



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • SEPTEMBER 5, 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 Annexation Request & Zoning Designation -

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approximately 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels.

2. Public Hearing for Re-Zoning-Parcels 107 042 & 107 043 -

Ronald Sawyer with White Sands Land Company , LLC has applied for a re-zoning of two parcels containing approximately 76 acres located on the east side of Gross Rd. The applicant is requesting that 70 acres of parcels to be re-zoned to PD/R-2 (Planned Development/Low Density Residential) and the remaining (6) acres to be re-zoned PD/C-2 (Planned Development/General Commercial). The purpose of the re-zone request is for a residential/commercial development containing 185 single family residential lots along with (2) commercial tracts that will front Gross Rd.

3. Public Hearing for Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.) -

Jimmie Rollins is requesting a Variance to Article XI, Section 110.16-Uses not allowed in any Home Occupation Classification. Applicant is requesting to allow a Barber Shop to be an allowed use for his residential business.

4. Public Hearing for Special Use Permit-616 N. Lee St.-Map & Parcel K10 06 010 -

Gregory Andrews has applied for a Special Use Permit to be able to have a Doggie Day Care & Boarding business in the C-1A Business Corridor District. This type of business is not listed as an allowed use in the C-1A.

### II. CALL TO ORDER

Matthew Hooks  
Michael Haynes  
Kathy Markes  
Bradley Shuck

Board Member  
Board Member  
Board Member  
Board Member

Walter Fuller Jr.  
Bryant Shepard  
Fyrth Morris

Board Member  
Chairman  
Vice Chairman

### **III. APPROVE MINUTES FROM LAST MEETING**

### **IV. AGENDA ITEMS**

1. Home Occupation-201 Winding Rd., Apt. 8108-Map & Parcel 120 015 -

Ethan Moon has applied for a Home Occupation Permit for a mobile detailing business known as "Waxing Moon Detailing". The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. The property manager at Pointe Grand Apartments has given permission for a home occupation to be at this residence. Zoning is R-3. Staff recommends approval.

2. Home Occupation-214 Lonesome Pine Ct.-Map & Parcel 082L 033 -

Robert Rushing has applied for a Home Occupation Permit for a pressure washing business known as "Rushing Co., LLC". The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. Zoning is R-1. Staff recommends approval.

3. Home Occupation-107 E. Lakemont Dr.-Map & Parcel 121E 004B -

Sandra Wright has applied for a home occupation permit for a cargo delivery business known as "Ramnlms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. Staff recommends approval.

4. Annexation Request & Zoning Designation -

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approximately 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels if the annexation is approved, which is consistent for RV Parks and the surrounding city and county parcels. Current Zoning is C-1 Commercial Interchange (County) All three parcels. Staff recommends approval.

5. Re-Zoning-Parcels 107 042 & 107 043 -

Ronald Sawyer with White Sands Land Company , LLC has applied for a re-zoning of two parcels containing approximately 76 acres located on the east side of Gross Rd. The applicant is requesting that 70 acres of parcels to be re-zoned to PD/R-2 (Planned Development/Low Density Residential) and the remaining (6) acres to be re-zoned PD/C-2 (Planned Development/General Commercial). The purpose of the re-zone request is for a residential/commercial development containing 185 single family residential lots along with (2) commercial tracts that will front Gross Rd. The applicant has submitted a PD to the City Planning office that has been reviewed and approved. Current Zoning: Parcel 107 042 is I-L (Light Industrial) & Parcel 107 043 is PD/R-3 (Planned development High Density Residential). Staff recommends approval.

6. Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.) -

Jimmie Rollins is requesting a Variance to Article XI, Section 110.16-Uses not allowed in any Home Occupation Classification. Applicant is requesting to allow a Barber Shop to be an allowed use for his residential business. Mr. Rollins stated his hardship is due to not being able to afford the large increase in rent and maintenance cost at his former retail barber shop and also his health issues that has forced him to be at home. Zoning is PD/R-1. Staff recommends approval of the variance request but approval should not set a precedent to allow just anyone to have a barber shop as a residential business unless a valid hardship can be proven.

7. Residential Business-237 Hide Away Lakes Dr.-Map & Parcel K13 01 015 -

Jimmie Rollins has applied for a Residential Business permit for a Barber Shop business know as "JR'S Barber Shop". The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. Zoning is PD/R-1. Staff recommends approval contingent on the applicant's variance being approved.

## **V. ADJOURNMENT**

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4234)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Annexation  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4234

## **Public Hearing for Annexation Request & Zoning Designation**

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approximately 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4240)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4240

**Public Hearing for Re-Zoning-Parcels 107 042 & 107 043**

Ronald Sawyer with White Sands Land Company , LLC has applied for a re-zoning of two parcels containing approximately 76 acres located on the east side of Gross Rd. The applicant is requesting that 70 acres of parcels to be re-zoned to PD/R-2 (Planned Development/Low Density Residential) and the remaining (6) acres to be re-zoned PD/C-2 (Planned Development/General Commercial). The purpose of the re-zone request is for a residential/commercial development containing 185 single family residential lots along with (2) commercial tracts that will front Gross Rd.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4235)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4235

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## **Public Hearing for Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.)**

Jimmie Rollins is requesting a Variance to Article XI, Section 110.16-Uses not allowed in any Home Occupation Classification. Applicant is requesting to allow a Barber Shop to be an allowed use for his residential business.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4238)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4238

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**Public Hearing for Special Use Permit-616 N. Lee St.-Map & Parcel K10 06 010**

Gregory Andrews has applied for a Special Use Permit to be able to have a Doggie Day Care & Boarding business in the C-1A Business Corridor District. This type of business is not listed as an allowed use in the C-1A.

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4231)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Home Office Occupancy  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4231

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**Home Occupation-201 Winding Rd., Apt. 8108-Map & Parcel  
120 015**

Ethan Moon has applied for a Home Occupation Permit for a mobile detailing business known as "Waxing Moon Detailing". The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. The property manager at Pointe Grand Apartments has given permission for a home occupation to be at this residence. Zoning is R-3. 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:** September 5, 2023

**City Council Meeting Date:** September 11, 2023

**Agenda Item:** Home Occupation for 201 Winding Road, Apartment 8108., Map & Parcel 120 015

### **Summary:**

Ethan Moon has applied for a home occupation permit for a mobile detailing business known as “Waxing Moon Detailing”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The property manager at Point Grande Apartments has given permission for a home occupation to be at this residence.

**Zoning:** R-3

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff recommends approval

Scott L. Kimball  
Planning & Zoning Director



Sept.  
230372

## 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: ETHAN CURTIS MOON PHONE: 860-460-3658

ADDRESS: 201 WINDING RD APT 8108, KINGSLAND, GA, 31548

FAX: \_\_\_\_\_ E-MAIL: ETHAN.C.MOON@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: WAXING MOON DETAILING

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 201 WINDING RD APT 8108, KINGSLAND, GA 31548

TAX MAP & PARCEL NUMBER: 120 P15 ZONING: R-3

OWNER OF SITE, IF NOT APPLICANT: POINTE GRAND KINGSLAND EAST

ADDRESS: 201 WINDING ROAD

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: [Signature] DATE: 08 AUG 2023



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

1. DATE COMPLETE APPLICATION FILED: 8-9-23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8-9-23
3. DATE PERMIT FEE PAID: 8-10-23 AMOUNT PAID: \$ 50.<sup>00</sup>
4. PLANNING COMMISSION REVIEW:  
 ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED  
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/5/23  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
5. CITY COUNCIL ACTION:  
 ( ) APPROVED ( ) DENIED  
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/11/23  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 9/12/23

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 occupation PERMIT HAS BEEN ISSUED.

*Scott Kenfield*  
 PLANNING DIRECTOR  
 CITY OF KINGSLAND

8-9-23  
 DATE

\_\_\_\_\_  
 CITY MANAGER  
 CITY OF KINGSLAND

\_\_\_\_\_  
 DATE



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

APPLICANT: ETHAN CURTIS MOON  
 ADDRESS: 201 WINDING ROAD APT 8108  
 CITY: KINGSLAND STATE: GA ZIP: 31548  
 PHONE: ( ) 860-460-8653 FAX: ( ) \_\_\_\_\_ E-MAIL: ETHAN.C.MOON@GMAIL.COM  
 PROPOSED BUSINESS: WAXING MOON DETAILING LOCATION: KINGSLAND, GA  
 TAX PARCEL: 120 P15 ZONING: R-3

*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:** 1173 Business area sq. ft. 0 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

08 AUG 2023  
 DATE

To whom it may concern,

Ethan Moon has received permission from Pointe Grand Kingsland East Management to use his home address for his Home Occupation Permit. Should anyone have any questions, please contact me directly at the information below.

Thanks,

*Megan Peters 8/8/2023*

**Megan Peters | Community Manager | Pointe Grand Kingsland East**

201 Winding Road | Kingsland, Georgia 31548

(912)228.3038

[info@pointegrandslandseast.com](mailto:info@pointegrandslandseast.com)

[www.pointegrandslandseast.com](http://www.pointegrandslandseast.com)



