



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • DECEMBER 5, 2022

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Varaince-Parcel K07 05 003-605 N. Georgia St. -

Steve Fahey, with Habitat for Humanity is requesting two variances to KLADO. The first Variance is to Article VII, Section 70-1.1 #1 -Minimum Lot size of 10,000 square feet in an R-1 Zoning District. Applicant is requesting to be able to build a single family residence on each of the two newly created parcels, with each parcel being 6,767 square feet in size. The second variance is to Article VII, Section 70.1.1 #5b -15' rear set back requirement in a R-1 Zoning District. Applicant is requesting a 6.5' variance to the rear set back requirements. The proposed building plans cannot meet the rear setback requirements due to the lot size. Zoning is R-1.

II. 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

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Variance for Parcel K07 05 003-605 N. Georgia St. -

Steve Fahey, with Habitat for Humanity is requesting two variances to KLADO. The first Variance is to Article VII, Section 70-1.1 #1 -Minimum Lot size of 10,000 square feet in an R-1 Zoning District. Applicant is requesting to be able to build a single family residence on each of the two newly created parcels, with each parcel being 6,767 square feet in size. The second variance is to Article VII, Section 70.1.1 #5b -15' rear set back requirement in a R-1 Zoning District. Applicant is requesting a 6.5' variance to the rear set back requirements. The proposed building plans cannot meet the rear setback requirements due to the lot size. Zoning is R-1. Staff recommends approval of the variance request.

2. Home Occupation-103 Bluebell Dr.-Map & Parcel 107O 024 -

Melissa Young has applied for a Home Occupation Permit for an online T-Shirt business known as "The Sweet Tee Y'all". 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.

3. Home Occupation-212 Jake Colton Dr.-Map & Parcel 106D 045 -

Chi Brngh has applied for a Home Occupation Permit for an online retail business known as "CB SHOP US, LLC". 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.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4061)**

Meeting: 12/05/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4061

Public Hearing for Varaince-Parcel K07 05 003-605 N. Georgia St.

Steve Fahey, with Habitat for Humanity is requesting two variances to KLADO. The first Variance is to Article VII, Section 70-1.1 #1 -Minimum Lot size of 10,000 square feet in an R-1 Zoning District. Applicant is requesting to be able to build a single family residence on each of the two newly created parcels, with each parcel being 6,767 square feet in size. The second variance is to Article VII, Section 70.1.1 #5b -15' rear set back requirement in a R-1 Zoning District. Applicant is requesting a 6.5' variance to the rear set back requirements. The proposed building plans cannot meet the rear setback requirements due to the lot size. Zoning is R-1.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4062)**

Meeting: 12/05/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4062

Variance for Parcel K07 05 003-605 N. Georgia St.

Steve Fahey, with Habitat for Humanity is requesting two variances to KLADO. The first Variance is to Article VII, Section 70-1.1 #1 -Minimum Lot size of 10,000 square feet in an R-1 Zoning District. Applicant is requesting to be able to build a single family residence on each of the two newly created parcels, with each parcel being 6,767 square feet in size. The second variance is to Article VII, Section 70.1.1 #5b -15' rear set back requirement in a R-1 Zoning District. Applicant is requesting a 6.5' variance to the rear set back requirements. The proposed building plans cannot meet the rear setback requirements due to the lot size. Zoning is R-1. Staff recommends approval of the variance request.



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: December 5, 2022

City Council Meeting Date: December 12, 2022

Agenda Item: Variance for Parcel K07 05 003, 605 N. Georgia St.

Background: The applicant submitted a plat showing a subdivision of parcel K07 05 003 to the Planning Dept. and during review, it was discovered that each newly created parcel is only 6,767 square feet which does not meet 10,000 square feet lot size requirement for the R-1 zoning district. The applicant also submitted a building plan and cannot meet the 15' rear set back requirements in an R-1 zoning district due to the lot size. The two proposed houses that will be built, if the variances are granted, are a Habitat for Humanity project. The same variances were granted on the adjacent lot for the same purpose for Habitat for Humanity. The new homes will enhance the area and provide new housing in this area of the city.

