



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • APRIL 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 093 054C-251 Commercial Dr. -

Guy Reid with AGLOGIC Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 7.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the east side of the property from the required 40' to 21' to accommodate for a new building and loading dock to be built on the property. Zoning is I-G (General Industrial).

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. Home Occupation-109 Lakefield Dr.-Map & Parcel 107M 015A -

Karl Bell has applied for a Home Occupation Permit for a business known as "Ragnorak Interactive, 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.

2. Home Occupation-47 Bermuda St.-Map & Parcel 095 023A -

Brittany Beavers has applied for a Home Occupation Permit for a junk removal business known as "Busy Beavers, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-5. Staff recommends approval.

3. Variance-Parcel 093 054C-251 Commercial Dr. -

Guy Reid with AGLOGIC Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 7.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the east side of the property from the required 40' to 21' to accommodate for a new building and loading dock to be built on the property. Zoning is I-G (General Industrial). Staff recommends approval of the variance request.

4. Preliminary Plat- Lake Juniper Phase 5 -

Soncel, Inc. has submitted an application for a preliminary plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. Zoning is PD-R-1. Staff recommends approval.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4131)**

Meeting: 04/03/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4131

Public Hearing for Variance-Parcel 093 054C-251 Commercial Dr.

Guy Reid with AGLOGIC Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 7.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the east side of the property from the required 40' to 21' to accommodate for a new building and loading dock to be built on the property. Zoning is I-G (General Industrial).

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4129)**

Meeting: 04/03/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4129

Home Occupation-109 Lakefield Dr.-Map & Parcel 107M 015A

Karl Bell has applied for a Home Occupation Permit for a business known as "Ragnorak Interactive, 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: April 3, 2023

City Council Meeting Date: April 10, 2023

Agenda Item: Home Occupation for 109 Lakefield Drive., Map & Parcel 107M 015A

Summary:

Karl Bell has applied for a Home Occupation Permit for a business known as “Ragnorak Interactive, 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: April 2023-Home Occ-109 Lakefield Dr (4129 : Home Occupation-109 Lakefield Dr.-Map & Parcel 107M 015A)



April 2019

230080

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: BELL, KARL PHONE: (224)-545-9981

ADDRESS: 109 LAKEFIELD DRIVE, KINGSLAND, GA 31548

FAX: N/A E-MAIL: KT.BELL444@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: RAGNAROK INTERACTIVE LLC.

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 109 LAKEFIELD DR.

TAX MAP & PARCEL NUMBER: 107M 015A ZONING: ~~CITY~~ 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: K. Bell DATE: 02/28/2023

Attachment: April 2023-Home Occ-109 Lakefield Dr (4129 : Home Occupation-109 Lakefield Dr.-Map & Parcel 107M 015A)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 2/28/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 2/28/23
3. DATE PERMIT FEE PAID: 2/28/23 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 4/10/23

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 4/10/23

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 4/11/23

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.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

2/28/23
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



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

APPLICANT: BELL, KARL
 ADDRESS: 109 LAKEFIELD DR.
 CITY: KINGSLAND STATE: GEORGIA ZIP: 31548
 PHONE: (229) 545-9981 FAX: () N/A E-MAIL: KTBELLY44@YAHOO.COM
 PROPOSED BUSINESS: RAGNAROK INTERACTIVE LLC LOCATION: 109 LAKEFIELD DR.
 TAX PARCEL: 107M 015A ZONING: ~~CIP~~ 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.*