**Kingsland Zoning Map**

King\_Add\_4112018

**Category**

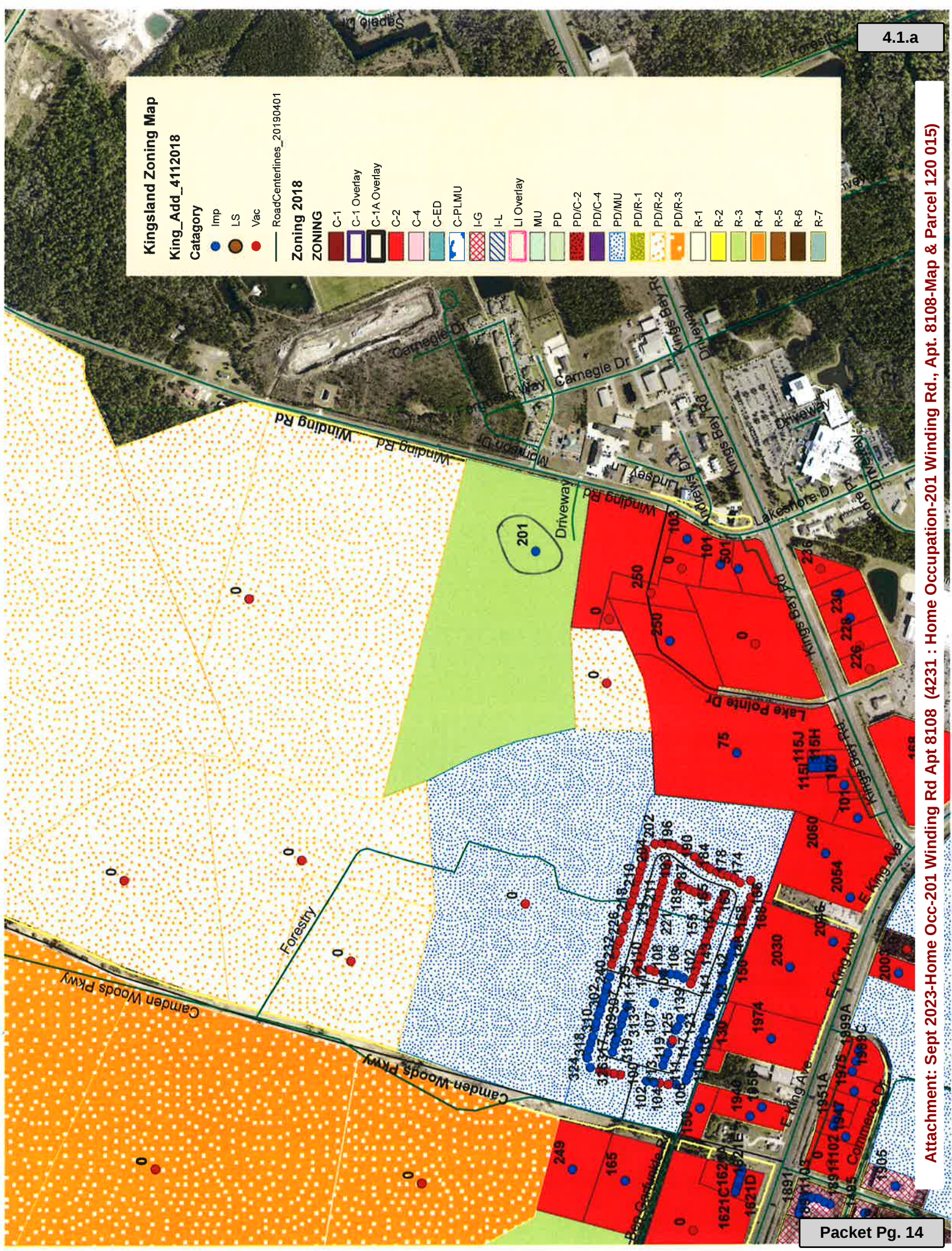
- Imp
- LS
- Vac

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





# Camden County, GA



## Overview



## Legend

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

|                        |            |                         |                                 |                     |                  |               |             |
|------------------------|------------|-------------------------|---------------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 120 015    | <b>Owner</b>            | POINTE GRAND KINGSLAND EAST LLC | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Commercial |                         | 1031 WEST MORSE BOULEVARD       | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND  |                         | SUITE 240                       | 5/19/2021           | 0                | QC            | U           |
| <b>Acres</b>           | 57.57      |                         | WINTER PARK, FL 32789           | 5/19/2021           | \$173000         | LM            | Q           |
|                        |            | <b>Physical Address</b> | 201 WINDING RD                  |                     |                  |               |             |
|                        |            | <b>Assessed Value</b>   | Value \$6861176                 |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 8/9/2023

Last Data Uploaded: 8/8/2023 10:25:05 PM

Developed by  **Schneider**  
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4232)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Home Office Occupancy  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4232

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**Home Occupation-214 Lonesome Pine Ct.-Map & Parcel 082L  
033**

Robert Rushing has applied for a Home Occupation Permit for a pressure washing business know as "Rushing Co., LLC". The applicant has been notified and agrees to the requirements of a Home Occupation Permit 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:** September 5, 2023

**City Council Meeting Date:** September 11, 2023

**Agenda Item:** Home Occupation for 214 Lonesome Pine Court., Map & Parcel 082L 033

### **Summary:**

Robert Rushing has applied for a home occupation permit for a pressure washing business known as "Rushing Co, 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



Sept

230381

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: Robert Rushing PHONE: 912-227-4344

ADDRESS: 214 Lonesome Pine Ct

FAX: \_\_\_\_\_ E-MAIL: Heath@RushingProWash.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: Rushing Co LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 214 Lonesome Pine Ct

TAX MAP & PARCEL NUMBER: 082L 033 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: Same

ADDRESS: 214 Lonesome Pine Ct

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: Heath Rushing DATE: 8-13-2024

Attachment: Sept 2023-Home Occ-214 Lonesome Pine Ct (4232 : Home Occupation-214 Lonesome Pine Ct.-Map & Parcel 082L 033)



**CITY OF KINGSLAND**  
**APPLICATION FOR HOME OCCUPATION PERMIT**

**TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR**

1. DATE COMPLETE APPLICATION FILED: 8/14/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/14/23
3. DATE PERMIT FEE PAID: 8/14/23 AMOUNT PAID: \$ 50
4. PLANNING COMMISSION REVIEW:  
 ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED  
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/5/23  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
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 ( ) APPROVED ( ) DENIED  
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/11/23  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 9/12/23

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 Occupation PERMIT HAS BEEN ISSUED.

  
 PLANNING DIRECTOR  
 CITY OF KINGSLAND

8/14/23  
 DATE

\_\_\_\_\_  
 CITY MANAGER  
 CITY OF KINGSLAND

\_\_\_\_\_  
 DATE



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

APPLICANT: Robert Rushing  
 ADDRESS: 214 Lonesome Pine Ct  
 CITY: Kingsland STATE: GA ZIP: 31548  
 PHONE: (912) 227-4344 FAX: ( ) E-MAIL: Heath@Rushingprowash.c  
 PROPOSED BUSINESS: Pressure washing LOCATION: \_\_\_\_\_  
 TAX PARCEL: 082 L033 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:** 100 Business area sq. ft. 1545 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.**

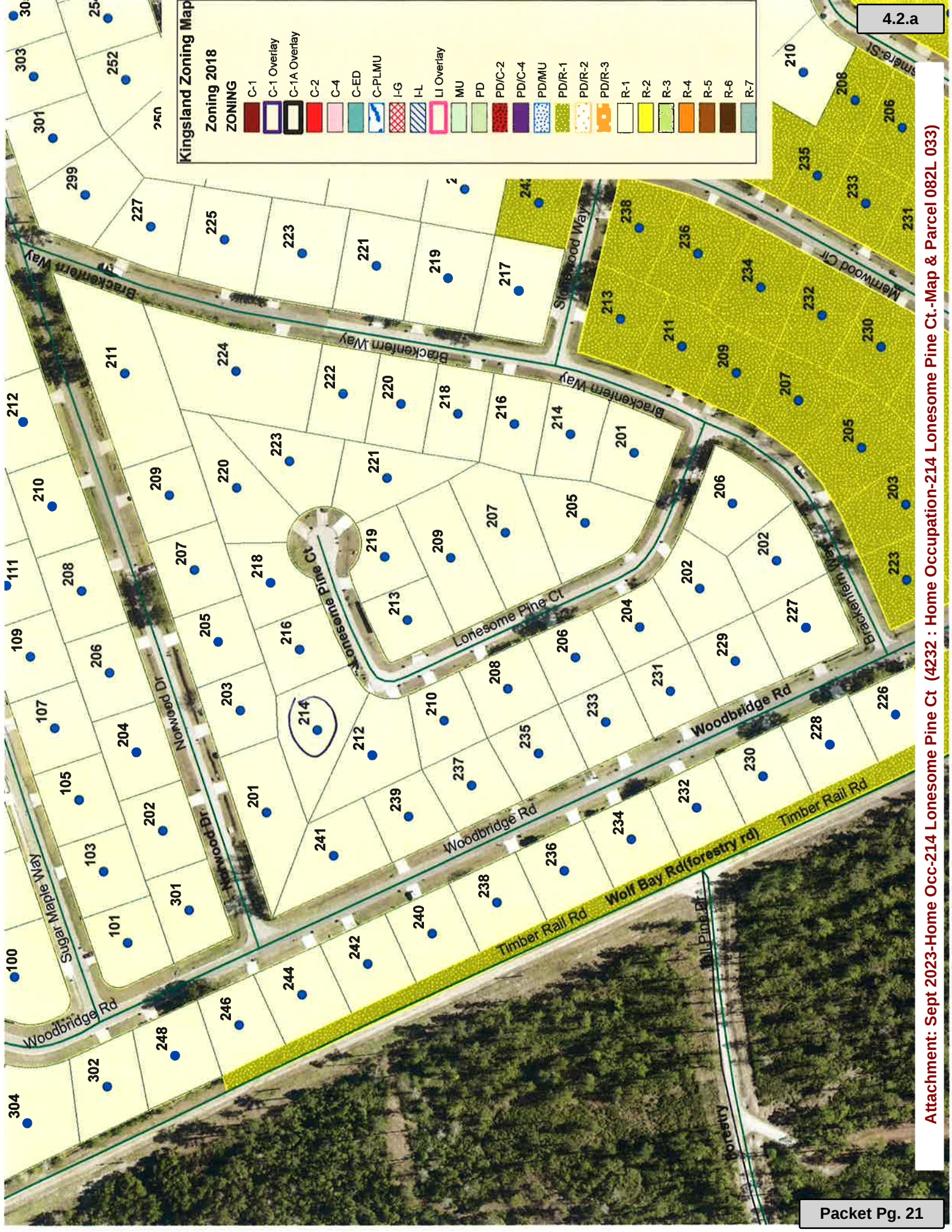
Heath Rushing  
 SIGNATURE OF APPLICANT

8-13-2024  
 DATE

Attachment: Sept 2023-Home Occ-214 Lonesome Pine Ct (4232 : Home Occupation-214 Lonesome Pine Ct.-Map & Parcel 082L 033)

**Kingsland Zoning Map**

| Zoning 2018  | ZONING       |
|--------------|--------------|
| C-1          | C-1          |
| C-1 Overlay  | C-1 Overlay  |
| C-1A Overlay | C-1A Overlay |
| C-2          | C-2          |
| C-4          | C-4          |
| C-ED         | C-ED         |
| C-PLMU       | C-PLMU       |
| I-G          | I-G          |
| LI           | LI           |
| LI Overlay   | LI Overlay   |
| MU           | MU           |
| PD           | PD           |
| PD/C-2       | PD/C-2       |
| PD/C-4       | PD/C-4       |
| PDMU         | PDMU         |
| PDR-1        | PDR-1        |
| PDR-2        | PDR-2        |
| PDR-3        | PDR-3        |
| R-1          | R-1          |
| R-2          | R-2          |
| R-3          | R-3          |
| R-4          | R-4          |
| R-5          | R-5          |
| R-6          | R-6          |
| R-7          | R-7          |



4.2.a

Attachment: Sept 2023-Home Occ-214 Lonesome Pine Ct (4232 : Home Occupation-214 Lonesome Pine Ct.-Map & Parcel 082L 033)



# 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**

|                        |             |                         |                         |                     |                  |               |             |
|------------------------|-------------|-------------------------|-------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 082L 033    | <b>Owner</b>            | RUSHING ROBERT & AUTUMN | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | 214 LONESOME PINE COURT | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548     | 6/6/2023            | 0                | QC            | U           |
|                        | KINGSLAND   | <b>Physical Address</b> | 214 LONESOME PINE CT    | 11/21/2017          | 0                | NM            | U           |
| <b>Acres</b>           | n/a         | <b>Assessed Value</b>   | Value \$219325          |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 8/15/2023

Last Data Uploaded: 8/14/2023 11:06:50 PM

Developed by Schneider  
GEOSPATIAL

Attachment: Sept 2023-Home Occ-214 Lonesome Pine Ct (4232 : Home Occupation-214 Lonesome Pine Ct.-Map & Parcel 082L 033)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4246)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Home Office Occupancy  
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 4246

---

**Home Occupation-107 E. Lakemont Dr.-Map & Parcel 121E  
004B**

Sandra Wright has applied for a home occupation permit for a cargo delivery business known as "Ramnlms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. 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:** September 5, 2023

**City Council Meeting Date:** September 11, 2023

**Agenda Item:** Home Occupation for 107 E Lakemont Drive., Map & Parcel 121E 004B

#### **Summary:**

Sandra Wright has applied for a home occupation permit for a cargo delivery business known as "Ramnlms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

**Zoning:** R-3

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff recommends approval

Scott L. Kimball  
Planning & Zoning Director



Sept 230395

## 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: Sandra R. Wright PHONE: 912-227-0249  
 ADDRESS: 107 East Lakemont Kingsland, Ga 3153  
 FAX: \_\_\_\_\_ E-MAIL: ramnlns@outlook.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: Ramnlns  
 STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 107 East Lakemont Kingsland, 3153  
 TAX MAP & PARCEL NUMBER: 121 E 004 B ZONING: R-3  
 OWNER OF SITE, IF NOT APPLICANT: \_\_\_\_\_  
 ADDRESS: N/A.  
 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: Sandra Wright DATE: 8-22-23

Attachment: Sept 2023-Home Occ-107 E Lakemont Dr (4246 : Home Occupation-107 E Lakemont Dr.-Map & Parcel 121E 004B)



**CITY OF KINGSLAND**  
**APPLICATION FOR HOME OCCUPATION PERMIT**

**TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR**

1. DATE COMPLETE APPLICATION FILED: 8-22-23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/22/23
3. DATE PERMIT FEE PAID: 8/22/23 AMOUNT PAID: \$ 50.<sup>00</sup>
4. PLANNING COMMISSION REVIEW:  
 ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED  
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/5/23  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
5. CITY COUNCIL ACTION:  
 ( ) APPROVED ( ) DENIED  
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/11/23  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 9/12/23

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 Occupation PERMIT HAS BEEN ISSUED.

