



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JANUARY 3, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Variance-Parcel 107 007R, 205 Easy St. -

Clyde Anderson is requesting a variance to the Kingsland Land and Development Ordinance, Article VIII, Sec. 80.1.2 - Minimum Lot area of park shall be (5) acres. The applicant is requesting a .11 - acre variance that will allow for the applicant to develop an RV Park on a 4.89 acre parcel located at 205 Easy St.

II. CALL TO ORDER

Matthew Hooks
Michael Haynes
Kathy Markes
Bradley Shuck
Walter Fuller Jr.
Bryant Shepard
Fyrth Morris

Board Member
Board Member
Board Member
Board Member
Board Member
Chairman
Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Variance-Parcel 107 007R-205 Easy St. -

Clyde Anderson is requesting a Variance to Article VIII, Section 80.1.1 - Minimum Lot Area Per Park Shall Be (5) Acres. Applicant is requesting a .11 - acre variance to the required lot size for a proposed RV Park. The parcel size for the proposed RV Park is 4.89 Acres. Zoning is C-4 (Interchange Commercial). Staff recommends approval of the variance request.

2. Home Occupation-803 Edmund Ave.-Map & Parcel 094 049F -

Melinda Acoff has applied for a Home Occupation Permit for an online travel agency known as "Unapologetically Booked". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

3. Home Occupation-112 Lakefield Dr.-Map & Parcel 107M 008A -

Stephen Brown has applied for a Home Occupation Permit for a handyman business known as "YSB Improvements, 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.

4. Home Occupation-203 W. Maple Ave.-Map & Parcel K2908 006 -

Katie Butterworth & Kristina LaPlant have applied for a Home Occupation Permit for an online sign & decor business known as "The Hen's, LLC". The applicants have been notified and both agree to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

5. Home Occupation-221 W. Jacobs Ave.-Map & Parcel K10 01 003 -

Taurus Gibbs has applied for a Home Occupation Permit for a handyman business known as "Gibbs Pressure Washing, Paint & Trim, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4081)**

Meeting: 01/03/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4081

Public Hearing for Variance-Parcel 107 007R, 205 Easy St.

Clyde Anderson is requesting a variance to the Kingsland Land and Development Ordinance, Article VIII, Sec. 80.1.2 - Minimum Lot area of park shall be (5) acres. The applicant is requesting a .11 - acre variance that will allow for the applicant to develop an RV Park on a 4.89 acre parcel located at 205 Easy St.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4082)**

Meeting: 01/03/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4082

Variance-Parcel 107 007R-205 Easy St.

Clyde Anderson is requesting a Variance to Article VIII, Section 80.1.1 - Minimum Lot Area Per Park Shall Be (5) Acres. Applicant is requesting a .11 - acre variance to the required lot size for a proposed RV Park. The parcel size for the proposed RV Park is 4.89 Acres. Zoning is C-4 (Interchange Commercial). 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: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Variance for Parcel 107 007R, 205 Easy St.

Background: The applicant submitted a plat and conceptual site plan showing a proposed RV Park on parcel 107 007R containing 4.89 acres. The surrounding area of the parcel is all commercial and the applicant has stated that the parcel cannot be expanded any larger than 4.89 acres, and he has no opportunity to buy any of the adjacent lots. Easy Street connects to Boone St. and extends into a fairly private area with only a few businesses on the street. An RV Park would definitely cause more traffic in this area, however there will be easy access from Boone St. and in and out of the property as well. The applicant has also agreed to add to the natural vegetative buffer that already exists on the property to provide privacy and a natural beauty to the park. There is sufficient water and sewer capacity in the area. The Planning Dept. sees no reason the variance should not be granted.

Summary: Clyde Anderson, is requesting a Variance is to Article VIII, Section 80.1.1 – Minimum Lot Area Per Park Shall Be (5) Acres. Applicant is requesting a .11-acre variance to the required lot size for a proposed RV Park. The parcel size for the proposed RV Park is 4.89 acres.

Zoning: C-4 (Interchange Commercial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Attachment: Jan 2023-Variance-Parcel 107 007R, 205 Easy St. (4082 : Variance-Parcel 107 007R-205 Easy St.)

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) 30.1, 2 of the Kingsland Land Development Ordinance.
2. Your Name ANDERSON AIR CONDITIONING (CLYDE ANDERSON)
 Phone 912-729-2289
 Address P.O. BOX 3024
KINGSLAND, GA 31548
3. Location of Property:
 Street 205 EASY STREET
 Parcel No. 107 007R Lot No. N/A
4. This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
 () C-3 (X) 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):

REDUCTION OF THE MINIMUM PARCEL SIZE ^{OF} ~~FOR~~ 5.00 ACRES
TO 4.89 ACRES TO ALLOW CONSTRUCTION OF AN RV PARK.
PLANNED RV PARK CONSISTS OF 30 RV SPACES.

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

THE PARCEL IS SHORT BY 0.11 ACRES. NO ADJACENT PROPERTY
IS AVAILABLE TO INCREASE THE PROPERTY SIZE TO 5.00 ACRES.

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 CURRENT MARKETS FOR AVAILABLE RV SPACE IS NOT ADEQUATE
IN THE AREA. UNDER C-1 ZONING, RV PARKS ALLOW A RELATIVELY
LOW IMPACT DEVELOPMENT WHILE AS COMPARED TO OTHER ALLOWED
USES IN C-1 ZONING. ADJACENT LOT SIZES ARE GENERALLY LESS THAN
5.00 ACRES.