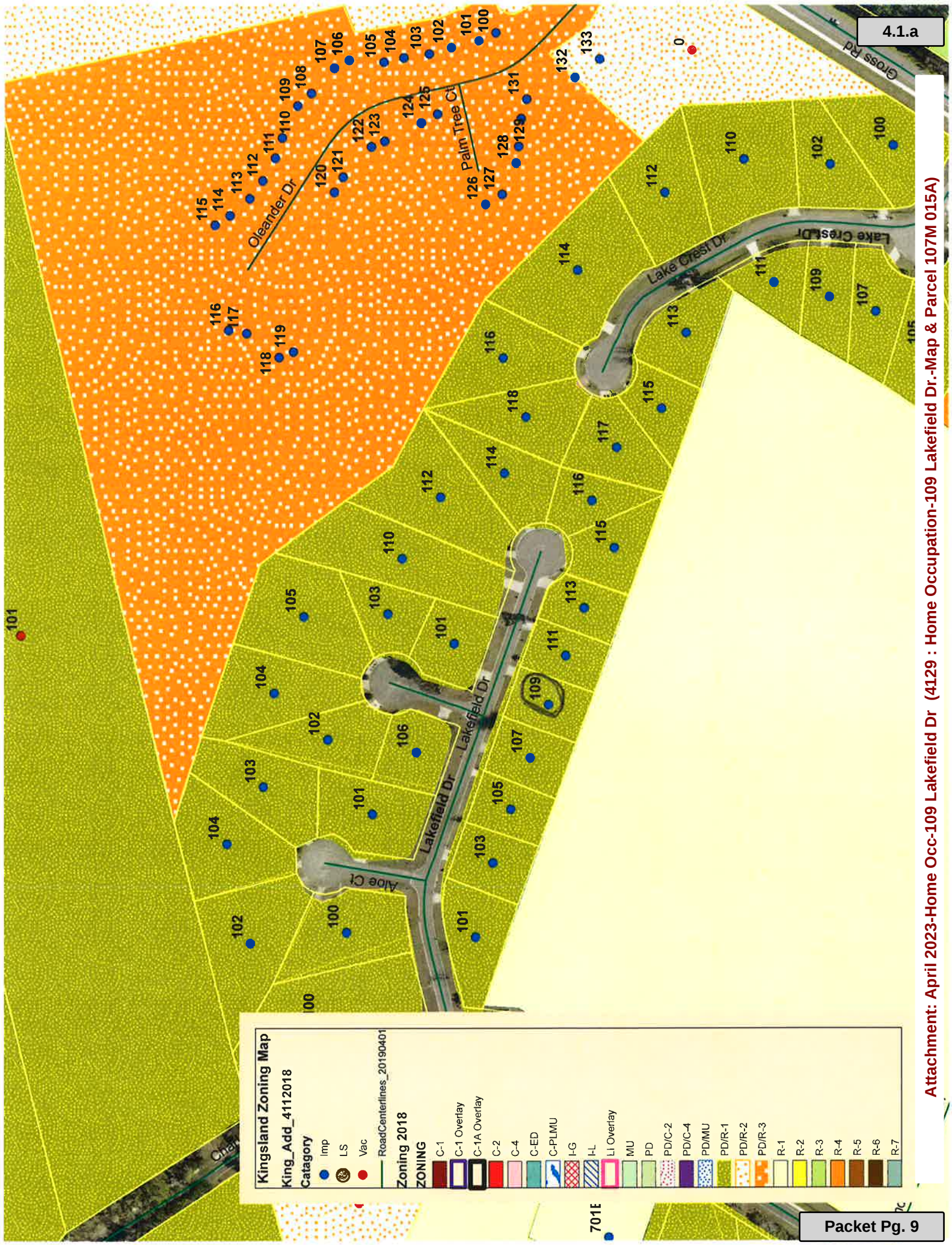
HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- 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:** 300 Business area sq. ft. 1694 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.

K. Bell
 SIGNATURE OF APPLICANT

02/28/2023
 DATE



Kingsland Zoning Map
King_Add_4112018

Category

- Imp
- LS
- Vac

RoadCenterlines_20190401

Zoning 2018

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- IG
- IL
- LI 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	107M015A	Owner	BELL KARL T	Last 2 Sales			
Class Code	Residential		109 LAKEFIELD DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/27/2016	\$149900	FM	Q
	KINGSLAND	Physical Address	109 LAKEFIELD DR	12/22/2004	\$123000	FM	Q
Acres	n/a	Assessed Value	Value \$167911				

(Note: Not to be used on legal documents)

Date created: 3/15/2023

Last Data Uploaded: 3/14/2023 7:49:09 PM

Developed by  Schneider
GEOSPATIAL

Attachment: April 2023-Home Occ-109 Lakefield Dr (4129 : Home Occupation-109 Lakefield Dr.-Map & Parcel 107M 015A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4130)**

Meeting: 04/03/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4130

Home Occupation-47 Bermuda St.-Map & Parcel 095 023A

Brittany Beavers has applied for a Home Occupation Permit for a junk removal business known as "Busy Beavers, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-5. 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: April 3, 2023

City Council Meeting Date: April 10, 2023

Agenda Item: Home Occupation for 47 Bermuda St. Map & Parcel 095 023A

Summary:

Brittany Beaver has applied for a Home Occupation Permit for a junk removal business known as "Busy Beavers, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-5

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: April 2023-Home Occ-47 Bermuda St (4130 : Home Occupation-47 Bermuda St.-Map & Parcel 095 023A)



Apr. 2
230103

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: Brittany Beavers PHONE: 912.227-4314
ADDRESS: 47 Bermuda St Kingsland GA
FAX: _____ E-MAIL: Brittanylynn4411@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: Busy Beavers
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 47 Bermuda St
TAX MAP & PARCEL NUMBER: 095023 A ZONING: R-5
OWNER OF SITE, IF NOT APPLICANT: Sharon Palmer
ADDRESS: 47 Bermuda St
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: Brittany Beavers DATE: 3-14-2023