Summary: Steve Fahey, with Habitat for Humanity is requesting two variances to KLADO. The first Variance is to Article VII, Section 70-1.1 #1 –Minimum Lot size of 10,000 square feet in an R-1 Zoning District. Applicant is requesting to be able to build a single family residence on each of the two newly created parcels, with each parcel being 6,767 square feet in size. The second variance is to Article VII, Section 70.1.1 #5b- 15' rear set back requirement in an R-1 Zoning District. Applicant is requesting a 6.5' variance to the rear set back requirements. The proposed building plans cannot meet the rear setback requirements due to the lot size.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Attachment: Dec 2022-Variance-Parcel K07 05 003-605 N Georgia St (4062 : Variance for Parcel K07 05 003-605 N. Georgia St.)

December 2015

APPLICATION FOR VARIANCE
Kingsland, Georgia



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement --that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) 70-1-1-1, #5b of the Kingsland Land Development Ordinance.
2. Your Name STEVE FAHEY
Phone 404-232-5240
Address 114 PINNACLE POINT DRIVE
ST. MARYS GA 31558
3. Location of Property:
Street 605 North Georgia Street
Parcel No. K07 05 003 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):

HABITAT for Humanity of Camden County (HFHC) is requesting a reduction of the backyard setback from 15 to 8.5 feet.

Also reduction of Required Lot Size from 10,000 to 6750 sq ft

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.

HFHC desires to build 2 homes on a subdivided parcel K07 05 003, one home on 11 Georgia St & one home on N. Camden St. The current rear setback requirement will not allow the homes to be built. We would infringe on the current setback by 6.5 ft.

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.

The Home at 603 11 Georgia St, built by HFHC, is the same floor plan as those we are proposing, and the lot is the same 90 ft property depth. Other homes in the area located at 602 and 659 North Camden St & 203 W. Mason Ave on similar lot sizes.

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.

HFHC is not aware of how the variance request would defeat any city plan, policy, ordinance or regulation. The variance request, if granted, is not significantly different than other HFHC homes in the area and is noway infringe on the access or use of neighbor's property.

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

HFHC is requesting a 6.5 foot variance on the rear setback from 15 ft to 8.5 ft.

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 Steve Fackey Date Oct 20, 2022

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 10/20/22
2. List of attachments: () Simple map () Final plat () None
 (✓) Preliminary plat () Other
3. Public hearing (If zoning variance):
 Date Applicant notified: 10/24/22
 Date hearing advertised: 11/17/22
 Date hearing held: 12/5 + 12/12
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: 12/13/22

Figure 10: Typical Lot Detail. This figure contains three diagrams labeled ITEM A, ITEM B, and ITEM C, illustrating different lot layouts. ITEM A shows a 'FRONT LOT LINE (R/W)' with a 'BALANCE' area. ITEM B shows a 'FRONT LOT LINE (R/W)' with a 'BULKHEAD' area. ITEM C shows a 'FRONT LOT LINE (R/W)' with a 'BULKHEAD' area. Each diagram includes dimensions and a north arrow.

[illegible][illegible][illegible]

Prepared By/Return to:
Attorney Blair C. Strain
202 Arrow Drive
St. Marys, Georgia 31558
File No. 290256

BOOK PAGE
1512 00656

CAMDEN COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 30.00
This 09 FEB 10
Susan L. Waldron
Clerk of Superior Court

CAMDEN CO. CLERK'S OFFICE

2010 FEB -9 PM 2:58

0781

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE, made the 28th day of January, two thousand ten, by and between

MARIAN MARK,

as party or parties of the first part, hereinafter called Grantor(s), and

HABITAT FOR HUMANITY OF CAMDEN COUNTY, INC., a Georgia non-profit corporation,

as party or parties of the second part, hereinafter called Grantee(s) (words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That said Grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold, conveyed and transferred and by these presents does hereby grant, bargain and sell, convey, transfer and set over unto said party of the second part, his/her heirs and assigns.

All that lot, tract or parcel of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, more particularly described as follows:

Commencing at a point by an iron peg at the point of intersection of the South right-of-way line of Swanson Street with the West right-of-way line of the Seaboard Air Line Railroad right-of-way, thence S 11° 30' W along said West right-of-way line of said railroad for a distance of 483 feet; thence S 78° 30' W for a distance of 240 feet to the Point of Beginning and from said Point of Beginning running S 11° 30' E along the West right-of-way line of Camden Avenue for a distance of 80 feet to a point; thence S 78° 30' W for a distance of 180 feet to a point thence N 11° 30' W for a distance of 80 feet to a point; thence N 78° 30' E for a distance of 180 feet to said Point of Beginning. Being the same and identical property conveyed to Epsie A. Waye by Warranty Deed dated March 22, 1972, recorded in Deed Book 104, page 435, Camden County, Public Land Records.