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.

CURRENT ZONING IN THE AREA IS C-1 ALLOWING RV PARK
CONSTRUCTION. SURROUNDING PROPERTIES ARE COMMERCIAL IN
NATURE. INSTALLATION OF AN RV PARK DOES NOT DIMINISH
THE INTEGRITY OF THE SURROUNDING PROPERTIES.

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

A REDUCTION IN MINIMUM PARCEL SIZE OF 5.00 ACRES TO
4.89 ACRES. A 0.11 ACRE REDUCTION IS REQUESTED.

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 12/7/22

1. Date complete application filed 12/7/22
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☒ Preliminary plat ☐ Other
3. Public hearing (If zoning variance):
Date Applicant notified: 12/12/22
Date hearing advertised: 12/15/22
Date hearing held: 1/3/23
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

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

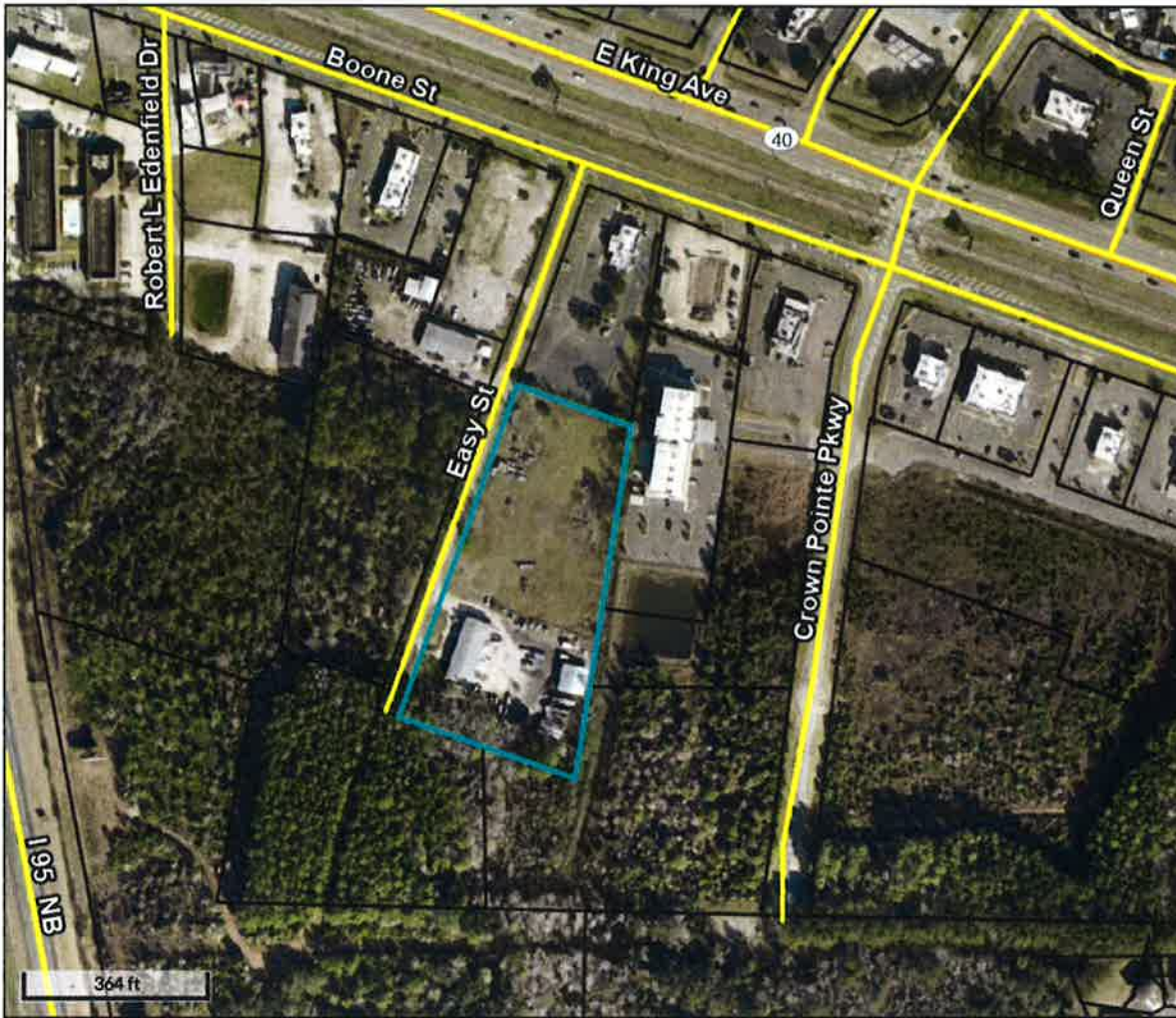
6. Date Applicant notified of final action: 1/10/23





4.1.a

Attachment: Jan 2023-Variance-Parcel 107 007R, 205 Easy St. (4082 : Variance-Parcel 107 007R-205 Easy St.)