Attachment: April 2023-Home Occ-47 Bermuda St (4130 : Home Occupation-47 Bermuda St.-Map & Parcel 095 023A)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 3-14-2023
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 3-14-2023
3. DATE PERMIT FEE PAID: 3/14/23 AMOUNT PAID: \$ 50.00
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

3/14/23
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



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

APPLICANT: Brittany Lynn Beavers

ADDRESS: 47 Bermuda St

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: (706) 227-4314 FAX: () ~ E-MAIL: Brittanylynn44@gmail.com

NAME OF PROPOSED BUSINESS: Busy Beavers, LLC

BRIEF DESCRIPTION OF YOUR BUSINESS Waste management

Eviction cleanouts ETC...

(Use back side if additional space is needed)

A Home Office Business is a conditional use that can be approved by the Planning Director and City Manager subject to it meeting the specific conditions listed below. The Planning Director or City Manager 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. A denial of a Home Office permit can be appealed through the Planning Commission and City Council via a letter to the Planning Dept. which will be heard at the next available meeting.

Home Office: An office use conducted entirely within a dwelling which is carried on by the occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There will be no changes which would alter the character of the dwelling or reveal from the exterior that the dwelling is being used in part for other than residential purposes. The office will be restricted to no more than one room of the dwelling and cannot exceed more than three hundred (300) square feet in area. Such office use shall be limited to routine office clerical or bookkeeping procedures which can be conducted within a residence. Home offices shall not include any business which involves the sale, manufacture or repair or merchandise on the premises or the storage of inventory, raw materials, or other materials to be used in the business. Home offices shall also not include any business requiring access by the public including, but not limited to customers, clients, or vendors. No outside storage or display including signs is permitted and no other than family members who reside in the premises may be employed in the office. "Home Offices" also include, but are not limited to, any business in which the occupancy of the home requires the use of his/her telephone for setting appointments for "outside of home" businesses, such as house cleaning services, pet sitting services, telephone solicitations, or any other business in which the occupant of the home may engage in outside of the home and which does not require equipment to be stored at the residence (i.e; ladders, paint, wood, etc.)

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.

Brittany Beavers
SIGNATURE OF APPLICANT

3-14-2023
DATE

Attachment: April 2023-Home Occ-47 Bermuda St (4130 : Home Occupation-47 Bermuda St.-Map & Parcel 095 023A)

I, Sharon Palmer own
47 Bermuda street, Kingsland GA
Brittany & my son dustin live there.

I fully give them Permission
to use this home as a
home/work occupation.

Please take them into
consideration they work
very hard.