SUBJECT TO: Conditions, restrictions limitations, easements, zoning ordinances of record, if any, and taxes for 2010 and subsequent years.

TO HAVE AND HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee(s) forever in FEE SIMPLE.

AND THE SAID Grantor(s) will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has/ have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

Blair C. Strain
Witness

[Signature]
Notary Public
My Commission Expires:

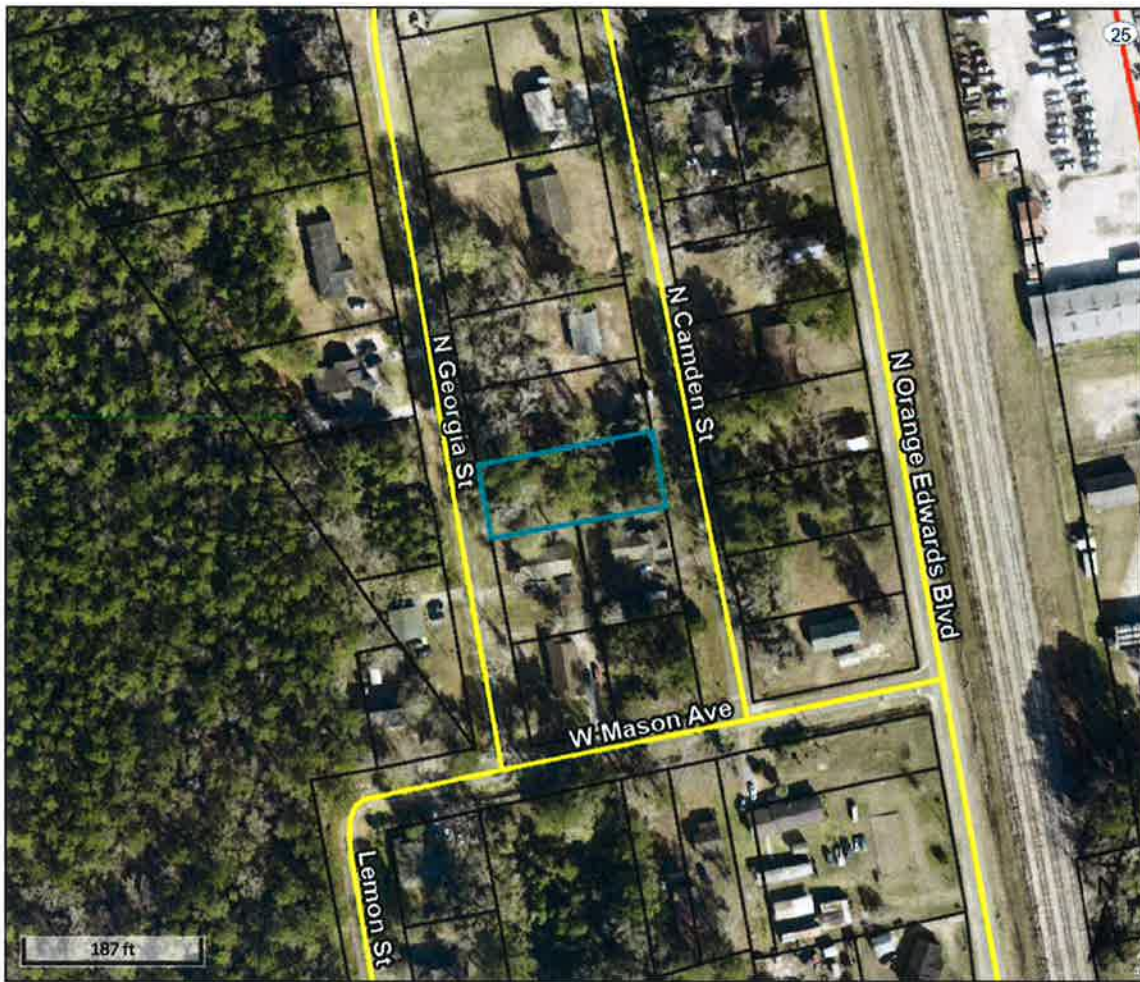


Marian Mark Recorded FEB 11 2010
MARIAN MARK
Susan L. Waldron
Clerk Superior Court