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	107 007R	Owner	ANDERSON AIR CONDITIONING	Last 2 Sales			
Class Code	Commercial		POST OFFICE BOX 3024	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	3/28/2006	\$200156	LM	Q
	KINGSLAND	Physical Address	205 EASY ST	11/10/2005	\$165000	LM	Q
Acres	4.89	Assessed Value	Value \$1045375				

(Note: Not to be used on legal documents)

Date created: 12/7/2022

Last Data Uploaded: 12/7/2022 7:57:38 AM

Developed by  Schneider
GEOSPATIAL

Attachment: Jan 2023-Variance-Parcel 107 007R, 205 Easy St. (4082 : Variance-Parcel 107 007R-205 Easy St.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4083)**

Meeting: 01/03/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4083

Home Occupation-803 Edmund Ave.-Map & Parcel 094 049F

Melinda Acoff has applied for a Home Occupation Permit for an online travel agency known as "Unapologetically Booked". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Home Occupation for 803 Edmund Ave., Map & Parcel 094 049F

Summary:

Melinda Acoff has applied for a Home Occupation Permit for an online travel agency known as “Unapologetically Booked”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



220516

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: Melinda Acoff PHONE: 912 297-0268

ADDRESS: 803 Edmund Ave Kingsland, GA 31548

FAX: _____ E-MAIL: Unapologeticallybocked@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: Unapologetically Bocked

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 803 Edmund Ave

TAX MAP & PARCEL NUMBER: 094 049F ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: Same

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: [Signature] DATE: 12/8/22



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 12/8/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 12/8/22
3. DATE PERMIT FEE PAID: 12/8/22 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 1/3/23
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 1/9/23
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 1/10/23

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


PLANNING DIRECTOR
CITY OF KINGSLAND

12/8/22
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Melinda Acoff

ADDRESS: 803 Edmund Ave

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (912) 297-0268 FAX: () _____ E-MAIL: Unapologeticallybackof

PROPOSED BUSINESS: On line Travel Agent LOCATION: 803 Edmund Ave.

TAX PARCEL: 094 049F ZONING: R-1

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

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

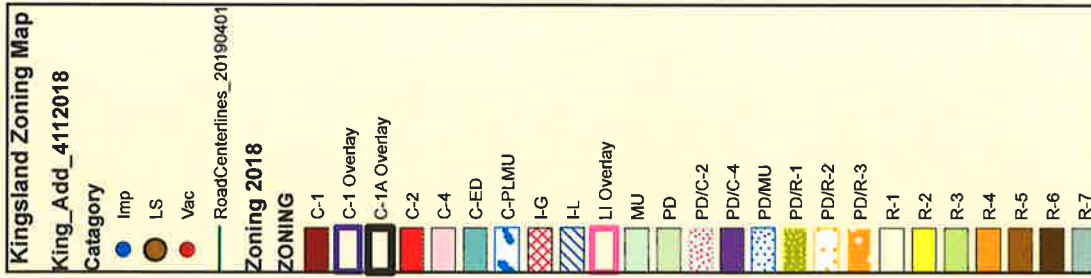
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

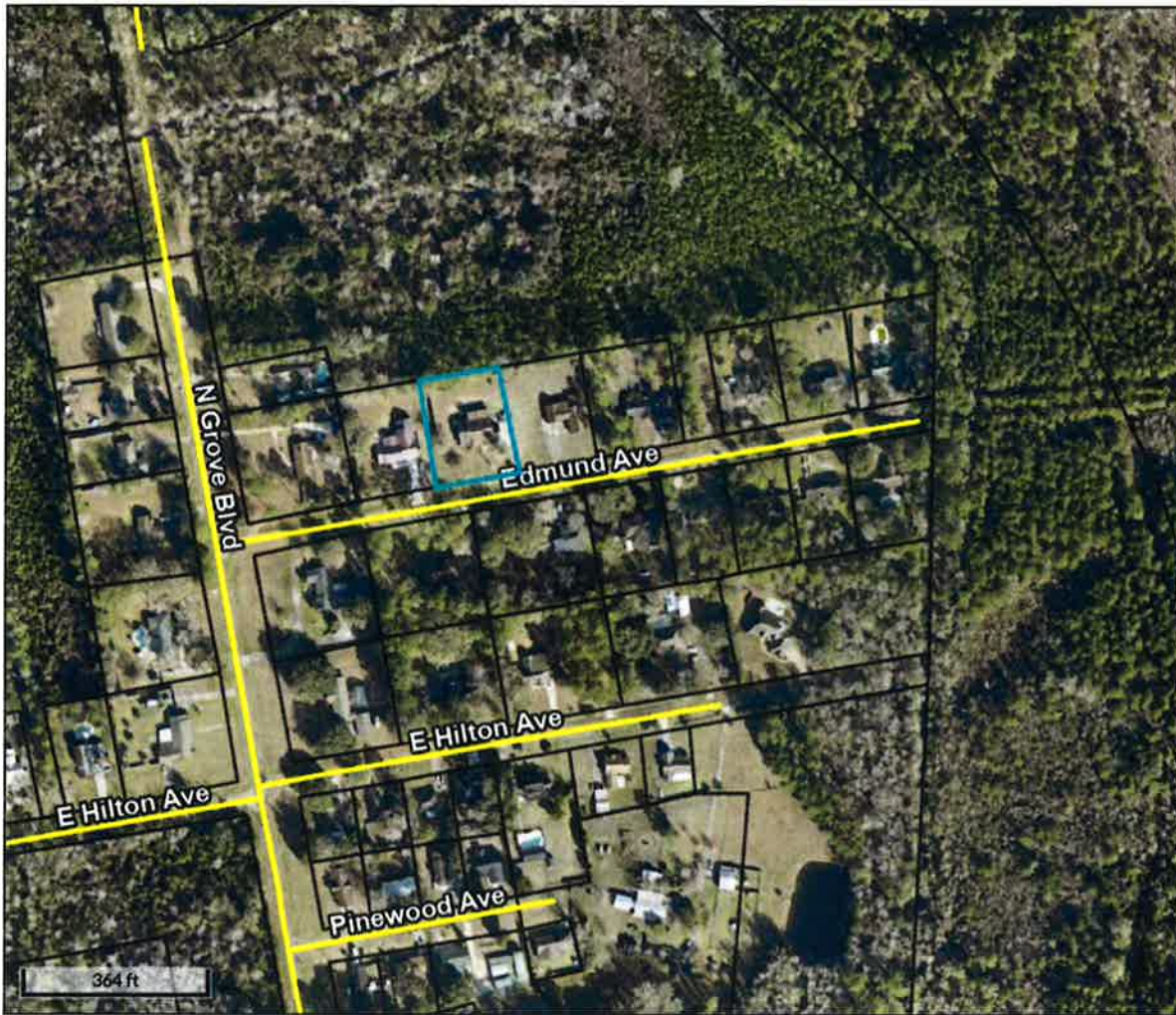
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 300 Business area sq. ft. 3005 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 pickup 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.