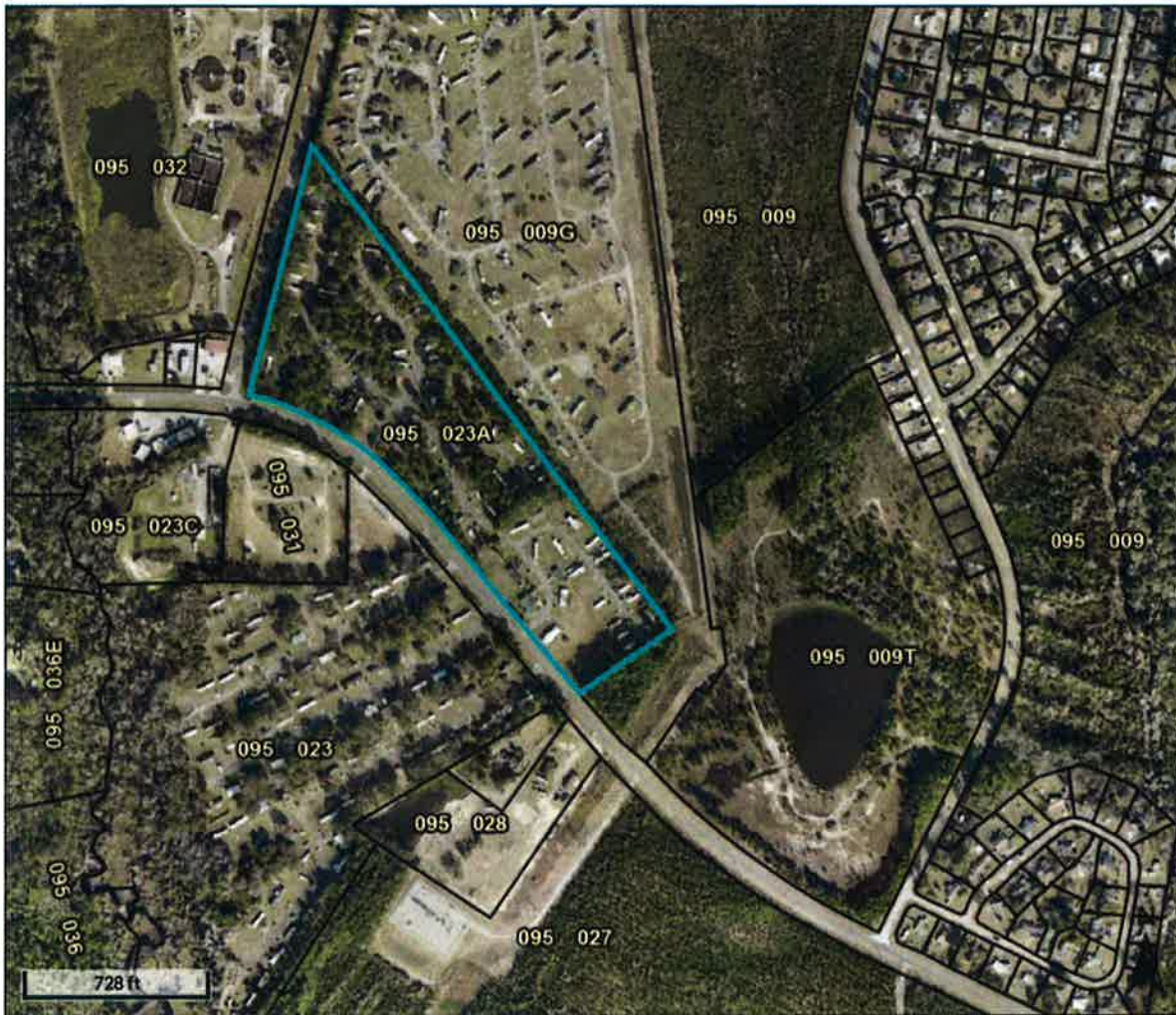
They have all my support
d to use this address for
what is needed

Sharon Palmer
Sharon palmer

~~912-464-9137~~ 912-464-9137

Thank you!





Overview



Legend

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

Parcel ID	095 023A	Owner	DAVIS AND SON ENTERPRISES INC	Last 2 Sales			
Class Code	Commercial		230 B SOUTH LEE STREET	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/16/1998	0	CO	U
	KINGSLAND	Physical Address	379 SCRUBBY BLUFF RD	2/1/1995	0	NM	U
Acres	24.58	Assessed Value	Value \$519280				

(Note: Not to be used on legal documents)

Date created: 3/15/2023

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Attachment: April 2023-Home Occ-47 Bermuda St (4130 : Home Occupation-47 Bermuda St.-Map & Parcel 095 023A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4132)**

Meeting: 04/03/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4132

Variance-Parcel 093 054C-251 Commercial Dr.

Guy Reid with AGLOGIC Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 7.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the east side of the property from the required 40' to 21' to accommodate for a new building and loading dock to be built on the property. Zoning is I-G (General Industrial). 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: April 3, 2023

City Council Meeting Date: April 10, 2023

Agenda Item: Variance for Parcel 093 054C located at 251 Commercial Drive.

Background: Guy Reid with AGLOGIC Chemical, LLC is requesting a variance to Ordinance Article VII, Sec. 70.3.2, #4 (a) Minimum side yard setbacks. The purpose of the request is to reduce the required side yard setback on the east side of the property from the required 40' to 21' to accommodate for a new building and loading dock to be built on the property.

Summary: When the parcel was subdivided several years ago, the required side set backs were not taken into consideration and now has caused a hardship due to the lot only being 155' wide. The applicant is proposing to build a 113' x 200' warehouse behind the existing building on the property that will be in line with the existing building. A previous variance request to reduce the west side setback of the property to 17.5' was approved by the Planning Commission and City Council in August of 2021 for the same reasoning. If granted, the variance should not adversely affect any adjacent properties.

Zoning: I-G (General Industrial)

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Attachment: April 2023-Variance-Parcel 093 054C-251 Commercaill Dr (4132 : Variance-Parcel 093 054C-251 Commercial Dr.)