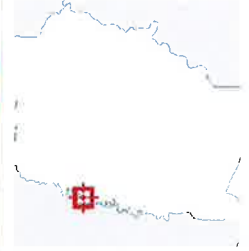




Camden County, GA



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	K07 05 003	Owner	HABITAT FOR HUMANITY OF CAMDEN CO	Last 2 Sales			
Class Code	Exempt		INC	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		141 CITY SMITTY DR	1/28/2010	\$20000	FM	Q
	KINGSLAND		ST MARYS, GA 31558	9/10/2002	0	FY	U
Acres	0.33	Physical Address	n/a				
		Assessed Value	Value \$26400				

(Note: Not to be used on legal documents)

Date created: 10/20/2022
Last Data Uploaded: 10/20/2022 7:36:34 AM

Developed by Schneider GEOSPATIAL

Attachment: Dec 2022-Variance-Parcel K07 05 003-605 N Georgia St (4062 : Variance for Parcel K07 05 003-605 N. Georgia St.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4063)**

Meeting: 12/05/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4063

Home Occupation-103 Bluebell Dr.-Map & Parcel 107O 024

Melissa Young has applied for a Home Occupation Permit for an online T-Shirt business known as "The Sweet Tee Y'all". 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: December 5, 2022

City Council Meeting Date: December 12, 2022

Agenda Item: Home Occupation for 103 Bluebell Drive, Map & Parcel 107O 024

Summary:

Melissa Young has applied for a Home Occupation Permit for an online T-Shirt business known as “The Sweet Tee Ya’ll”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Dec 2022-Home Occ-103 Bluebell Dr. (4063 : Home Occupation-103 Bluebell Dr.-Map & Parcel 107O 024)



December
Agenda
220452

4.2.a

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: Melissa Young PHONE: 904-624-3742
ADDRESS: 103 Bluebell Dr Kingsland GA 31544
FAX: _____ E-MAIL: thesweetteeyall@gmail.com

Type of use you are requesting:

() **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

☒ **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

() **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: The Sweet Tee Y'all
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 103 Bluebell Dr Kingsland
TAX MAP & PARCEL NUMBER: 1070 024 ZONING: PD/R-1
OWNER OF SITE, IF NOT APPLICANT: SAME.
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: _____ DATE: 10-18-2022

Attachment: Dec 2022-Home Occ-103 Bluebell Dr. (4063 : Home Occupation-103 Bluebell Dr.-Map & Parcel 1070 024)



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

1. DATE COMPLETE APPLICATION FILED: 10/18/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/18/22
3. DATE PERMIT FEE PAID: 10/18/22 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 10/08/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/14/22
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 11/15/22

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 PERMIT HAS BEEN ISSUED.