SIGNATURE OF APPLICANT

12/8/22
 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	094 049F	Owner	ACOFF MELINDA D & CORY A
Class Code	Residential		803 EDMUND AVENUE
Taxing District	KINGSLAND		KINGSLAND, GA 31548
	KINGSLAND	Physical Address	803 E EDMUND AVE
Acres	0.75	Assessed Value	Value \$256126

(Note: Not to be used on legal documents)

Last 2 Sales

Date	Net Price	Reason	Qual
10/25/2002	0	FY	U
10/25/2002	\$128000	FM	Q

Date created: 12/19/2022

Last Data Uploaded: 12/18/2022 4:06:34 AM

Developed by  **Schneider**
GEOSPATIAL

Attachment: Jan 2023-Home Occ-803 Edmund Ave (4083 : Home Occupation-803 Edmund Ave.-Map & Parcel 094 049F)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4084)**

Meeting: 01/03/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4084

Home Occupation-112 Lakefield Dr.-Map & Parcel 107M 008A

Stephen Brown has applied for a Home Occupation Permit for a handyman business known as "YSB Improvements, 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: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Home Occupation for 112 Lakefield Drive, Map & Parcel 107M 008A

Summary:

Stephen Brown has applied for a Home Occupation Permit for a handyman business known as “YSB Improvements, 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: Jan 2023-Home Occ-112 Lakefield Dr. (4084 : Home Occupation-112 Lakefield Dr.-Map & Parcel 107M 008A)



220502

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: Stephen M Brown PHONE: 260-431-7595

ADDRESS: 112 Lakefield Drive Kingsland GA 31548

FAX: _____ E-MAIL: Steve-835@yahoo.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: YSB Improvements LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 112 Lakefield Drive Kingsland,

TAX MAP & PARCEL NUMBER: 107M 008A 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: Stephen M Brown DATE: 11-30-2022

Attachment: Jan 2023-Home Occ-112 Lakefield Dr. (4084 : Home Occupation-112 Lakefield Dr.-Map & Parcel 107M 008A)



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

1. DATE COMPLETE APPLICATION FILED: 11/30/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 11/30/22
3. DATE PERMIT FEE PAID: 11/30/22 AMOUNT PAID: \$ 50.
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 1/5/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 1/9/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 1/10/23

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


 PLANNING DIRECTOR
 CITY OF KINGSLAND

11/30/22
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Stephen M Brown
 ADDRESS: 112 Lakefield Drive
 CITY: Kingsland STATE: Ga. ZIP: 31548
 PHONE: (260-431-7595) FAX: () E-MAIL: Steve-835@yahoo.com
 PROPOSED BUSINESS: Hardy man LOCATION: 112 Lakefield Drive Kingsland
 TAX PARCEL: 107M 008A 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:** 250 Business area sq. ft. 1800 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pickup 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.

Stephen M Brown
 SIGNATURE OF APPLICANT

11-30-2022
 DATE

Attachment: Jan 2023-Home Occ-112 Lakefield Dr. (4084 : Home Occupation-112 Lakefield Dr.-Map & Parcel 107M 008A)