APPLICATION FOR VARIANCE
Kingsland, Georgia

4.3.a



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

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

PART A---GENERAL INFORMATION

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

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

Once your 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) 70.3.2 H4(G) of the Kingsland Land Development Ordinance.
2. Your Name Guy Inad Reid
Phone 240 439 5656
Address 251 COMMERCIAL DRIVE, WOODBINE, GA 31569
3. Location of Property:
Street 251 COMMERCIAL DRIVE, WOODBINE, GEORGIA 31548
Parcel No. 093 054 C Lot No. _____
4. This land is zoned: () R-1 () R-2 () R-3 () R-4 () MH () PD () C-1 () C-2
() C-4 () I-L
(X) I-6

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

REDUCTION OF SIDE SETBACK ALONG EAST SIDE OF PARCEL FROM 40-Feet
TO 21-Feet (PLS. SEE ATTACHED PLAN)

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.

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

CORRECT - WE
WOULD STILL BE SETBACK 21-Feet FROM SIDE PROPERTY LINE

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

CORRECT - THIS VARIANCE WOULD SATISFY MY NEEDS

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

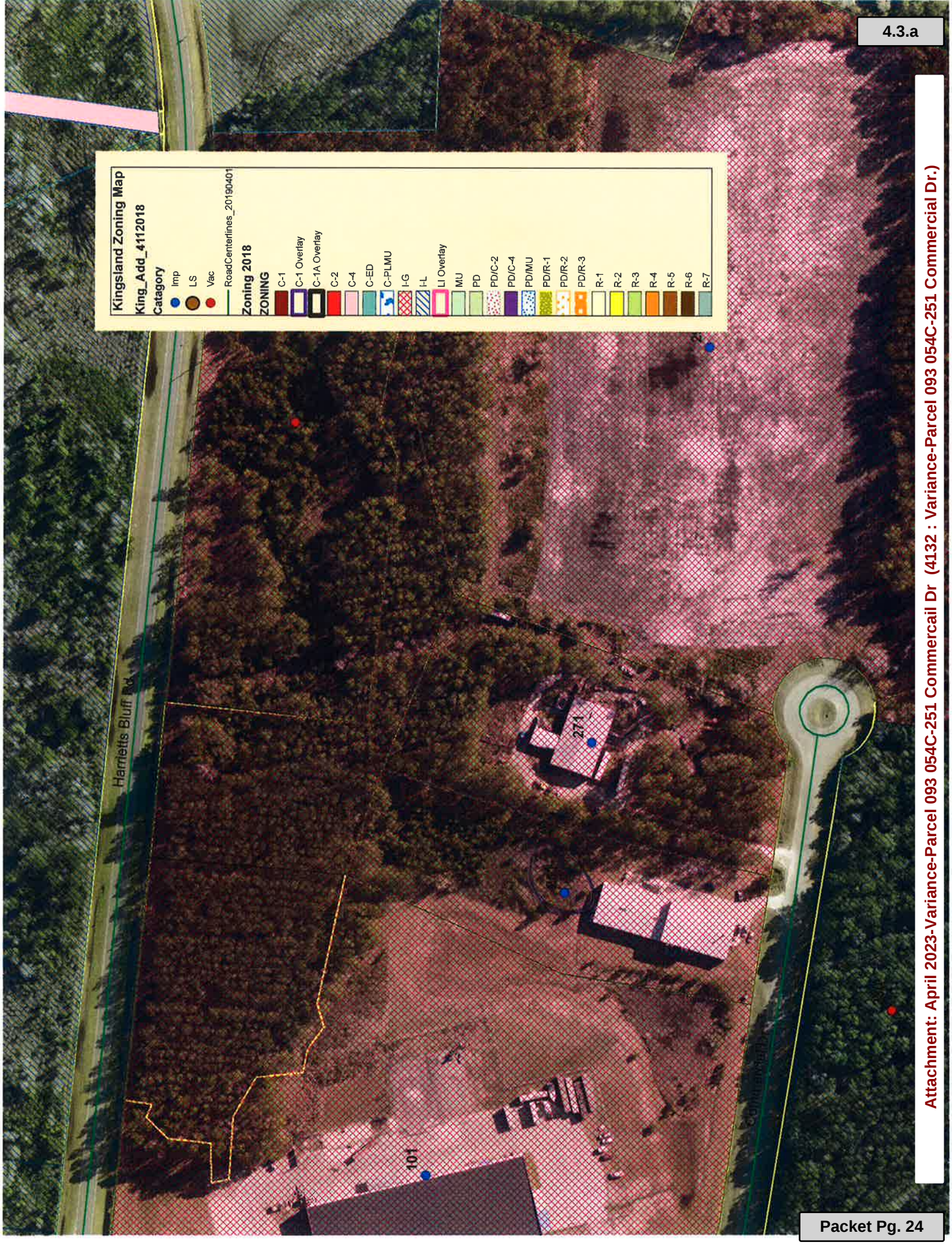
3/8/23

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 3/10/23
2. List of attachments: () Simple map () Final plat () None
☒ Preliminary plat () Other
3. Public hearing (If zoning variance):
Date Applicant notified: 3/10/23
Date hearing advertised: 3/16/23
Date hearing held: 4/3/23
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: 4/11/23