*[Signature]*  
 PLANNING DIRECTOR  
 CITY OF KINGSLAND

8/22/23  
 DATE

\_\_\_\_\_  
 CITY MANAGER  
 CITY OF KINGSLAND

\_\_\_\_\_  
 DATE



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

APPLICANT: Sandra Wright  
 ADDRESS: 107 East Lakemont  
 CITY: Kingsland STATE: Ga ZIP: 31548  
 PHONE: 912 2270249 FAX: ( ) E-MAIL: ramnlns@aoutb.com  
 PROPOSED BUSINESS: Ramnlns LOCATION: Kingsland, Ga 31548  
 TAX PARCEL: 121E 004B ZONING: R-3

*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:**

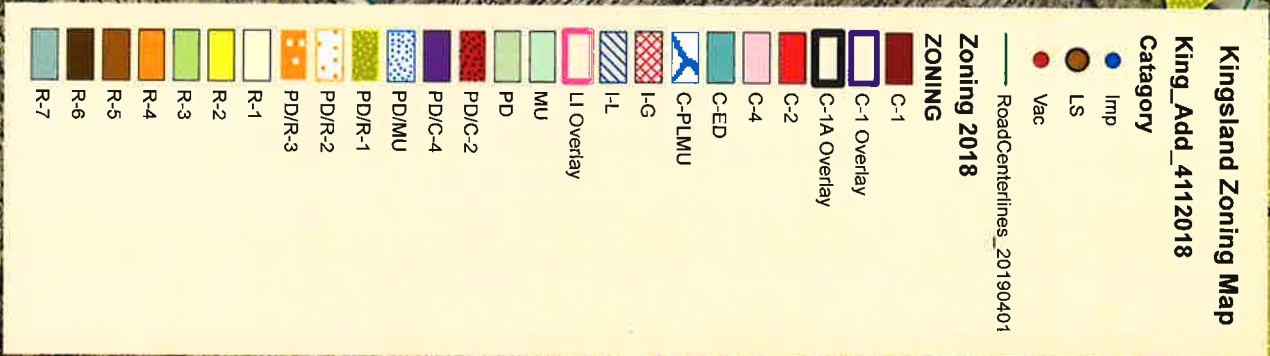
- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor 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: 100 Business area sq. ft. 1453 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.**

Sandra R. Wright  
 SIGNATURE OF APPLICANT

8-22-2023  
 DATE

Attachment: Sept 2023-Home Occ-107 E Lakemont Dr (4246 : Home Occupation-107 E Lakemont Dr.-Map & Parcel 121E 004B)





# 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
- A City Labels

|                        |             |                         |                                           |                     |                  |               |             |
|------------------------|-------------|-------------------------|-------------------------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 121E 004B   | <b>Owner</b>            | WRIGHT SANDRA RENEE & JIMMY RAY WRIGHT SR | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | 107 EAST LAKEMONT DRIVE                   | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548                       | 4/3/2020            | \$105500         | FM            | Q           |
|                        | KINGSLAND   |                         |                                           | 9/1/1997            | \$46300          | NM            | U           |
| <b>Acres</b>           | n/a         | <b>Physical Address</b> | 107 E LAKEMONT DR                         |                     |                  |               |             |
|                        |             | <b>Assessed Value</b>   | Value \$137477                            |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 8/22/2023

Last Data Uploaded: 8/21/2023 10:38:07 PM

Developed by  Schneider  
GEOSPATIAL

Attachment: Sept 2023-Home Occ-107 E Lakemont Dr (4246 : Home Occupation-107 E Lakemont Dr.-Map & Parcel 121E 004B)



## Planning and Zoning

105 South Lee Street  
Kingsland, GA 31548

### SCHEDULED

#### AGENDA ITEM (ID # 4233)

4.4

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Annexation  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4233

## Annexation Request & Zoning Designation

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approximately 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels if the annexation is approved, which is consistent for RV Parks and the surrounding city and county parcels. Current Zoning is C-1 Commercial Interchange (County) All three parcels. 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:** September 5, 2022

**City Council Meeting Date:** September 11, 2022

**Agenda Item:** Annexation Request and Zoning Designation

#### Summary:

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approx. 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. There is a mixture of residential and commercial city and county parcels in the area and there are city parcels adjacent to the parcels along Scrubby Bluff Rd. There is existing water and sewer access in the area and the applicant will absorb the cost of running a water line down Scrubby Bluff Rd. and also to run a sewer line to the adjacent subdivision property. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels if the annexation is approved, which is consistent for RV Parks and the surrounding city and county parcels.

**Current Zoning:** C-1 Commercial Interchange (County) All three parcels

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends approval

Scott L. Kimball  
 Planning Director

Attachment: Sept 2023-Annex & Zoning Designation (4233 : Annexation Request & Zoning Designation)



**APPLICATION TO CITY OF KINGSLAND, GEORGIA  
TO ANNEX LANDS/ DE-ANNEX**

108028B 108029 108029A

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map \_\_\_\_\_, Block \_\_\_\_\_, Parcel           , has a street address of 2970 Scribby Bluff Road, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned CU (Commercial Interchange) by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of City at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: 923,036 or Number of Acres: 22.19

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 3 Future population: 3

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

06/20/2023  
Date

Barron Roddey, manager of Kingsland Bay RV Resort, LLC

Signature (Signed and Printed) of Owner  
1985 Edgewater Drive, Clearwater, FL 33755

Address of above Owner

06/20/2023  
Date

Barron Roddey  
Signature (Signed and Printed) of Owner

1985 Edgewater Dr, Clearwater, FL 33755  
Address of above Owner

**CONTINUED ON BACK**

Page One

Attachment: Sept 2023-Annex & Zoning Designation (4233 : Annexation Request & Zoning Designation)

06/20/2023  
Date

Barron Kelley, MGR. Barron Kelley  
Signature (Signed and Printed) of Owner  
1985 Edgewater Dr. Clearwater FL 33755  
Address of above Owner

Owner(s) signed the above in the presence of

Shanne Thomas

Witness

Rejeanne Rennie-Moe

NOTARY PUBLIC, State of FLORIDA

My commission expires: 12/9/2023

(NOTARY SEAL)



**ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED  
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS**

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

County is C-I For Commercial Interchange

City Zoning will be C-4 Interchange Commercial



**TRACT 1, AS SURVEYED LEGAL DESCRIPTION:**

ALL THAT LOT, TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1606TH G.M.D.

DISTRICT, CAMDEN COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIN, WHICH PIN MARKS THE INTERSECTION OF THE NORTHEASTERLY CORNER OF LOT 4 OF PINE BLUFF SUBDIVISION, AS SHOW IN PLAT DRAWER 22, MAP No. 6, CAMDEN COUNTY RECORDS, AND THE WESTERLY LINE OF LOCAL SERVICE ROAD TO U.S. HIGHWAY I-95 (A.K.A. SCRUBBY BLUFF ROAD), THENCE PROCEED SOUTH 38 DEGREES 37 MINUTES 50 SECONDS WEST A DISTANCE OF 200.00 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING.

FROM AFORESAID POINT OF BEGINNING, PROCEED SOUTH 49 DEGREES 28 MINUTES 48 SECONDS EAST A DISTANCE OF 451.68 FEET TO A 1/2" PIPE;

THENCE NORTH 38 DEGREES 17 MINUTES 50 SECONDS EAST A DISTANCE OF 200.11 FEET TO A 1/2" REBAR SET;

THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 590.02 FEET, WITH A RADIUS OF 1095.92 FEET, WITH A CHORD BEARING OF SOUTH 26 DEGREES 08 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 582.92 FEET TO A 5"x5" CONCRETE MONUMENT;

THENCE SOUTH 10 DEGREES 42 MINUTES 10 SECONDS EAST A DISTANCE OF 10.00 FEET TO A 1/2" REBAR;

THENCE SOUTH 79 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 736.45 FEET TO A 1" PIPE;

THENCE NORTH 45 DEGREES 10 MINUTES 34 SECONDS WEST A DISTANCE OF 506.56 FEET TO A 1/2" REBAR;

THENCE NORTH 38 DEGREES 38 MINUTES 49 SECONDS EAST A DISTANCE OF 572.18 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING, HAVING AN AREA OF 11.78 ACRES. AFORESAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF A SURVEY BY CUMBERLAND LAND SURVEYORS DATED JUNE 29, 2022, HEREBY INCORPORATED BY REFERENCE.

TRACT 2, AS SURVEYED LEGAL DESCRIPTION:

ALL THAT LOT, TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1606TH G.M.D.

DISTRICT, CAMDEN COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" PIPE, WHICH PIN MARKS THE SOUTHEASTERLY CORNER OF TRACT "C" OF PINE BLUFF SUBDIVISION, AS SHOWN IN PLAT DRAWER 22, MAP No. 6, CAMDEN COUNTY RECORDS, THENCE PROCEED NORTH 38 DEGREES 33 MINUTES 17 SECONDS EAST A DISTANCE OF 187.17 FEET TO A 1/2" REBAR;

THENCE SOUTH 45 DEGREES 10 MINUTES 33 SECONDS EAST A DISTANCE OF 506.56 FEET TO A 1" PIPE AND THE POINT OF BEGINNING.

FROM AFORESAID POINT OF BEGINNING, PROCEED NORTH 79 DEGREES 29 MINUTES 00 SECONDS EAST A DISTANCE OF 736.45 FEET TO A 1/2" REBAR;

THENCE SOUTH 10 DEGREES 46 MINUTES 24 SECONDS EAST A DISTANCE OF 167.28 FEET TO A 1/2" REBAR SET;

THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 611.22 FEET, WITH A RADIUS OF 3664.78 FEET, WITH A CHORD BEARING OF SOUTH 05 DEGREES 47 MINUTES 55 SECONDS EAST, AND A CHORD LENGTH OF 610.51 FEET TO A 1/2" REBAR SET;

THENCE SOUTH 11 DEGREES 26 MINUTES 39 SECONDS WEST A DISTANCE OF 188.43 FEET TO A PK NAIL;

THENCE NORTH 43 DEGREES 29 MINUTES 08 SECONDS WEST A DISTANCE OF 1132.92 FEET TO A 1" PIPE AND THE POINT OF BEGINNING, HAVING AN AREA OF 8.78 ACRES. AFORESAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF A SURVEY BY CUMBERLAND LAND SURVEYORS DATED JUNE 29, 2022, HEREBY INCORPORATED BY REFERENCE.

TRACT 3, AS SURVEYED LEGAL DESCRIPTION:

ALL THAT LOT, TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1606TH G.M.D.