Sean K. Ford
 PLANNING DIRECTOR
 CITY OF KINGSLAND

10/18/22
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE

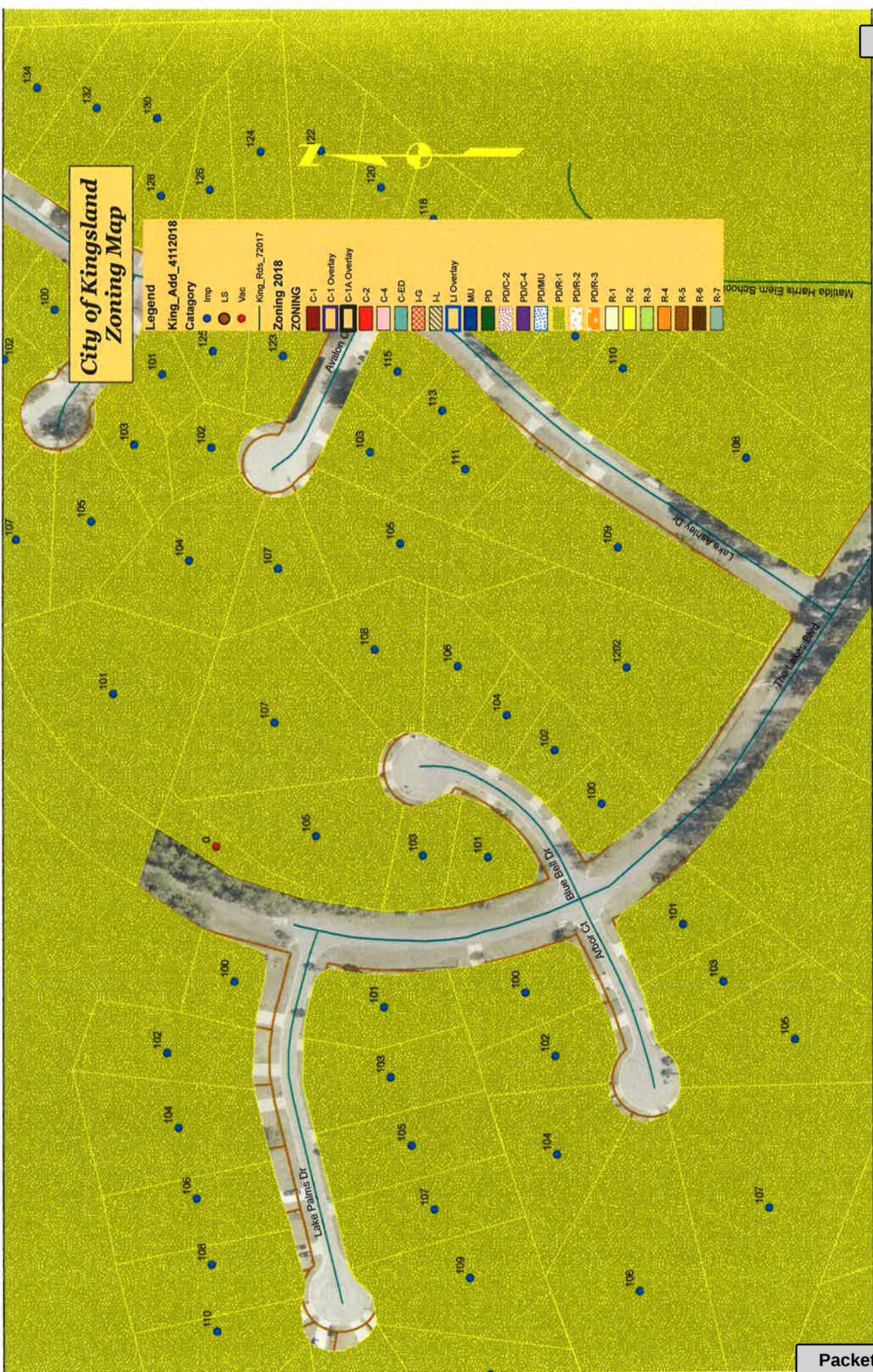
Attachment: Dec 2022-Home Occ-103 Bluebell Dr. (4063 : Home Occupation-103 Bluebell Dr.-Map & Parcel 1070 024)

APPLICANT: Melissa Young
ADDRESS: 103 Bluebell Dr
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: (901) 624-3742 FAX: () E-MAIL:
PROPOSED BUSINESS: The Sweet Tee Y'all LOCATION: Lake Palms Subdivision
TAX PARCEL: 1070 024 ZONING: PD/R-1

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.*

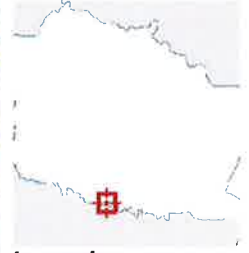
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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: 400 Business area sq. ft. 1667 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.

10-18-22
DATE





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	1070 024	Owner	YOUNG CHRISTOPHER K	Last 2 Sales			
Class Code	Residential		103 BLUEBELL DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	11/27/2002	\$117615	FM	Q
	KINGSLAND	Physical Address	103 BLUEBELL DR	9/12/2002	\$14115	FY	U
Acres	0.28	Assessed Value	Value \$169970				

(Note: Not to be used on legal documents)

Date created: 10/18/2022

Last Data Uploaded: 10/17/2022 7:38:52 PM

Developed by  Schneider
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4064)**

Meeting: 12/05/22 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4064

Home Occupation-212 Jake Colton Dr.-Map & Parcel 106D 045

Chi Brngh has applied for a Home Occupation Permit for an online retail business known as "CB SHOP US, LLC". 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: December 5, 2022

City Council Meeting Date: December 12, 2022

Agenda Item: Home Occupation for 212 Jake Colton Drive, Map & Parcel 106D 045

Summary:

Chi Brngh has applied for a Home Occupation Permit for an online retail business known as "CB SHOP US, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Dec 2022-Home Occ-212 Jake Colton Dr (4064 : Home Occupation-212 Jake Colton Dr.-Map & Parcel 106D 045)



December

4.3.a

220462

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: CHI BRUGH PHONE: 404 784 9597

ADDRESS: 212 Jake Colton Dr Kingsland GA 31548

FAX: None E-MAIL: chikevinbrugh@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: Owner of business

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 212 Jake Colton Dr Kingsland GA 31548

TAX MAP & PARCEL NUMBER: 106D 045 ZONING: PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Home owner/Applicant of site

ADDRESS: 212 Jake Colton Dr.