Kingsland Zoning Map

King_Add_4112018

Category

- Imp
- LS
- Vac

RoadCenterlines_20190401

Zoning 2018

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- I-G
- I-L
- LI 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	093054C	Owner	AGLOGIC CHEMICAL LLC
Class Code	Commercial		121 SOUTH ESTES DRIVE
Taxing District	KINGSLAND		CHAPEL HILL, NC 27514
	KINGSLAND	Physical Address	251 COMMERCIAL DR
Acres	2	Assessed Value	Value \$374495

(Note: Not to be used on legal documents)

Last 2 Sales

Date	Net Price	Reason	Qual
9/1/2015	\$280000	BN	U
11/3/2009	0	FI	U

Date created: 3/15/2023

Last Data Uploaded: 3/14/2023 7:49:09 PM

Developed by Schneider
GEOSPATIAL

Attachment: April 2023-Variance-Parcel 093 054C-251 Commercaill Dr (4132 : Variance-Parcel 093 054C-251 Commercial Dr.)

(ACCORDING TO DEED RECORDED IN D.B. 1774, PG. 622 & AS SHOWN ON PLAT RECORDED IN P.D. 19, MAP No. 65, PUBLIC RECORDS OF SAID COUNTY.



TAX PARCEL 093 054G
NOW OR FORMERLY LANDS OF
1495 SOUTH 50TH STREET, LLC
(D.B. 1342, PG. 535)

TAX PARCEL 093 054C
SUBJECT PROPERTY
CONTAINS
±2.00 ACRES

WETLAND AREA

TAX PARCEL 003 064
NOW OR FORMERLY LANDS OF
CAMDEN JOINT DEV AUTHORITY
(D.B. 1506, PG. 500)

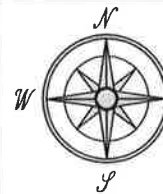
- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N80°42'53"W FOR THE WLY RIGHT-OF-WAY LINE OF COMMERCIAL DRIVE, ACCORDING TO PLAT RECORDED IN P.D. 19, MAP No. 65, PUBLIC RECORDS OF SAID COUNTY.
- 2) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 130399C0086, COMMUNITY No. 130027, PANEL No. 04B0, SUFFIX "C".
- 3) THIS SITE PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 5) SUBJECT PROPERTY IS CURRENTLY ZONED: I-G (INDUSTRIAL GENERAL USAGE). BUILDING SETBACKS ARE AS FOLLOWS: (AS PER CITY OF KINGSLAND ZONING REGULATIONS) MINIMUM FRONT YARD SETBACK FROM RIGHT-OF-WAY: 50 FEET; MINIMUM SIDE YARD SETBACK FROM PROPERTY LINE: 40 FEET; MINIMUM REAR YARD SETBACK: 40 FEET.
- 6) THE WETLAND AREA SHOWN HEREON IS BASED ON SUBDIVISION PLAT. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE AREAS WITHOUT PROPER AUTHORIZATION.

□ = TELEPHONE PEDESTAL
 W = WATER METER
 ☆ = WOOD LIGHT POLE
 S = SANITARY SEWER MANHOLE
 T = ELECTRIC TRANSFORMER
 TV = CABLE TV PEDESTAL
 ♂ = SANITARY CLEAN-OUT

FIELD BOOK 71, PAGE 15
SURVEY DATE: 06-24-2021

DWN. BY: J.S.
CKD. BY: J.S.E.

GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@TDS.NET
DWG. No. S-2-1427-07-21



A K M
SURVEYING, INC
SURVEYORS & LAND PLANNERS

APPROVED BY: 

BY: JEFFREY S. FOSTER DATE: 03/06/2023
 JEFFREY S. FOSTER
 GA. REGISTERED SURVEYOR No. 3143

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4133)**

Meeting: 04/03/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4133

Preliminary Plat- Lake Juniper Phase 5

Soncel, Inc. has submitted an application for a preliminary plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. 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: April 3, 2023

City Council Meeting Date: April 10, 2023

Agenda Item: Preliminary Plat- Lake Juniper Phase 5

Background: Soncel, Inc. has submitted an application for a preliminary plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approx. 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5', which would apply to any future phases of the subdivision.

Summary: All engineering and planning reviews have been completed and approved for phase 5. The developer will follow the previously amended PD with the reduced setbacks.