DISTRICT, CAMDEN COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

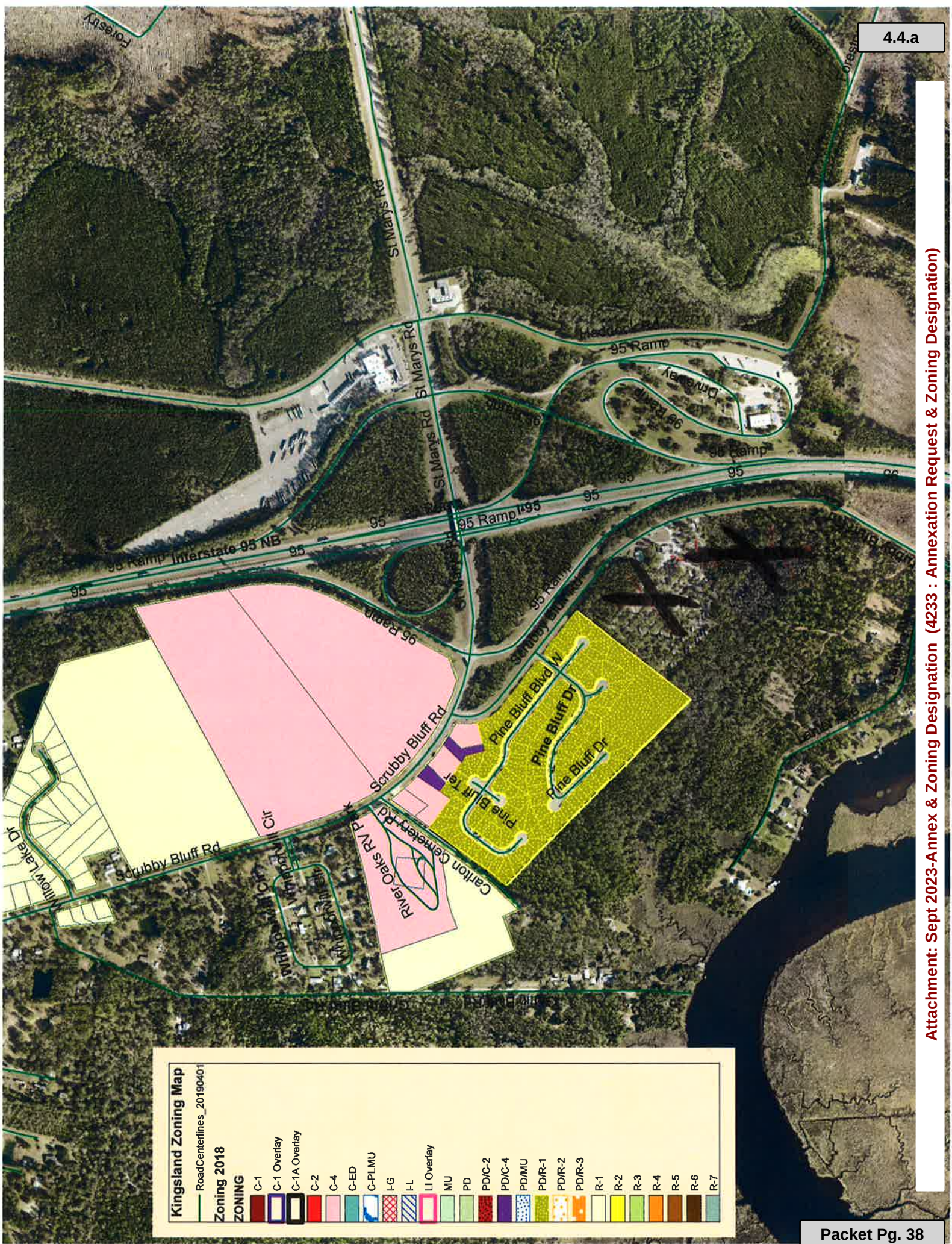
BEGIN AT A 1/2" REBAR, WHICH PIN MARKS THE INTERSECTION OF THE NORTHEASTERLY CORNER OF LOT 4 OF PINE BLUFF SUBDIVISION, AS SHOW IN PLAT DRAWER 22, MAP No. 6, CAMDEN COUNTY RECORDS, AND THE WESTERLY LINE OF LOCAL SERVICE ROAD TO U.S. HIGHWAY I-95 (A.K.A. SCRUBBY BLUFF ROAD). FROM AFORESAID POINT OF BEGINNING, PROCEED SOUTH 51 DEGREES 38 MINUTES 23 SECONDS EAST A DISTANCE OF 258.32 FEET TO A 1/2" REBAR SET;

THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 192.87 FEET, WITH A RADIUS OF 1095.92 FEET, WITH A CHORD BEARING OF SOUTH 46 DEGREES 36 MINUTES 13 SECONDS EAST, AND A CHORD LENGTH OF 192.62 FEET TO A 1/2" REBAR SET;

THENCE SOUTH 38 DEGREES 17 MINUTES 50 SECONDS WEST A DISTANCE OF 200.11 FEET TO A 1/2" PIPE;

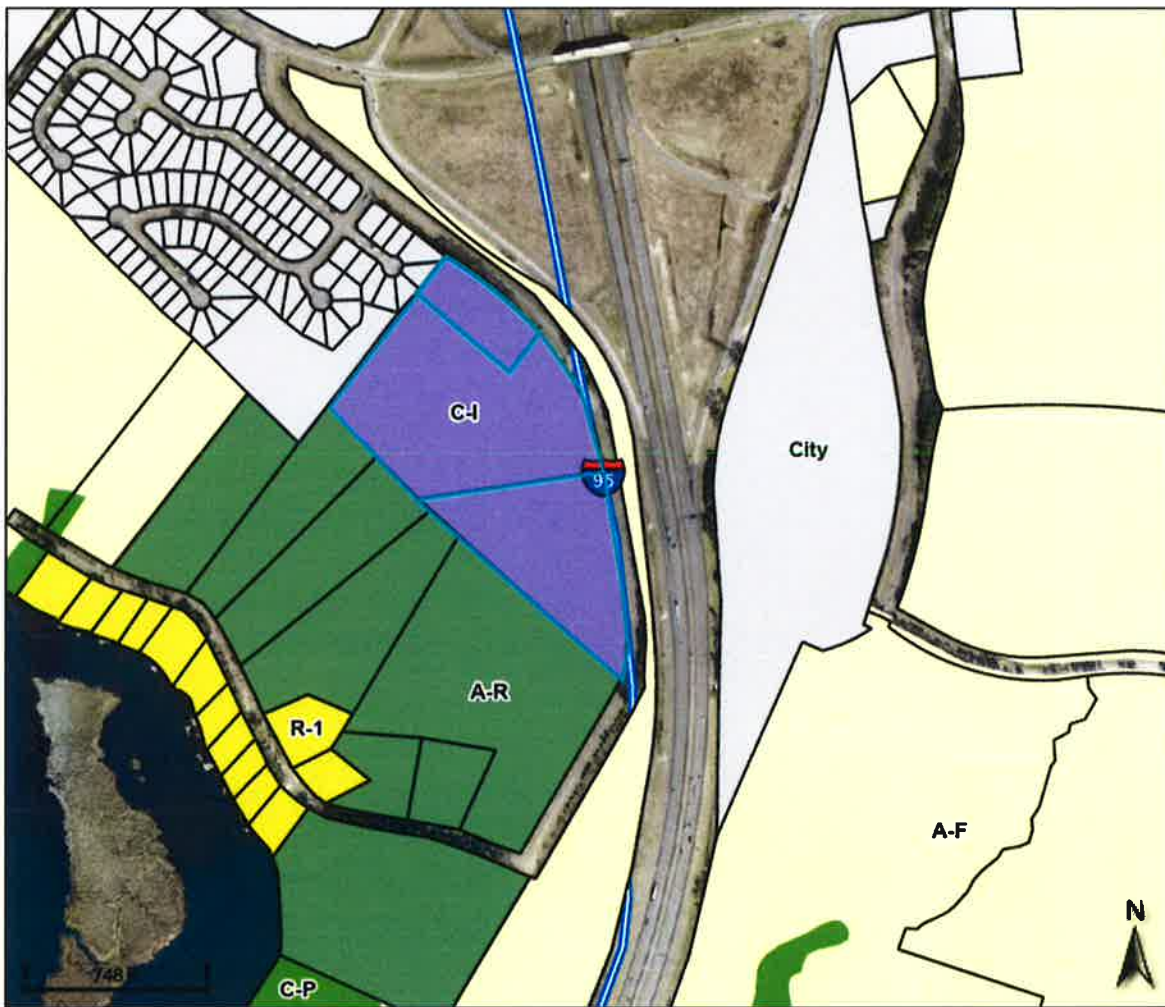
THENCE NORTH 49 DEGREES 28 MINUTES 48 SECONDS WEST A DISTANCE OF 451.68 FEET TO A 1/2" REBAR;

THENCE NORTH 38 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 200.00 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING, HAVING AN AREA OF 2.13 ACRES. AFORESAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF A SURVEY BY CUMBERLAND LAND SURVEYORS DATED JUNE 29, 2022, HEREBY INCORPORATED BY REFERENCE.





## Camden County, GA



## Overview



## Legend

- ☐ Parcels
- USA Major Highways**
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Minor Road
  - Other Road
  - Ramp
  - - Ferry
  - Pedestrian Way
- City Labels**
- Zoning**
  - A-F
  - A-R
  - C-G
  - C-I
  - C-N
  - C-P
  - City
  - I-G
  - I-R
  - LCI
  - MHP
  - PD
  - R-1
  - R-2
  - R-3
  - RVD
  - Unknown