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: Chi Brugh DATE: 09/19/2022

Attachment: Dec 2022-Home Occ-212 Jake Colton Dr (4064 : Home Occupation-212 Jake Colton Dr.-Map & Parcel 106D 045)



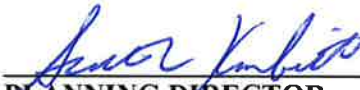
CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT
TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 10/26/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/26/22
3. DATE PERMIT FEE PAID: 10/27/22 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 12/5/22
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 12/12/22
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 12/13/22

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

10/26/22
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: CHI BRUGH
 ADDRESS: 212 Jake Colton Dr
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: () 404 784 9597 FAX: () _____ E-MAIL: chikevinbrugh@gmail.com
 PROPOSED BUSINESS: online retail sales LOCATION: Home business
 TAX PARCEL: 106D 045 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:** 425 Business area sq. ft. 2800 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.

Chi Brugh
 SIGNATURE OF APPLICANT

09/19/2022
 DATE

From: Chi Brugh
Address: 212 Jake Colton Dr. Kingsland, GA. 31548
Subdivision: Fiddlers Cove
Phone: 404-784-9597
Date: 09-19-2022

To: The Board of Directors, Advanced Management Services LLC
130 N Gross Rd. Kingsland, GA. 31548

REQUEST FOR APPROVAL IS HEREBY GIVEN OF THE FOLLOWING:

I am writing this letter to The Board of Directors of our Homeowners Association because I would like to request approval to operate my online business within my home and therefore apply for my business license with the City of Kingsland.

My home business is for online sales only and no person-to-person sales. There are no buyers or sellers to come to my home address. I may receive deliveries once, and sometimes twice a week. I have USPS pick up small packages once week and then I take other packages to UPS as needed. There will not be any signs or logos displayed of my business at my home address.

Previously, I operated this same business for approximately 1.5 years in Bartow County, GA with a similar HOA and never had any issues or complaints.

My business name is: CB Shop US, LLC
Online Address: www.cbshopus.com

I hope that you consider my request for approval. Furthermore, if you have any questions or would like to discuss this matter in detail, please contact me at your convenience.

Sincerely,

Chi Brugh



Fiddlers Cove POA
c/o Advanced Management Services LLC
P. O Box 5237
St. Marys, Georgia 31558

912/673-0066 Office
912/673-0067 Facsimile
AMSLLC@TDS.NET

September 23, 2022

City of Kingsland
Planning and Development
Scott L. Kimball, Planning Director

City of Kingsland and Mr. Kimball:

RE: Home Occupation Fiddlers Cove POA
CB SHOR US, LLC
212 Jake Colton Drive
Kingsland, Georgia 31548

This is to acknowledge that Chi Brugh dba CB SHOR US, LLC has applied for an operating license with the City of Kingsland. They are aware and acknowledge that a business cannot be ran out of a home in the Laurel Island Plantation community, Fiddlers Cove POA.

However, this business will be using the address of 212 Jake Colton Drive, Kingsland, Georgia for a mailing address only. No business will be conducted on this property or business equipment will be stored on the property per the governing documents of Fiddlers Cove Property Owners Association Inc. and this address is the used for business registration purposes.