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: April 2023-Preliminary Plat-Lake Juniper Phase 5 (4133 : Preliminary Plat- Lake Juniper Phase 5)

Apr. 1 2023 230090

4.4.a

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103
KINGSLAND, GA. 31548
2. Owner, if not same: KINGSLAND, GA. 31548
Name: SONCEL, INC.
Address: 140 LAKES BLVD, KINGSLAND, GA 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: LAKE JUNIPER, PH I
5. Location of subdivision: Neighborhood: THE LAKES
Street: VERANO ST.
Parcel Number: 107 005 Lot Number: _____
6. Present zoning: PD (R-1)
7. Number of proposed lots: 32 LOTS, 1 TRACT
8. Area of proposed subdivision: 15.46 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.

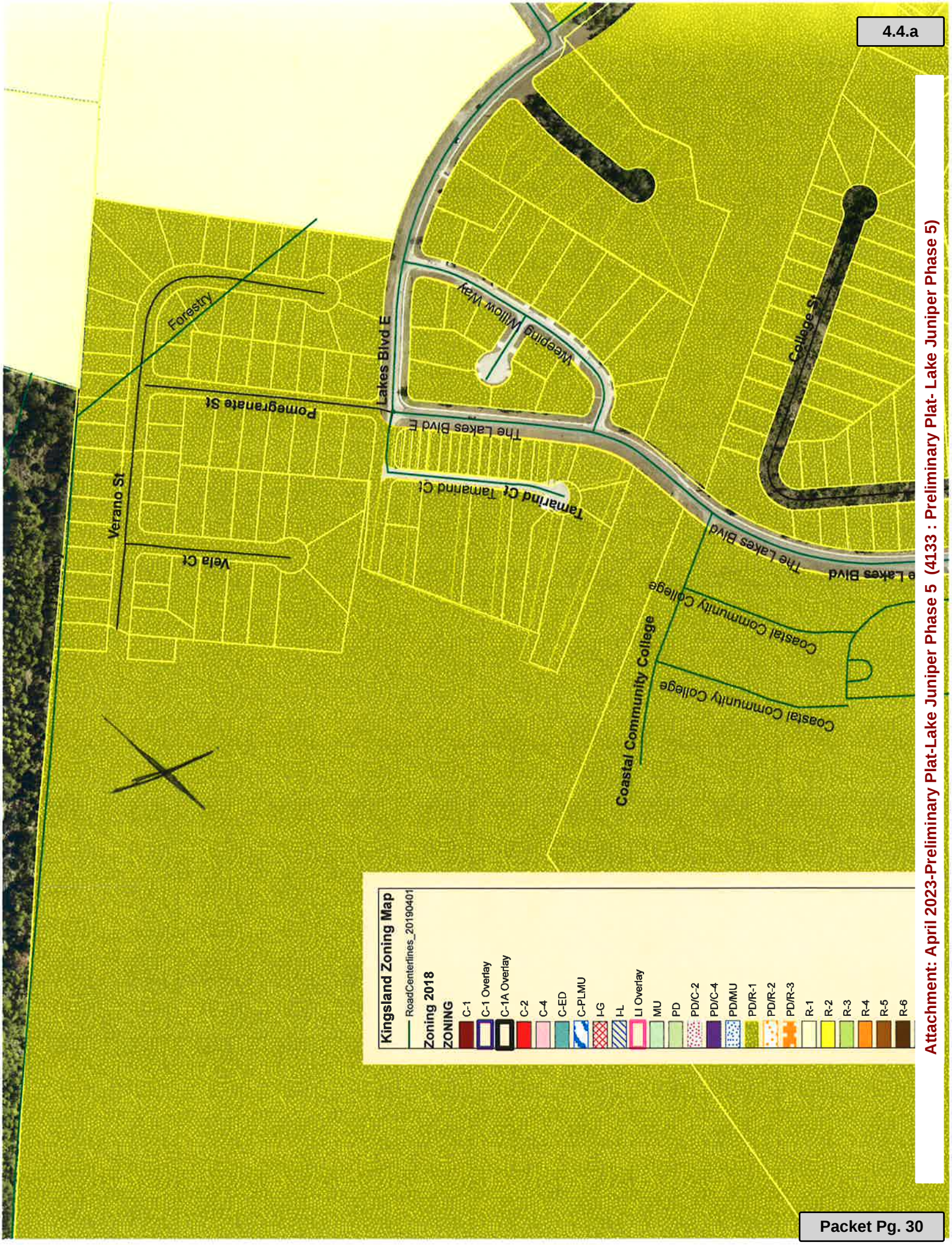
- ☒ Preliminary Plat (Original and 9 copies)
- ☒ Vicinity Map
 - PD (if applicable)
- ☒ Proof of ownership