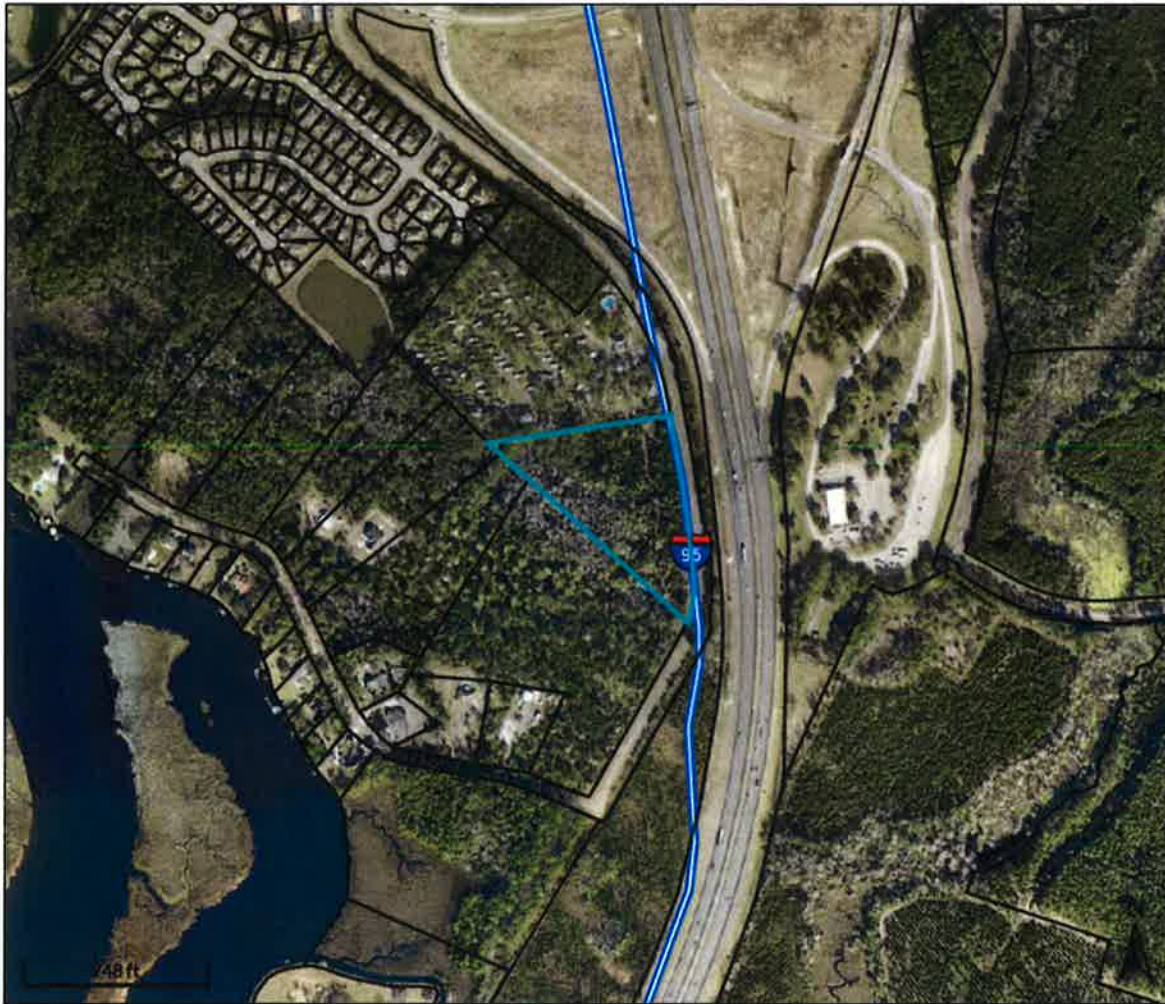
|                        |                                |                         |                             |                          |          |                  |               |             |
|------------------------|--------------------------------|-------------------------|-----------------------------|--------------------------|----------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 108 029A                       | <b>Owner</b>            | KINGSLAND BAY RV RESORT LLC | <b>Last 2 Sales Date</b> |          | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Class Code</b>      | Commercial                     |                         | 1985 EDGEWATER DRIVE        |                          |          |                  |               |             |
| <b>Taxing District</b> | 42 UNINCORPORATED SERVICE DIST |                         | CLEARWATER, FL 33755        | 12/15/2021               | \$823973 | XX               | U             |             |
|                        | 42 UNINCORPORATED SERVICE DIST | <b>Physical Address</b> | SCRUBBY BLUFF RD            | 7/8/2021                 | 0        | QC               | U             |             |
| <b>Acres</b>           | 2.0                            | <b>Assessed Value</b>   | Value \$127500              |                          |          |                  |               |             |

(Note: Not to be used on legal documents)

Attachment: Sept 2023-Annex &amp; Zoning Designation (4233 : Annexation Request &amp; Zoning Designation)



# Camden County, GA



## Overview



## Legend

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

|                   |                           |                         |                             |                     |                  |               |             |  |
|-------------------|---------------------------|-------------------------|-----------------------------|---------------------|------------------|---------------|-------------|--|
| <b>Parcel ID</b>  | 108 028B                  | <b>Owner</b>            | KINGSLAND BAY RV RESORT LLC | <b>Last 2 Sales</b> |                  |               |             |  |
| <b>Class Code</b> | Commercial                |                         |                             | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |  |
| <b>Taxing</b>     | 42 UNINCORPORATED SERVICE |                         | 1985 EDGEWATER DRIVE        | 12/15/2021          | \$1651464        | XX            | U           |  |
| <b>District</b>   | DIST                      |                         | CLEARWATER, FL 33755        | 7/8/2021            | 0                | QC            | U           |  |
|                   | 42 UNINCORPORATED SERVICE | <b>Physical Address</b> | SCRUBBY BLUFF RD            |                     |                  |               |             |  |
|                   | DIST                      | <b>Assessed Value</b>   | Value \$300645              |                     |                  |               |             |  |
| <b>Acres</b>      | 8.79                      |                         |                             |                     |                  |               |             |  |

(Note: Not to be used on legal documents)

Date created: 8/2/2023

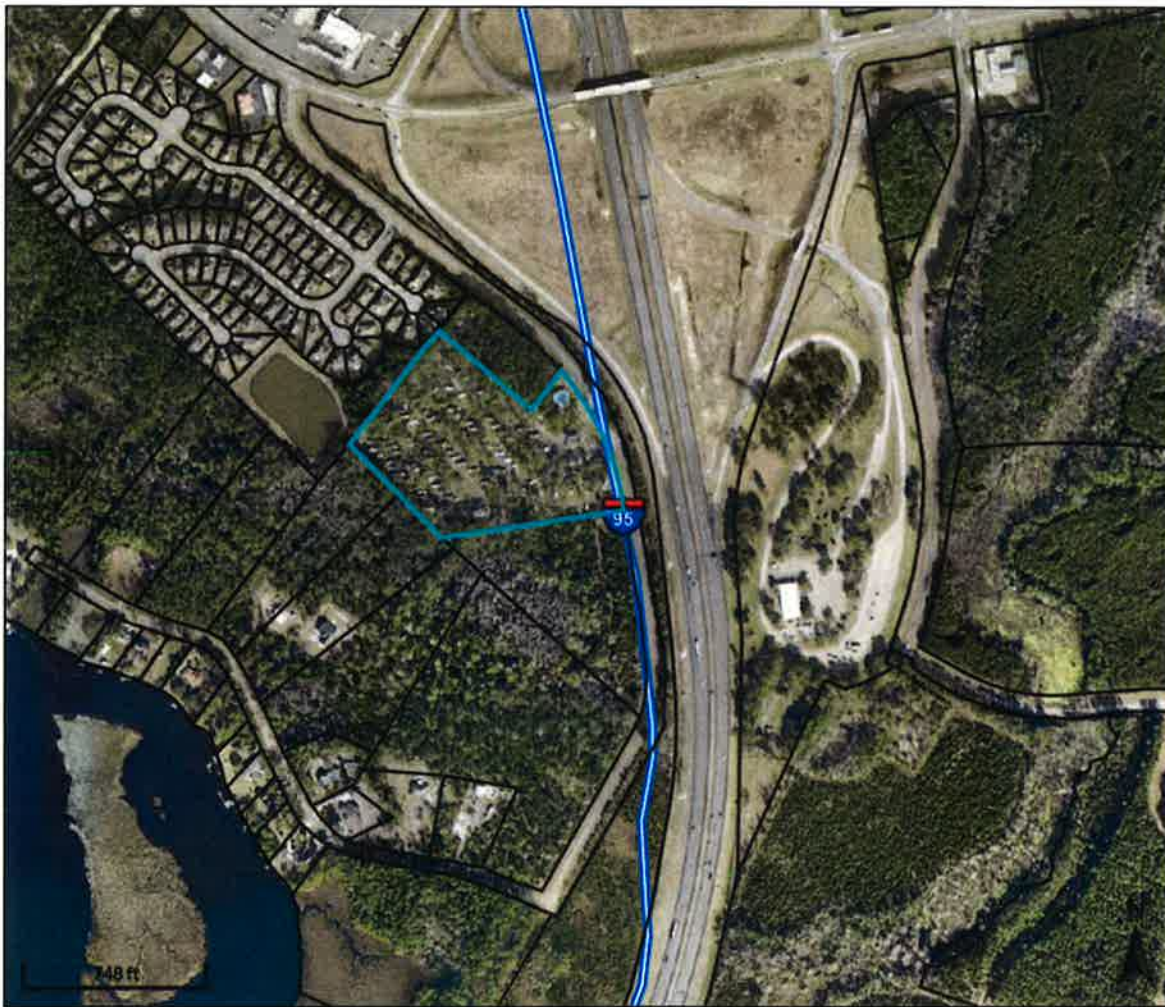
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Attachment: Sept 2023-Annex & Zoning Designation (4233 : Annexation Request & Zoning Designation)



# Camden County, GA



## Overview



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|                   |                           |                         |                             |                     |                  |               |             |  |
|-------------------|---------------------------|-------------------------|-----------------------------|---------------------|------------------|---------------|-------------|--|
| <b>Parcel ID</b>  | 108 029                   | <b>Owner</b>            | KINGSLAND BAY RV RESORT LLC | <b>Last 2 Sales</b> |                  |               |             |  |
| <b>Class Code</b> | Commercial                |                         |                             | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |  |
| <b>Taxing</b>     | 42 UNINCORPORATED SERVICE |                         | 1985 EDGEWATER DRIVE        | 12/15/2021          | \$2251225        | XX            | U           |  |
| <b>District</b>   | DIST                      |                         | CLEARWATER, FL 33755        | 7/8/2021            | 0                | QC            | U           |  |
|                   | 42 UNINCORPORATED SERVICE | <b>Physical Address</b> | 2970 SCRUBBY BLUFF RD       |                     |                  |               |             |  |
|                   | DIST                      | <b>Assessed Value</b>   | Value \$1735955             |                     |                  |               |             |  |
| <b>Acres</b>      | 11.4                      |                         |                             |                     |                  |               |             |  |

(Note: Not to be used on legal documents)

Date created: 8/2/2023

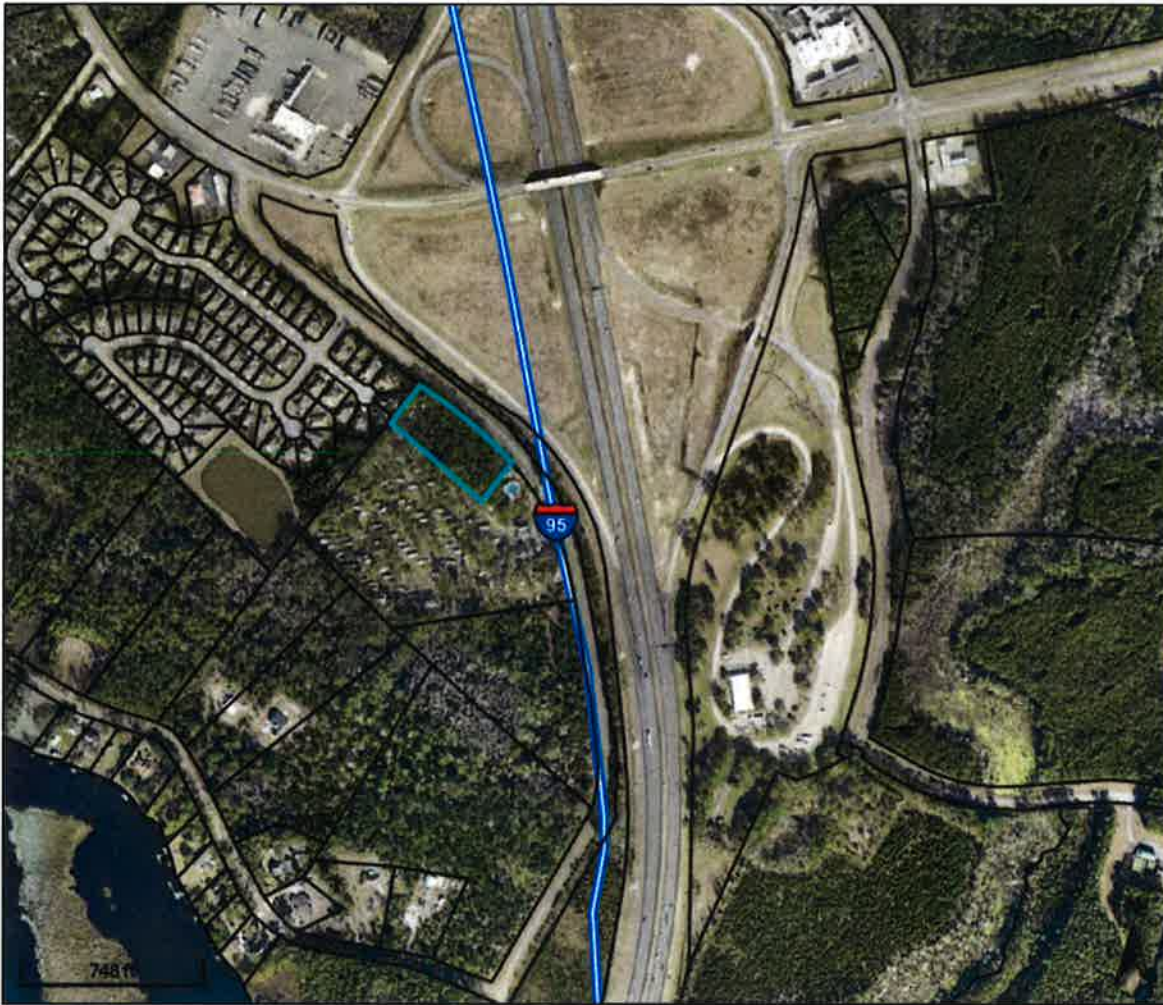
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Developed by Schneider  
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Attachment: Sept 2023-Annex & Zoning Designation (4233 : Annexation Request & Zoning Designation)