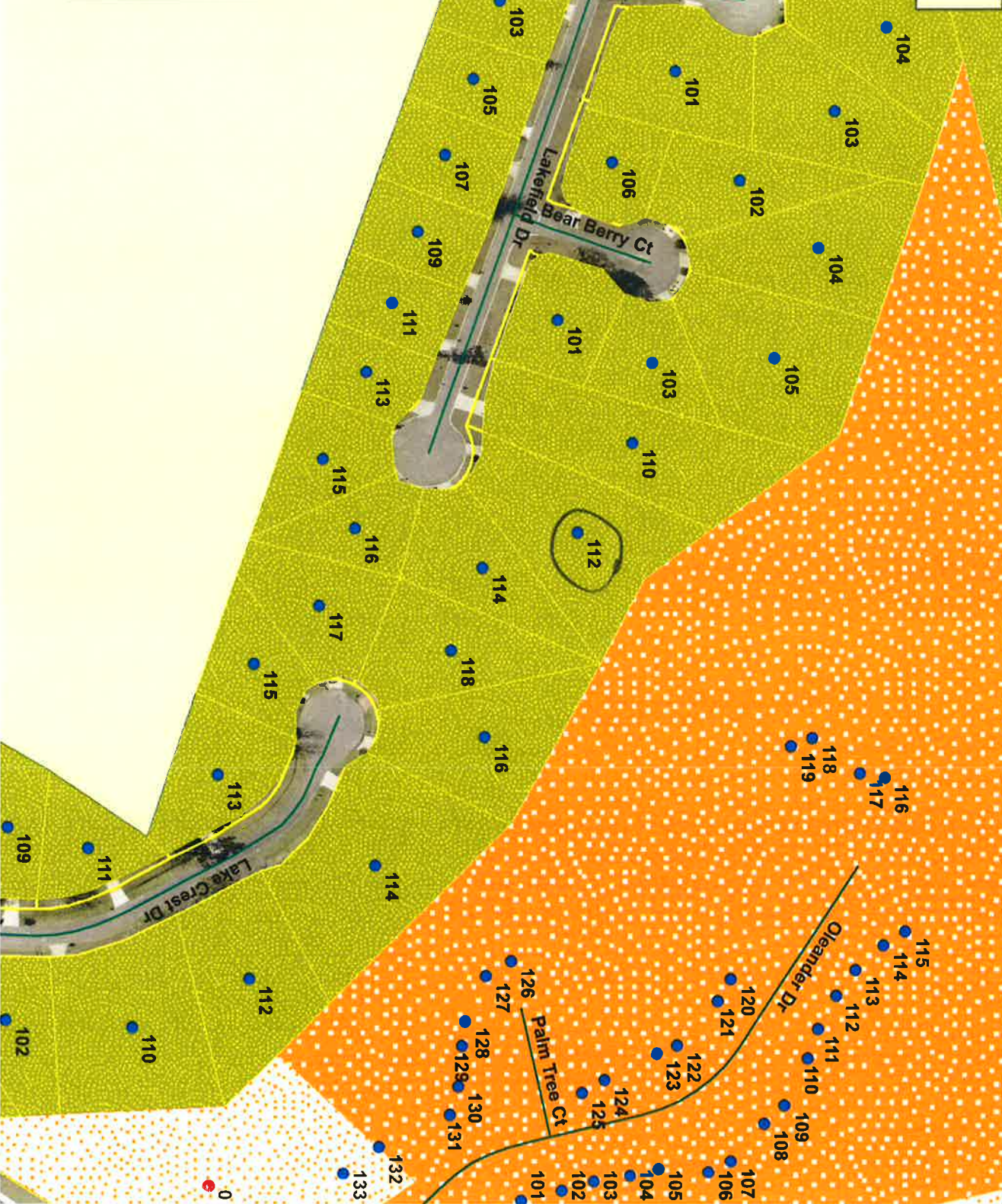
City Of Kingsland Zoning Map

Legend

Zoning 2018

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- I-G
- I-L
- I-L Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-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 107M008A
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres n/a

Owner HARDY SHAWN D & CHANTELL E
 174 BRISTOL HAMMOCK COURT
 KINGSLAND, GA 31548
Physical Address 112 LAKEFIELD DR
Assessed Value Value \$174160

Last 2 Sales			
Date	Net Price	Reason	Qual
7/19/2022	0	QC	U
7/19/2022	\$275000	FM	Q

(Note: Not to be used on legal documents)

Date created: 12/5/2022

Last Data Uploaded: 12/4/2022 4:01:44 AM

Developed by  Schneider
GEOSPATIAL

Attachment: Jan 2023-Home Occ-112 Lakefield Dr. (4084 : Home Occupation-112 Lakefield Dr.-Map & Parcel 107M 008A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4085)**

Meeting: 01/03/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4085

Home Occupation-203 W. Maple Ave.-Map & Parcel K2908 006

Katie Butterworth & Kristina LaPlant have applied for a Home Occupation Permit for an online sign & decor business known as "The Hen's, LLC". The applicants have been notified and both agree to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Home Occupation for 203 W. Maple Ave., Map & Parcel K2908 006

Summary:

Katie Butterworth & Kristina LaPlant have applied for a Home Occupation Permit for an online sign & decor business known as “The Hen’s, LLC”. The applicants have been notified and both agree to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Jan 2023-Home Occ-203 W. Maple Ave. (4085 : Home Occupation-203 W. Maple Ave.-Map & Parcel K2908 006)



Please call

Kristina Laplant - 585 880-6698

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: Katie Butterworth PHONE: 912-409-0553 / 585-880-6698
Kristina Laplant
 ADDRESS: 203 W Maple Ave Kingsland, GA 31548
 FAX: _____ E-MAIL: _____

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: The Hen's, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 203 W Maple Ave Kingsland, GA 31548

TAX MAP & PARCEL NUMBER: K2908 006 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: Chad Butterworth

ADDRESS: 203 W Maple Ave

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: Katie Butterworth DATE: 12/7/22
Kristina Laplant



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

1. DATE COMPLETE APPLICATION FILED: 12/7/22
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 12/8/22
3. DATE PERMIT FEE PAID: 12/9/22 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 1/3/22
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 1/9/23
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 1/10/23

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


PLANNING DIRECTOR
CITY OF KINGSLAND

12/8/22
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE

**CITY OF KINGSLAND****AFFIDAVIT FOR A HOME OCCUPATION**APPLICANT: Katie Butterworth Kristina LaplantADDRESS: 203 W Maple AveCITY: Kingsland STATE: GA ZIP: 31548PHONE: 585-880-6678 FAX: () E-MAIL: 912-409-0553PROPOSED BUSINESS: The Hen's LOCATION: Online Sigh & Decor BnTAX PARCEL: K2908 006 ZONING: R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 300 Business area sq. ft. 1510 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.