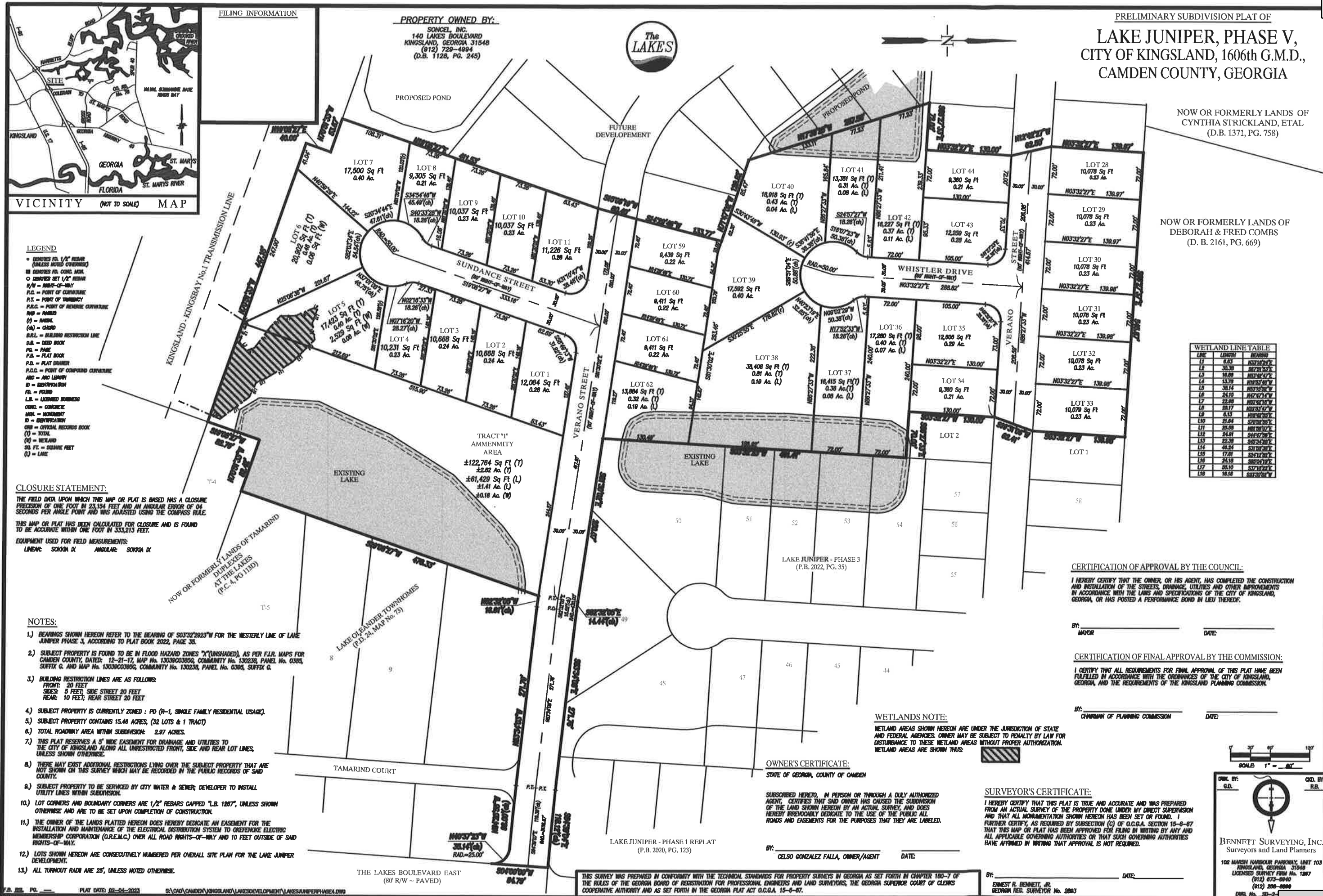
Part C - Planning Official Only

1. Date application was filed: 3/6/2023
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
3. Checked by: Scott & James
4. Are Preliminary Plat and application complete? ☒ Yes () No
5. Correct fee paid? ☒ Yes () No () Not applicable
6. Date preliminary plat reviewed by Planning Commission: 4/3/2023
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: April 2023-Preliminary Plat-Lake Juniper Phase 5 (4133 : Preliminary Plat- Lake Juniper Phase 5)





Attachment: April 2023-Preliminary Plat-Lake Juniper Phase 5 Map (4133 : Preliminary Plat- Lake Juniper Phase 5)