# Camden County, GA



## Overview



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|                        |                                |                         |                             |                          |                  |               |             |  |
|------------------------|--------------------------------|-------------------------|-----------------------------|--------------------------|------------------|---------------|-------------|--|
| <b>Parcel ID</b>       | 108 029A                       | <b>Owner</b>            | KINGSLAND BAY RV RESORT LLC | <b>Last 2 Sales Date</b> |                  |               |             |  |
| <b>Class Code</b>      | Commercial                     |                         | 1985 EDGEWATER DRIVE        |                          | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |  |
| <b>Taxing District</b> | 42 UNINCORPORATED SERVICE DIST |                         | CLEARWATER, FL 33755        | 12/15/2021               | \$823973         | XX            | U           |  |
|                        | 42 UNINCORPORATED SERVICE DIST | <b>Physical Address</b> | SCRUBBY BLUFF RD            | 7/8/2021                 | 0                | QC            | U           |  |
| <b>Acres</b>           | 2.0                            | <b>Assessed Value</b>   | Value \$127500              |                          |                  |               |             |  |

(Note: Not to be used on legal documents)

Date created: 8/2/2023

Last Data Uploaded: 8/2/2023 12:27:14 AM

Developed by Schneider GEOSPATIAL

Attachment: Sept 2023-Annex & Zoning Designation (4233 : Annexation Request & Zoning Designation)



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:** September 5, 2022

**City Council Meeting Date:** September 11, 2022

**Agenda Item:** Annexation Request and Zoning Designation

#### Background:

Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approx. 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for the existing KOA RV Park. There is a mixture of residential and commercial city and county parcels in the area and there are city parcels adjacent to the parcels along Scrubby Bluff Rd. There is existing water and sewer access in the area and the applicant will absorb the cost of running a water line down Scrubby Bluff Rd. and also to run a sewer line to the adjacent subdivision property. The applicant is also requesting a zoning designation of C-4 (Interchange Commercial) for the parcels if the annexation is approved, which is consistent for RV Parks and the surrounding city and county parcels.

**Current Zoning:** C-1 Commercial Interchange (County) All three parcels

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends approval

Scott L. Kimball  
 Planning Director



## Planning and Zoning

105 South Lee Street  
Kingsland, GA 31548

### SCHEDULED

### AGENDA ITEM (ID # 4241)

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:  
DOC ID: 4241

## Re-Zoning-Parcels 107 042 & 107 043

Ronald Sawyer with White Sands Land Company , LLC has applied for a re-zoning of two parcels containing approximately 76 acres located on the east side of Gross Rd. The applicant is requesting that 70 acres of parcels to be re-zoned to PD/R-2 (Planned Development/Low Density Residential) and the remaining (6) acres to be re-zoned PD/C-2 (Planned Development/General Commercial). The purpose of the re-zone request is for a residential/commercial development containing 185 single family residential lots along with (2) commercial tracts that will front Gross Rd. The applicant has submitted a PD to the City Planning office that has been reviewed and approved. Current Zoning: Parcel 107 042 is I-L (Light Industrial) & Parcel 107 043 is PD/R-3 (Planned development High Density Residential). 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:** September 5, 2023

**City Council Meeting Date:** September 11, 2023

**Agenda Item:** Rezoning of parcels 107 042 & 107 043

#### Background:

The area surrounding the development has a mixture of residential and commercial, and the rezoning of the parcels will be consistent with the landscape of the area. The concept of the project is to maintain a mixed use pattern, if not better than other projects of its nature within the Kingsland Area. The plat submitted is a conceptual site plan and has been approved by the Planning Dept. There is existing sewer and water availability to the property.

#### Summary:

Ronald Sawyer with White Sands Land Co., LLC has applied for a rezoning of two parcels containing approx. 76 acres located on the east side of Gross Rd. The applicant is requesting that 70 acres of the parcels to be rezoned to PD/R-2 (Planned Development/Low Density Residential) and the remaining 6 acres to be rezoned PD/C-2 (Planned Development General Commercial). The purpose of the rezone request is for a residential/commercial development containing 185 single family residential lots along with 2 commercial tracts that will front Gross Rd. The applicant has submitted a PD to the City Planning office that has been reviewed and approved.

**Current Zoning:** Parcel 107 042 is I-L (Light Industrial) & Parcel 107 043 is PD/R-3 (Planned Development High Density Residential)

**Is Proposal Consistent with the Comprehensive Plan?** Yes

**Staff Recommendation:** Staff Recommends Approval

Scott L. Kimball  
 Planning Director

Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)

Sept. 2023  
230379

CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING I/L / PD-R3

EXISTING USE undeveloped

REQUESTED ZONING PD-R2

REQUESTED USE Residential Subdivision

PROPERTY OWNER(S)

Name(s) WHITE SANDS LAND CO. LLC

Address 100 MARSH HARBOR PARKWAY

Phone No. (904) 626 6708 (Work and/or home); Fax No. \_\_\_\_\_

☐ Individual ☒ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation  
☐ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal Property Description: 107 043 (34.42) v/L CAMDEN WOODS S/I  
107 042 (43.56 AC) v/L CAMDEN WOODS S/I

Property Address: East side of Cross Rd.

Tax Map Reference Number 107 043 / 107 042 Zoning Map I/L / PD/R-3  
portion of both

Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)

City of Kingsland Zoning Application  
Page Two

Property Size 71.27 AC Property Frontage 997.97 Feet

Check One: ☒ Paved Road or ☐ Unpaved  
☒ Public Water or ☐ Individual Well  
☒ Public Sewer or ☐ Individual Septic Tank

### REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because \_\_\_\_\_

Current zoning of SUTHERLAND PARCEL IS INDUSTRIAL.  
CURRENT USE OF SUTHERLAND ADJOINING PARCEL IS MULTIFAMILY  
RESIDENTIAL. PROPOSED USE REPRESENTS A LOGICAL TRANSITION.

Would not be detrimental to property or persons in the area because \_\_\_\_\_

AS ABOVE. A R-2 ZONING ALLOWS FOR A LOGICAL  
TRANSITION FROM AN ADJOINING R-3 ZONING.

Other

Comments: The portion of the 2 parcels to be zoned  
PD/R-2 will be a total of 70 Acres.

### DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

(1) Have a property interest in the real property affected by this request

NONE

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NONE

City of Kingsland Zoning Application  
Page Three

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

none

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

| Elected Officials Name | Amount of Description of Gift |
|------------------------|-------------------------------|
| <u>none</u>            |                               |
|                        |                               |

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

Burke Sany  
Owner

[Signature]  
Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)

City of Kingsland Zoning Application  
Page Four

at their meeting of September 5, 2023, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

*Owner or agent must be present in order for the request to be heard.*

RECEIPT

Submission fee for rezoning received from Ronald Sawyer  
in the amount of \$ 575.00.

City of Kingsland

BY: [Signature]  
Planning & Zoning Administrator  
Director

Date: 8/11/23

Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)



Sept 2023  
230319

### CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

#### REQUEST

EXISTING ZONING 11L/PD-R3

EXISTING USE Manufacturing

REQUESTED ZONING PD/C-2

REQUESTED USE Neighborhood Commercial

#### PROPERTY OWNER(S)

Name(s) WHITE SANDS LAND CO., LLC

Address 100 MARSH HARBOR PARKWAY

Phone No. (904) 626 6708 (Work and/or home); Fax No. \_\_\_\_\_

☐ Individual ☒ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation  
☐ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

#### GENERAL INFORMATION

Location or Legal Property Description: GROSS ROAD

107 043 v/c Camden Woods S/D

107 042 v/c Camden Woods S/D

Property Address: GROSS ROAD

Tax Map Reference Number \_\_\_\_\_ Zoning Map 11L/PDS

portion of 107 043  
AND 107 042

Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)

City of Kingsland Zoning Application  
Page Two

Property Size 6.71 AC Property Frontage 997.97 Feet

Check One: ☒ Paved Road or ☐ Unpaved  
☒ Public Water or ☐ Individual Well  
☒ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because \_\_\_\_\_

To allow for supporting neighborhood  
Commercial

Would not be detrimental to property or persons in the area because \_\_\_\_\_

Eliminate industrial use and apartment  
use to allow for neighborhood commercial  
to support area residential

Other  
Comments: 3.60 Acres of 107 042 to be zoned PD/C-2  
2.37 Acres of 107 043 to be zoned PD/C-2

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

(1) Have a property interest in the real property affected by this request

None

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

City of Kingsland Zoning Application  
Page Three

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

None

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

  
Owner Donald H. Sawyer

  
Owner Jonathan M. Napier

Owner \_\_\_\_\_

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)

City of Kingsland Zoning Application  
Page Four

at their meeting of September 5, 2023, at 6:00 P.M. in the Council  
Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

*Owner or agent must be present in order for the request to be heard.*

RECEIPT

Submission fee for rezoning received from Ronald Sawyer  
in the amount of \$ 575.00.

City of Kingsland

BY: Scott Kralik  
Planning & Zoning Administrator  
director

Date: 8/11/23

Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)

**WHITE SANDS LAND CO., LLC.  
100 MARSH HARBOUR PARKWAY  
KINGSLAND, GEORGIA 31548**

Application Request: the Applicant, White Sands Land Co., LLC, 100 Marsh Harbour Parkway, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

**A DEVELOPMENT PLAN TO ALLOW FOR A PLANNED DEVELOPMENT IN KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING A NEW SINGLE FAMILY DEVELOPMENT FOR RESIDENTIAL LOTS TO BE KNOWN AS CANOPY OAKS, ON +/- 71.27 ACRES AS WELL AS 6.71 ACRES OF COMMERCIAL USE ADJOINING GROSS ROAD ON CAMDEN COUNTY TAX PARCELS No. 107 043 AND No. 107 042**

**AUGUST 17, 2023**

### **Introduction**

The Applicant, White Sands Land Co, LLC., hereby submits this application for a Planned Development district in accordance with City of Kingsland, Georgia, Zoning Ordinance. The conceptual land usage plan and supporting documents shall serve as the basis of which is required by the Ordinance.

After approval by the Kingsland City Council and Planning Commission, the Applicant or his agent will be entitled to develop this site in accordance with this Application, upon receipt of final plat approvals from the City of Kingsland Council and Planning Commission, with the allowed uses, densities, and development standards contained or referenced herein. The development standards granted hereunder shall be conditioned upon receipt and approval of such materials by the City of Kingsland, prior to any development activity. Furthermore, the Applicant also requests that the terms and conditions of this written report be incorporated into any future zoning map and text amendments, as a PD Zoning District, to be governed pursuant to the terms hereof.