SIGNATURE OF APPLICANT

DATE

December 6, 2022

Chad Butterworth
203 W Maple Ave
Kingsland, GA

To Whom It May Concern:

I hereby authorize Katie Butterworth and Kristina Laplant to conduct a residential business on the premises located at 203 W Maple Ave Kingsland, GA 31548. If you should have any questions or concerns please feel free to contact me at (904)557-4714.

Sincerely yours,



Chad Butterworth

4.4.a



Kingsland Zoning Map
King_Add_4112018

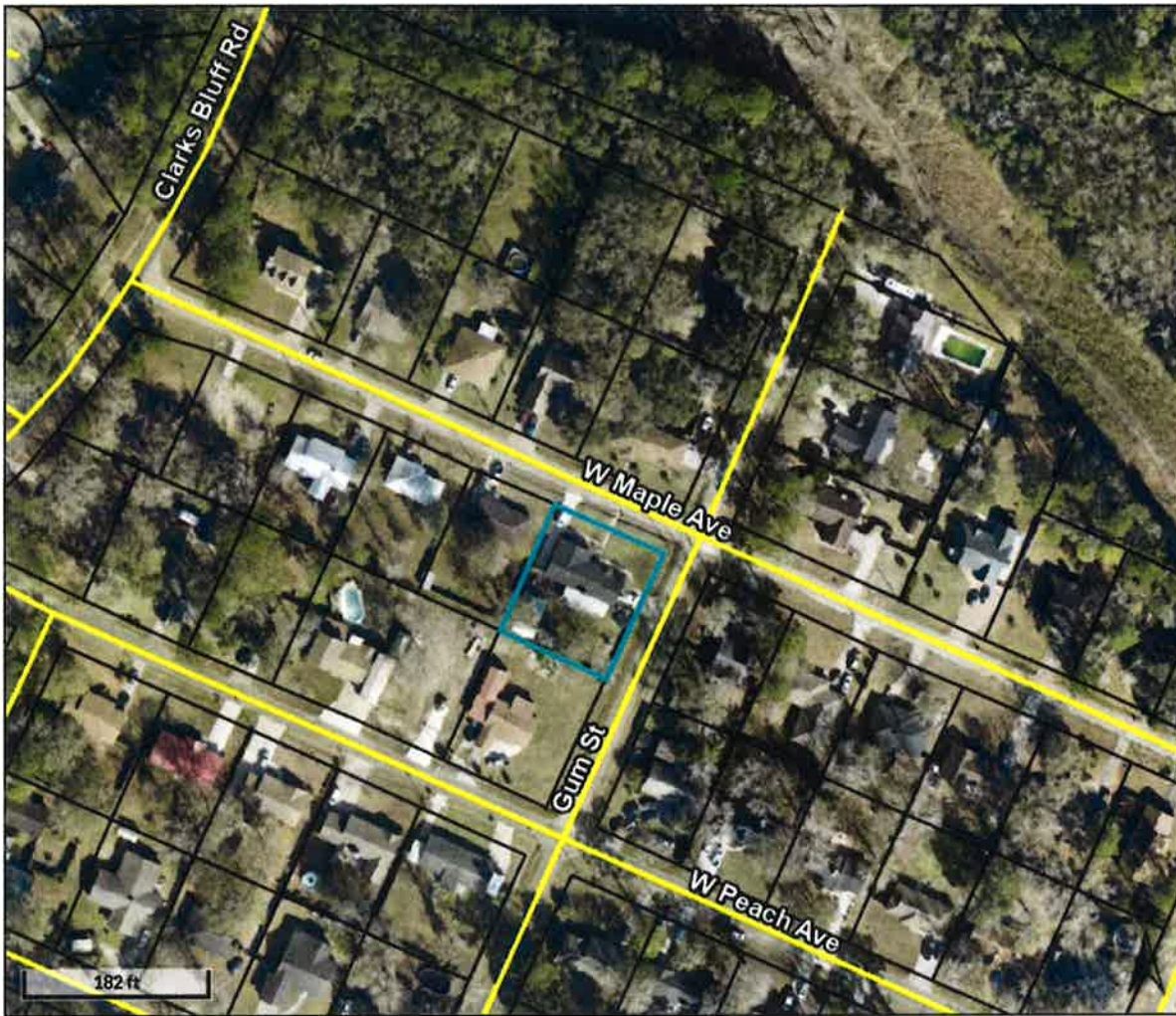
Category

- Imp
- LS
- Vac

Zoning 2018
RoadCenterlines_20190401

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- LG
- HL
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PDMU
- PD/R-1
- PD/R-2
- PD/R-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	K29 08 006	Owner	BUTTERWORTH CHAD A	Last 2 Sales			
Class Code	Residential		203 WEST MAPLE AVENUE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/23/2019	\$169000	FM	Q
	KINGSLAND	Physical Address	203 W MAPLE AVE	1/23/2012	\$94000	AL	U
Acres	0.34	Assessed Value	Value \$181689				

(Note: Not to be used on legal documents)

Date created: 12/19/2022

Last Data Uploaded: 12/18/2022 4:06:34 AM

Developed by  Schneider
GEOSPATIAL

Attachment: Jan 2023-Home Occ-203 W. Maple Ave. (4085 : Home Occupation-203 W. Maple Ave.-Map & Parcel K2908 006)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4086)**

