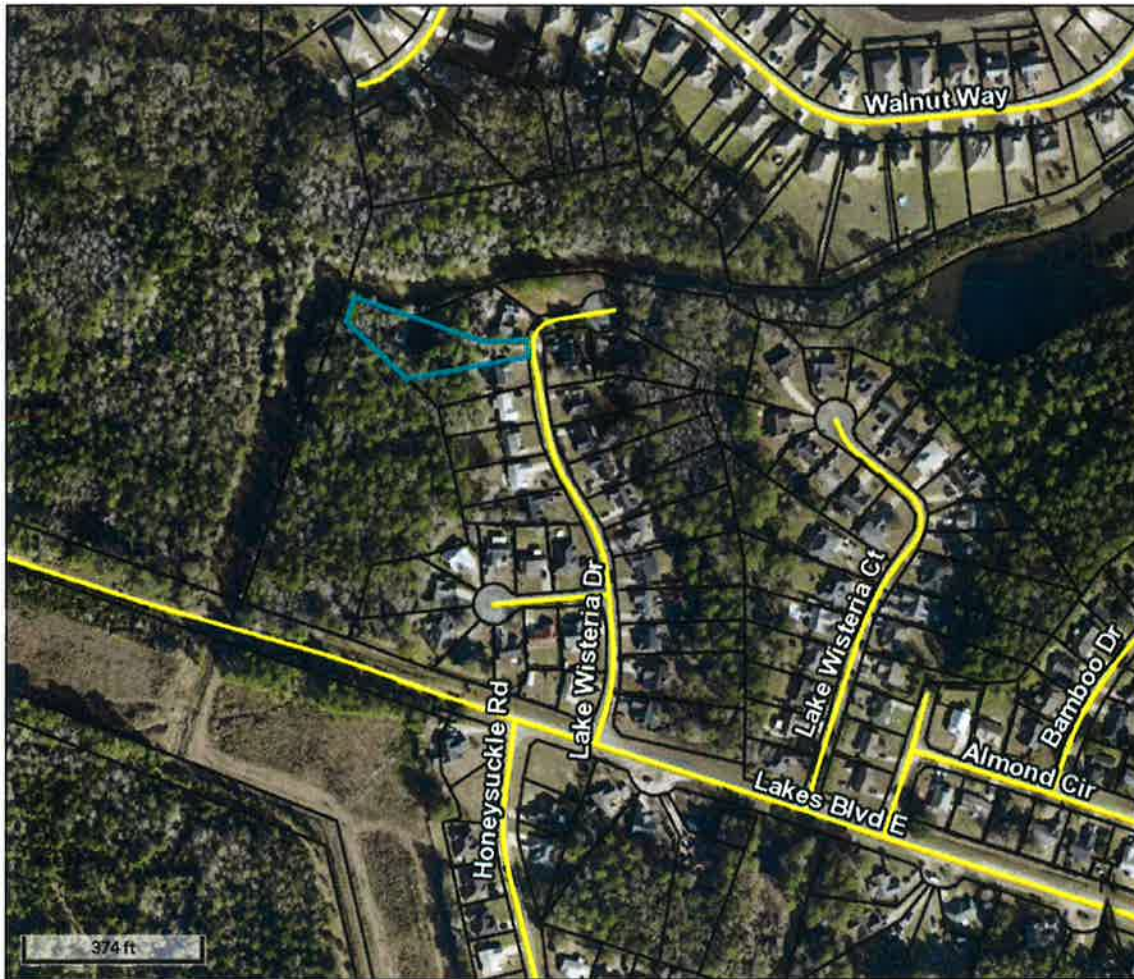
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Robert Hastings
SIGNATURE OF APPLICANT

6.14.22
DATE

Attachment: July 2022-Home Occ-213 Lake Wisteria Dr. (3928 : Home Occupation-213 Lake Wisteria Dr.-Map & Parcel 107S 044)





Overview



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 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
 -  City Labels

Parcel ID	107S 044	Owner	DRAPER JENNIFER K	Last 2 Sales			
Class Code	Residential		213 LAKE WISTERIA DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	11/26/2018	\$115000	FM	Q
	KINGSLAND	Physical Address	213 LAKE WISTERIA DR	12/15/2014	0	NM	U
Acres	0.13	Assessed Value	Value \$176707				

(Note: Not to be used on legal documents)

Date created: 6/14/2022
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