Respectfully,



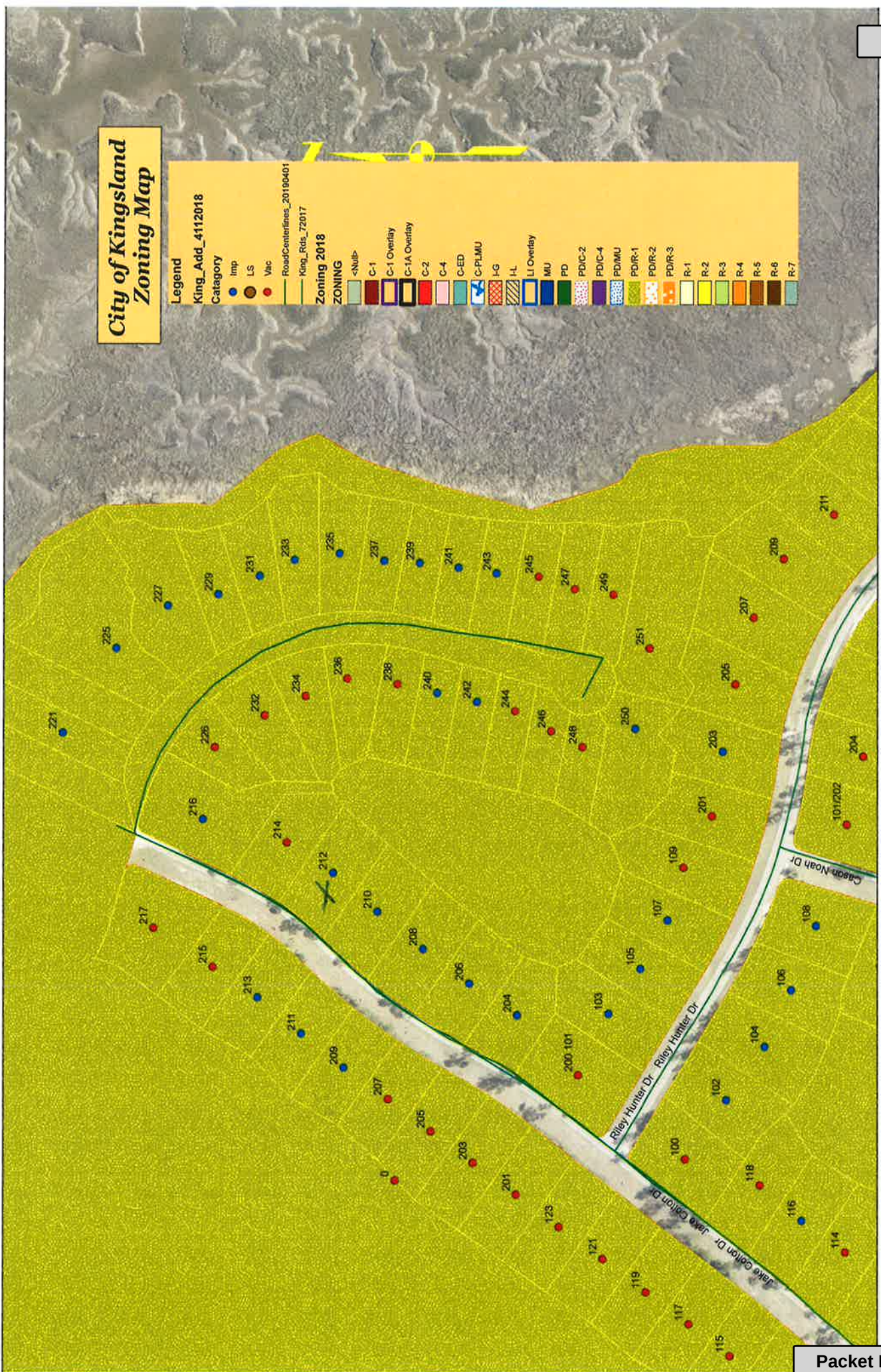
Ezell Reed, President
For Fiddlers Cove POA

Attachment: Dec 2022-Home Occ-212 Jake Colton Dr (4064 : Home Occupation-212 Jake Colton Dr.-Map & Parcel 106D 045)

**City of Kingsland
Zoning Map**

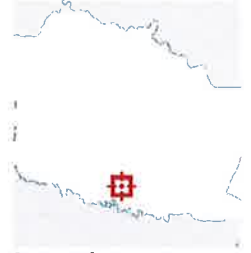
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Zoning 2018
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C-1 Overlay
C-1A Overlay
C-2
C-4
CED
C-PLMU
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LI Overlay
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PDIC-2
PDIC-4
PDMU
PDUR-1
PDUR-2
PDUR-3
R-1
R-2
R-3
R-4
R-5
R-6
R-7





Overview



Legend

-  Parcels
-  Roads
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
-  City Labels

Parcel ID	106D 045	Owner	LAUREL ISLAND HOLDINGS LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/13/2022	\$589900	FM	Q
	KINGSLAND	Physical Address	212 JAKE COLTON DR	8/30/2016	\$14563	MP	U
Acres	0.3	Assessed Value	Value \$30000				

(Note: Not to be used on legal documents)

Date created: 11/18/2022

Last Data Uploaded: 11/18/2022 7:58:48 AM

Developed by  Schneider
GEOSPATIAL