Meeting: 01/03/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4086

**Home Occupation-221 W. Jacobs Ave.-Map & Parcel K10 01
003**

Taurus Gibbs has applied for a Home Occupation Permit for a handyman business known as "Gibbs Pressure Washing, Paint & Trim, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: January 3, 2023

City Council Meeting Date: January 9, 2023

Agenda Item: Home Occupation for 221 W. Jacobs Ave., Map & Parcel K10 01 003

Summary:

Taurus Gibbs has applied for a Home Occupation Permit for a handyman business known as "Gibbs Pressure Washing, Paint & Trim, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



220528

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: Taurus PHONE: 666
 ADDRESS: 221 W. Jacobs Ave Kingsland Ga. 31548
 FAX: _____ E-MAIL: Jefeup5483@icloud.com

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- (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: Gibbs Pressure Washing & Paint LLC
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 221 W Jacobs Ave
 TAX MAP & PARCEL NUMBER: K10 01 003 ZONING: R-1
 OWNER OF SITE, IF NOT APPLICANT: Theodore Jacobs
 ADDRESS: P.O. Box 2667
 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: Taurus Gibbs DATE: 12-19-22

Attachment: Jan 2023-Home Occ-221 W. Jacobs Ave. (4086 : Home Occupation-221 W. Jacobs Ave.-Map & Parcel K10 01 003)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 12/19/2022
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 12/19/22
3. DATE PERMIT FEE PAID: 12/20/22 AMOUNT PAID: \$ 50.
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 1/3/22
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 1/9/23
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 1/9/22

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 Occ. PERMIT HAS BEEN ISSUED.

[Signature]
PLANNING DIRECTOR
CITY OF KINGSLAND

12/19/22
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Taurus Gibbs
 ADDRESS: 221 W Jacobs Ave
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: () 307-760-8936 FAX: () _____ E-MAIL: Jefcup5483@icloud
 PROPOSED BUSINESS: Pressure Washing & Painting LOCATION: 221 W Jacobs Ave
 TAX PARCEL: K10-01-003 ZONING: R-1

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

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

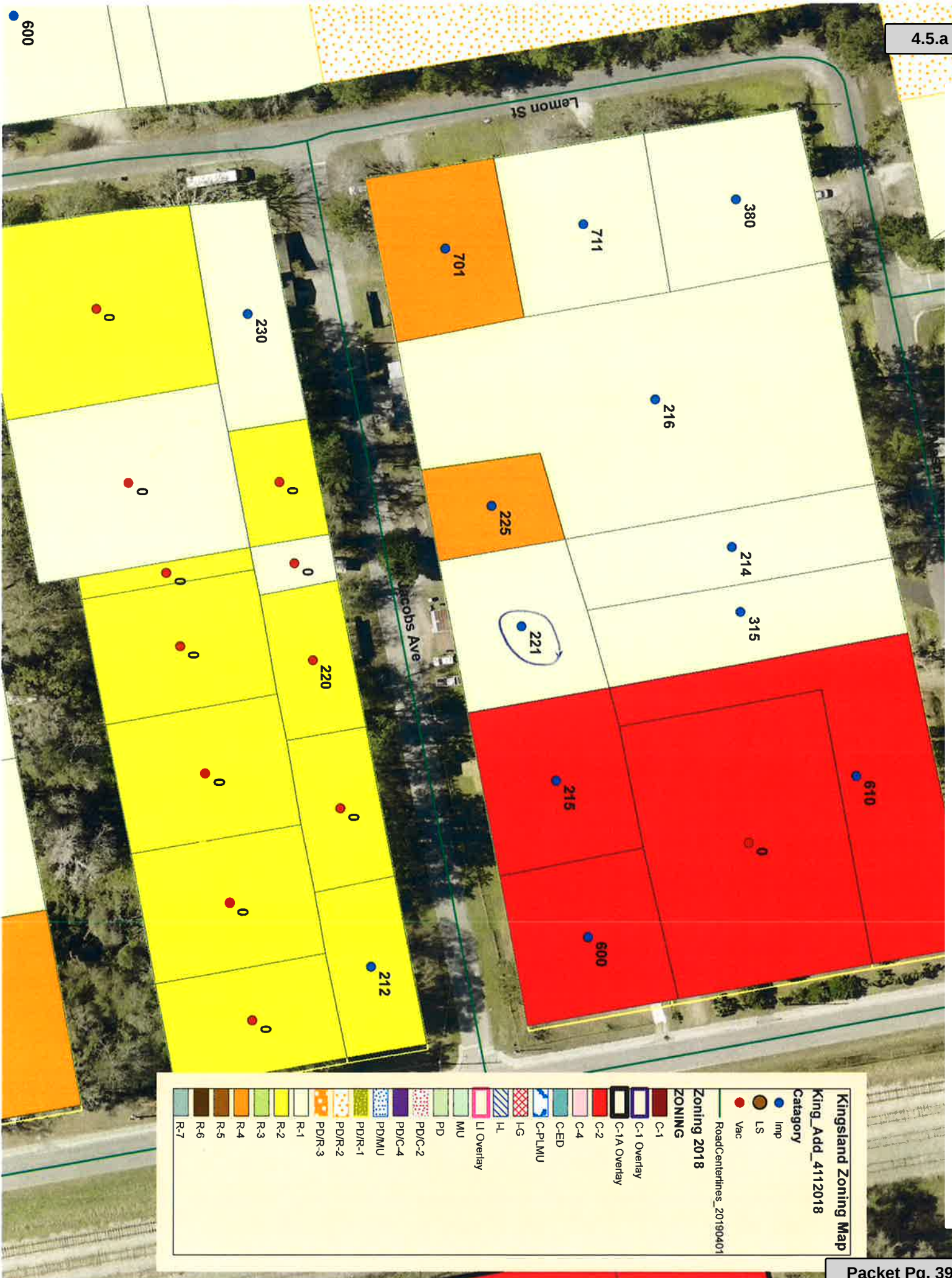
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