### **Project Description Summary**

This project consists of a total of 77.98 acres, more or less, with 71.27 acres to be residential and 6.71 acres to be commercial in support of the residential use. It is a portion of the Camden Woods Subdivision, located off of Gross Road. This proposed project is in keeping with the surrounding developments, with this parcel containing lots/parcels with defined specifications, open spaces, park areas and supporting commercial. The concept of this project is to maintain a transitional and logical development pattern, for other developments in the area. The density of this mixed use shall not exceed those allowed in various surrounding PD developments.

The project will be accessed from Gross Road. The development will be served with underground utilities, including sewer and water from the City of Kingsland. Any and all utilities needed within the development will meet or exceed the City of Kingsland standards with the intent to dedicate, if needed, to the City of Kingsland.

**Minimum Residential Lot Specifications:**

|                                 |                           |
|---------------------------------|---------------------------|
| Minimum Single Family Lot Area  | 6,000 Sq. Ft.             |
| Lot Width                       | 50.0 feet                 |
| Front Yard Setback              | 20 feet                   |
| Side Yard Setback (interior)    | 10 feet between buildings |
| Side Yard Setback (from street) | 10 feet (10' Max.)        |
| Rear Yard Setback               | 10 feet                   |
| Rear Yard Setback (from street) | 15 feet (15' Max.)        |
| Maximum Building Height         | 35 feet                   |
| Maximum percentage coverage     | 40 percent                |

**Commercial Lot Specifications:**

|                         |               |
|-------------------------|---------------|
| Minimum Lot Area        | 15000 Sq. Ft. |
| Lot Width               | 100.00 feet   |
| Front Setback           | 25            |
| Rear Yard Setback       | 20 feet       |
| Maximum Building Height | 35 feet       |

Allowed uses for the PD/C-2 lots will encompass the City of Kingsland approved uses for the C-2 General Commercial Zoning District, except where the following uses will be prohibited:

- 1) Automobile Sales (new or used) including travel trailers, boats, and recreation vehicles.
- 2) Trucking terminals or Truck parking facility
- 3) Wrecker, Towing, or Transport services.
- 4) Bus Stations
- 5) Tattoo Parlors
- 6) Funeral Parlors and Pet Crematories
- 7) Churches or Places of Worship
- 8) RV Parks
- 9) Building, plumbing, electrical and commercial contractors vehicle, equipment storage, lay down yards, bulk material storage.
- 10) Public utility structures and buildings, including electric and natural gas, substations, telephone exchanges, radio and television stations, and similar structures for the storage of supplies, equipment or service operations
- 11) Adult Book Stores.

**Concerning the Residential Zoning:**

Each residential lot will be allowed to contain one building. All buildings within the residential development will be built on site. A copy of the draft covenants for the residential portion of the PD have been attached for review to ensure the integrity of the area and of the development.

Each parcel will be accurately surveyed and presented to the Kingsland Planning Commission and Council at the time it is to be developed. At this time, all parcels will meet or exceed the minimum specifications outlined within this PD.

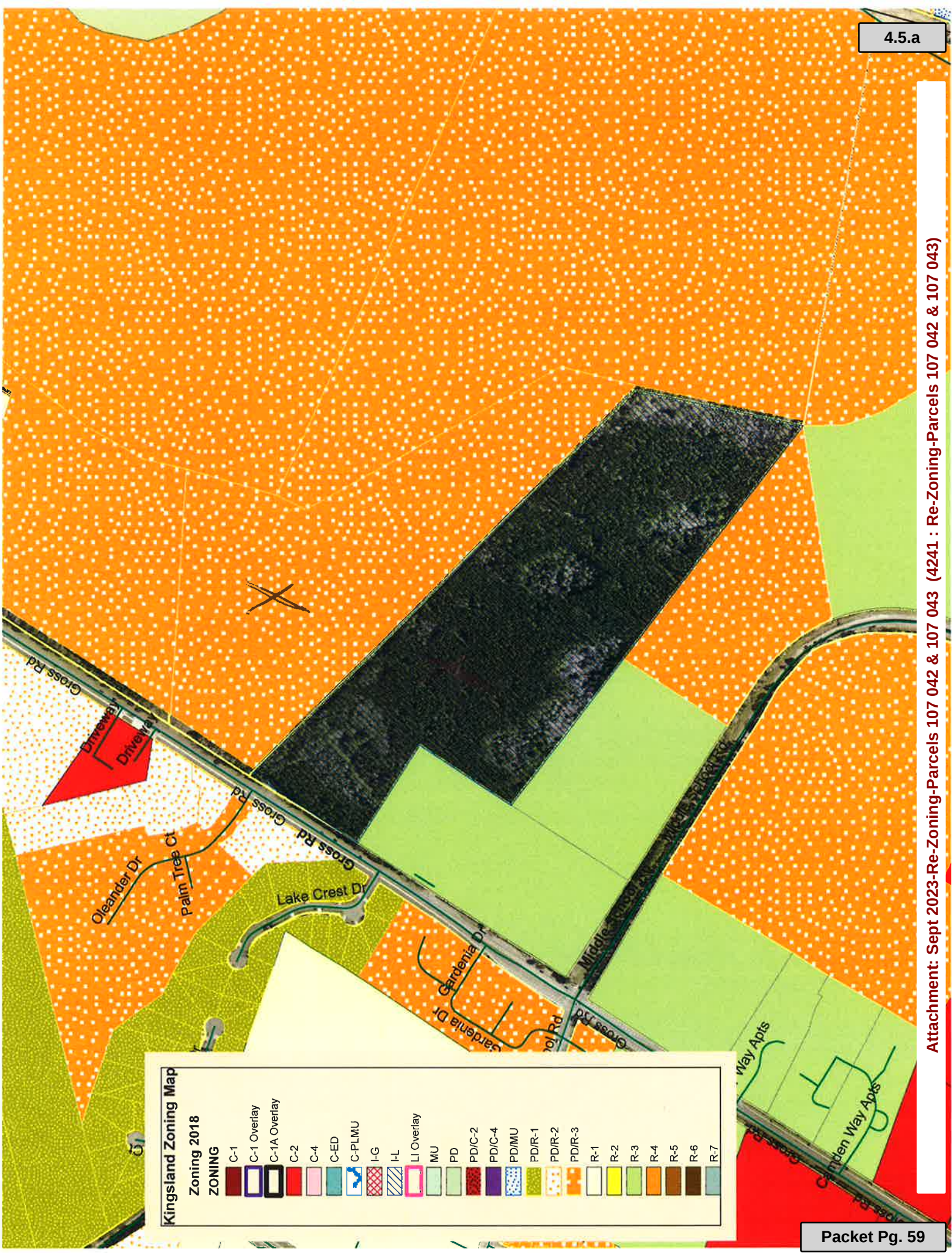
While the commercial lots are currently depicted as being individual lots, the PD wishes to allow for some flexibility in design so that one or more lots may be combined to allow the project to adapt and accommodate the needs of the commercial use.

**Development Standards**

The development standards applicable to the Planned Development District under the City of Kingsland zoning ordinance and the development standards contained therein, shall govern development within the property, and no development activity shall commence until the proper authorities has received, reviewed and approved final site plans, plats and all documents necessary for each parcel to be in compliance with the City of Kingsland Zoning Ordinance standards for a planned development.

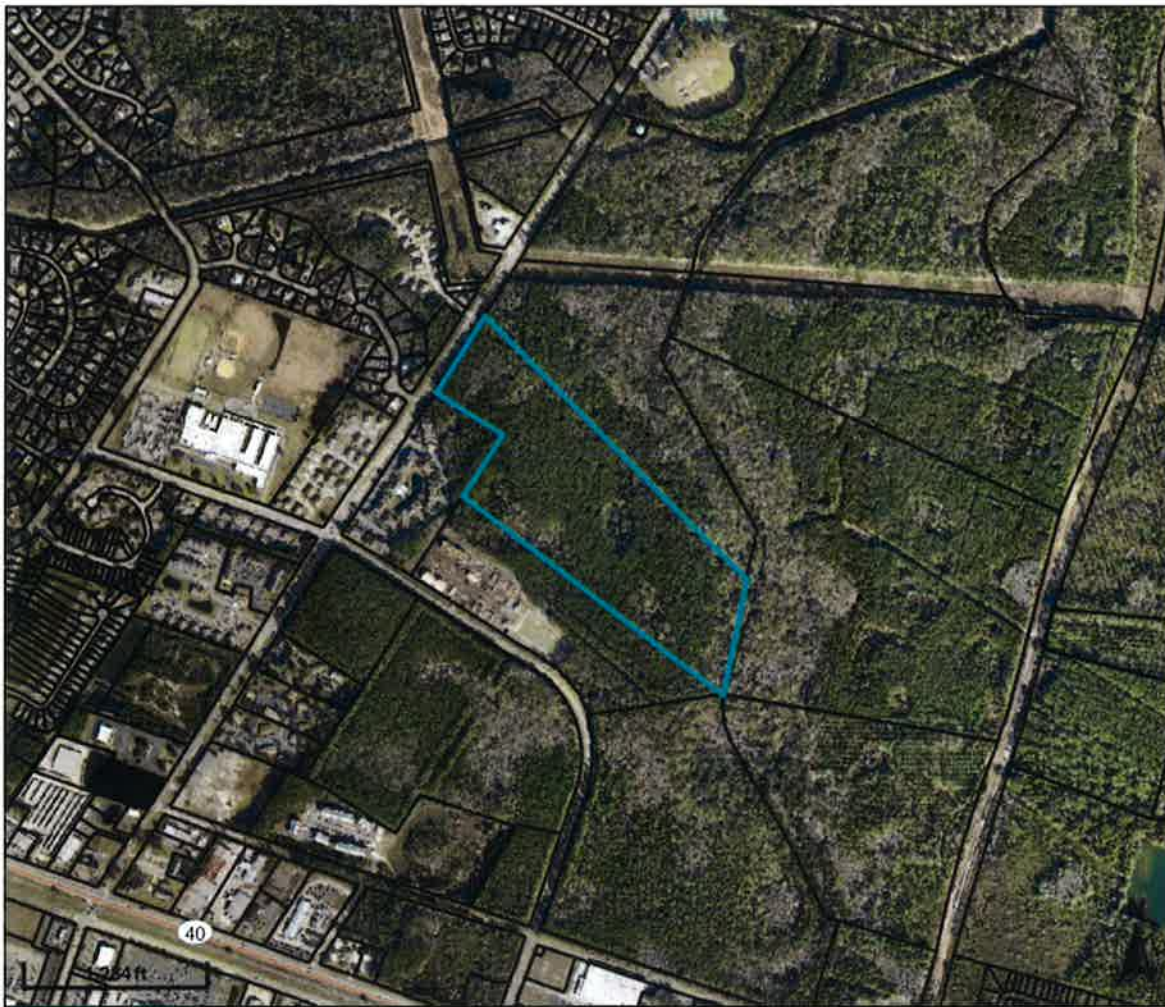
DATE: 8/2/2023







# Camden County, GA



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|                        |             |                         |                           |                     |                  |               |             |
|------------------------|-------------|-------------------------|---------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 107 042     | <b>Owner</b>            | WHITE SANDS LAND CO LLC   | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | 100 MARSH HARBOUR PARKWAY | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548       | 12/14/2022          | \$302625         | ML            | Q           |
|                        | KINGSLAND   | <b>Physical Address</b> | GROSS RD                  | 12/29/2015          | 0                | GT            | U           |
| <b>Acres</b>           | 43.56       | <b>Assessed Value</b>   | Value \$302625            |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 8/14/2023