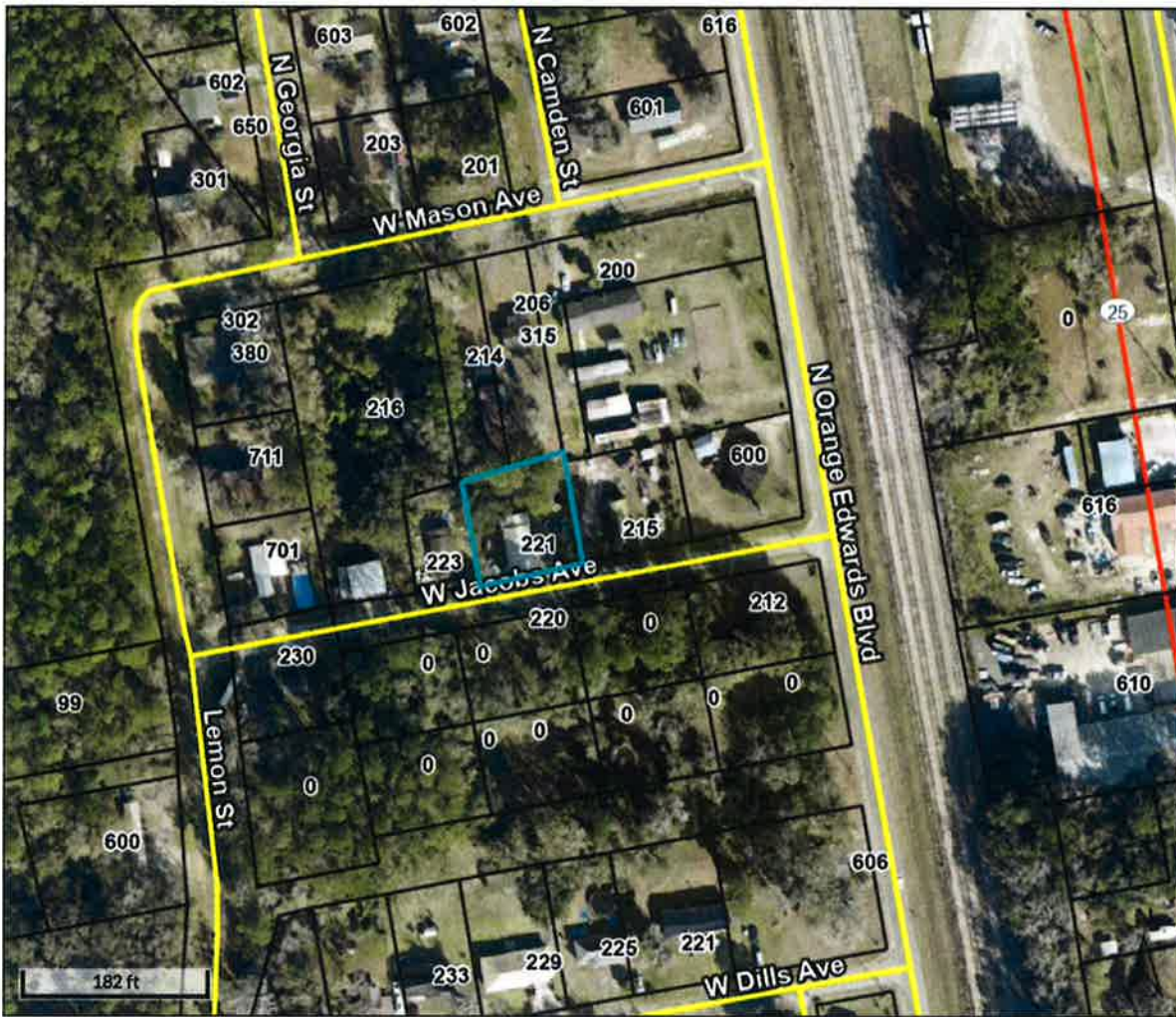
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 200 Business area sq. ft. 1008 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.

Taurus Gibbs
 SIGNATURE OF APPLICANT

12-19-22
 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 K1001003
Class Code Residential
Taxing District KINGSLAND
 KINGSLAND
Acres 0.23

(Note: Not to be used on legal documents)

Owner JACOBS THEODORE
 POST OFFICE BOX 2667
 KINGSLAND, GA 31548
Physical Address 221 W JACOBS AVE
Assessed Value Value \$49009

Last 2 Sales

Date	Net Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

Date created: 12/19/2022

Last Data Uploaded: 12/18/2022 4:06:34 AM

Developed by Schneider
GEOSPATIAL

Attachment: Jan 2023-Home Occ-221 W. Jacobs Ave. (4086 : Home Occupation-221 W. Jacobs Ave.-Map & Parcel K10 01 003)