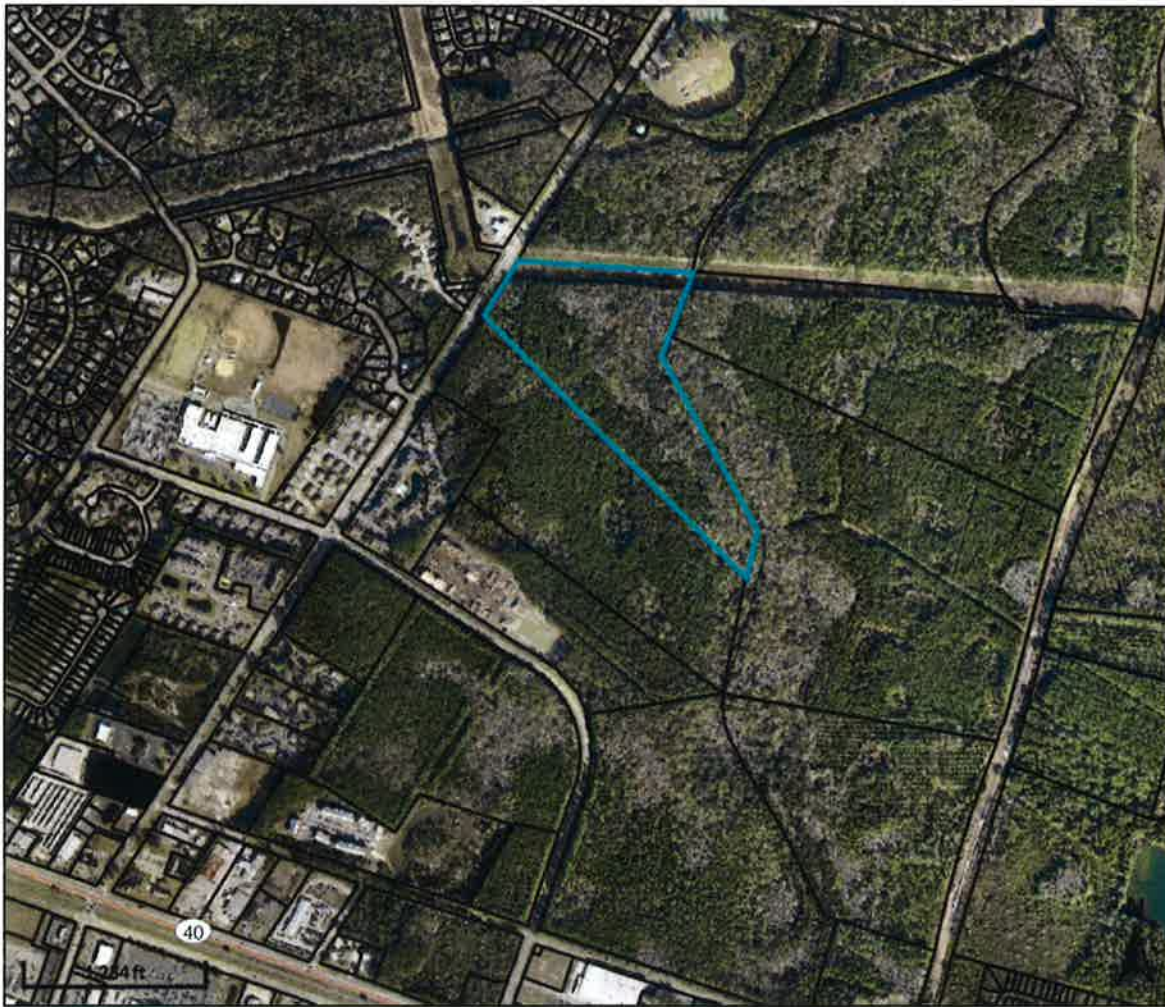
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Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)



# Camden County, GA



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  - Ferry
  - Pedestrian Way
- City Labels**

|                        |              |                         |                           |                     |                  |               |             |
|------------------------|--------------|-------------------------|---------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | 107 043      | <b>Owner</b>            | WHITE SANDS LAND CO LLC   | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Agricultural |                         | 100 MARSH HARBOUR PARKWAY | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND    |                         | KINGSLAND, GA 31548       | 12/14/2022          | \$259375         | ML            | Q           |
|                        | KINGSLAND    | <b>Physical Address</b> | GROSS RD                  | 12/29/2015          | 0                | GT            | U           |
| <b>Acres</b>           | 34.42        | <b>Assessed Value</b>   | Value \$259375            |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 8/14/2023

Last Data Uploaded: 8/11/2023 10:25:28 PM

Developed by  **Schneider**  
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Attachment: Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4241 : Re-Zoning-Parcels 107 042 & 107 043)

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4236)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Planning & Zoning  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4236

**Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.)**

Jimmie Rollins is requesting a Variance to Article XI, Section 110.16-Uses not allowed in any Home Occupation Classification. Applicant is requesting to allow a Barber Shop to be an allowed use for his residential business. Mr. Rollins stated his hardship is due to not being able to afford the large increase in rent and maintenance cost at his former retail barber shop and also his health issues that has forced him to be at home. Zoning is PD/R-1. Staff recommends approval of the variance request but approval should not set a precedent to allow just anyone to have a barber shop as a residential business unless a valid hardship can be proven.



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:** September 5, 2023

**City Council Meeting Date:** September 11, 2023

**Agenda Item:** Variance for Parcel K13 01 015 (237 Hideaway Lakes Dr.)

### Summary:

Jimmie Rollins is requesting a Variance is to Article XI, Section 110.16– Uses not allowed in any Home Occupation Classification. Applicant is requesting to allow a Barber Shop to be an allowed use for his residential business. Mr. Rollins stated his hardship is due to not being able to afford the large increase in rent and maintenance cost at his former retail barber shop and also his health issues that has forced him to be at home.

**Zoning:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** N/A

**Staff Recommendation:** Staff recommends approval of the variance request but approval should not set a precedent to allow just anyone to have a barber shop as a residential business unless a valid hardship can be proven.

Scott L. Kimball

Planning & Zoning Director

Attachment: Sept 2023-Variance-237 Hide Away Lakes Dr (4236 : Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.))

**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 2<sup>ND</sup> 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) Article XI Sec 110.16 of the Kingsland Land Development Ordinance.

2. Your Name Jimmie Rollins  
Phone 912 409-7178  
Address 237 Hideaway Lake Dr Kingsland GA 31548

3. Location of Property:  
Street 237 Hideaway Lake Dr  
Parcel No. K-13-01-015 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):

TO PUT BARBEN<sup>(2)</sup> CHAIN IN GARAGE FOR CUTTING HAIR  
FOR OUR OLDER CUSTOMERS

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.

WHERE WE ARE, WE ONLY OPEN 4 HRS MON-FRI  
LANDLORD WANTS US TO PAY FOR THE A/C TO BE REPLACED  
AND GOING UP ON THE RENT  
WE CAN NOT DO ALL THIS DUE TO OUR HEALTH BEING BAD

(WITH D.KIE  
SHOPS  
CO)

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.

NO SIGNS OUTSIDE JUST THEM CALLING US FOR  
A HAIR CUT

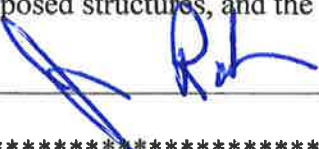
D. This is the minimum variance which would relieve my hardship.

NOTHING DONE ON OUTSIDE

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



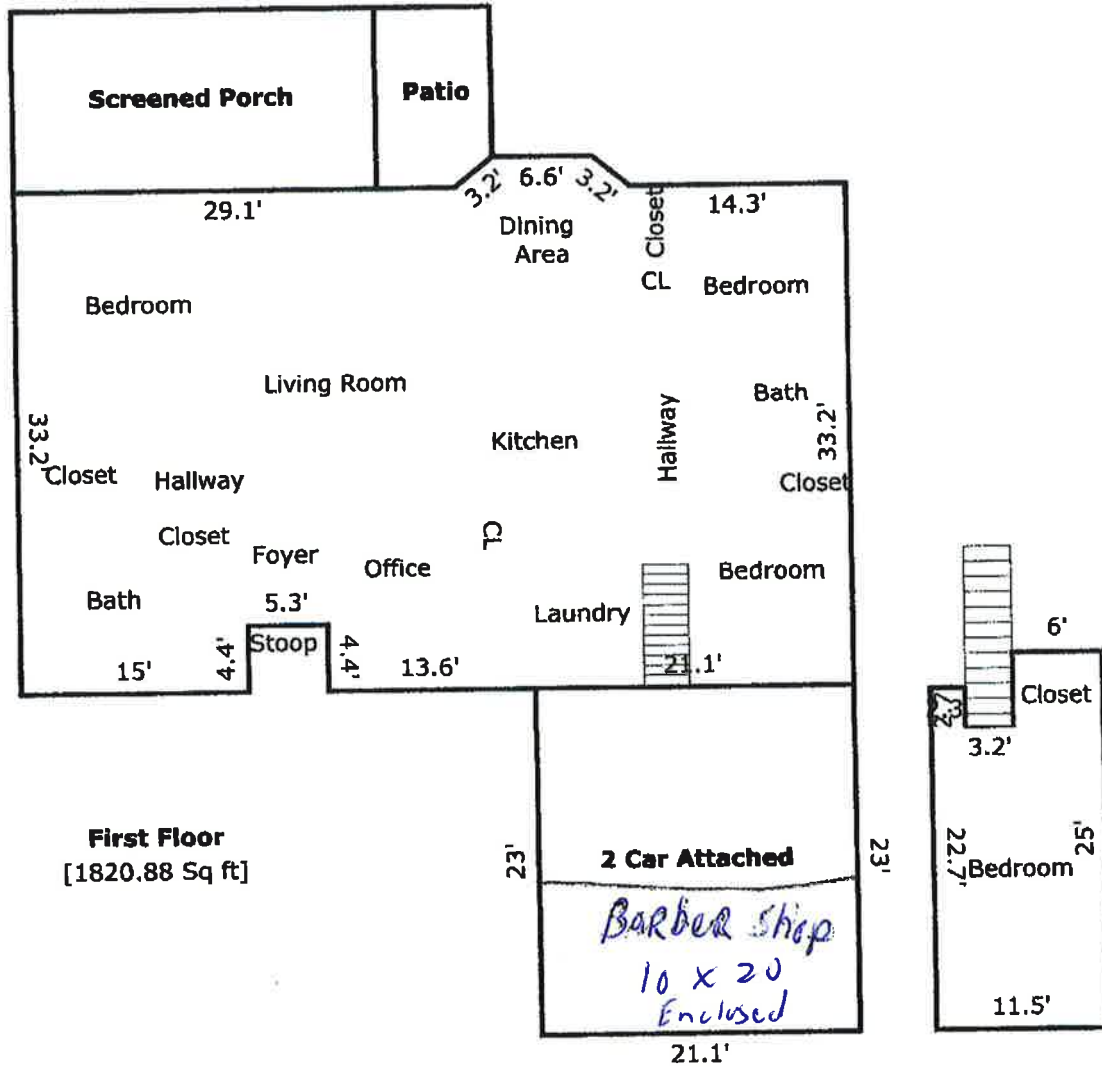
Date

8/7/23

\*\*\*\*\*  
\*\*\*\*\*

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 8/7/23
2. List of attachments: ☒ Simple map ( ) Final plat ( ) None  
( ) Preliminary plat ( ) Other
3. Public hearing (If zoning variance):  
 Date Applicant notified: 8/7/23  
 Date hearing advertised: 8/17/23  
 Date hearing held: 9/5/23
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: 9/12/23



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area  
First Floor

1820.88 Sq ft

Calculation Details

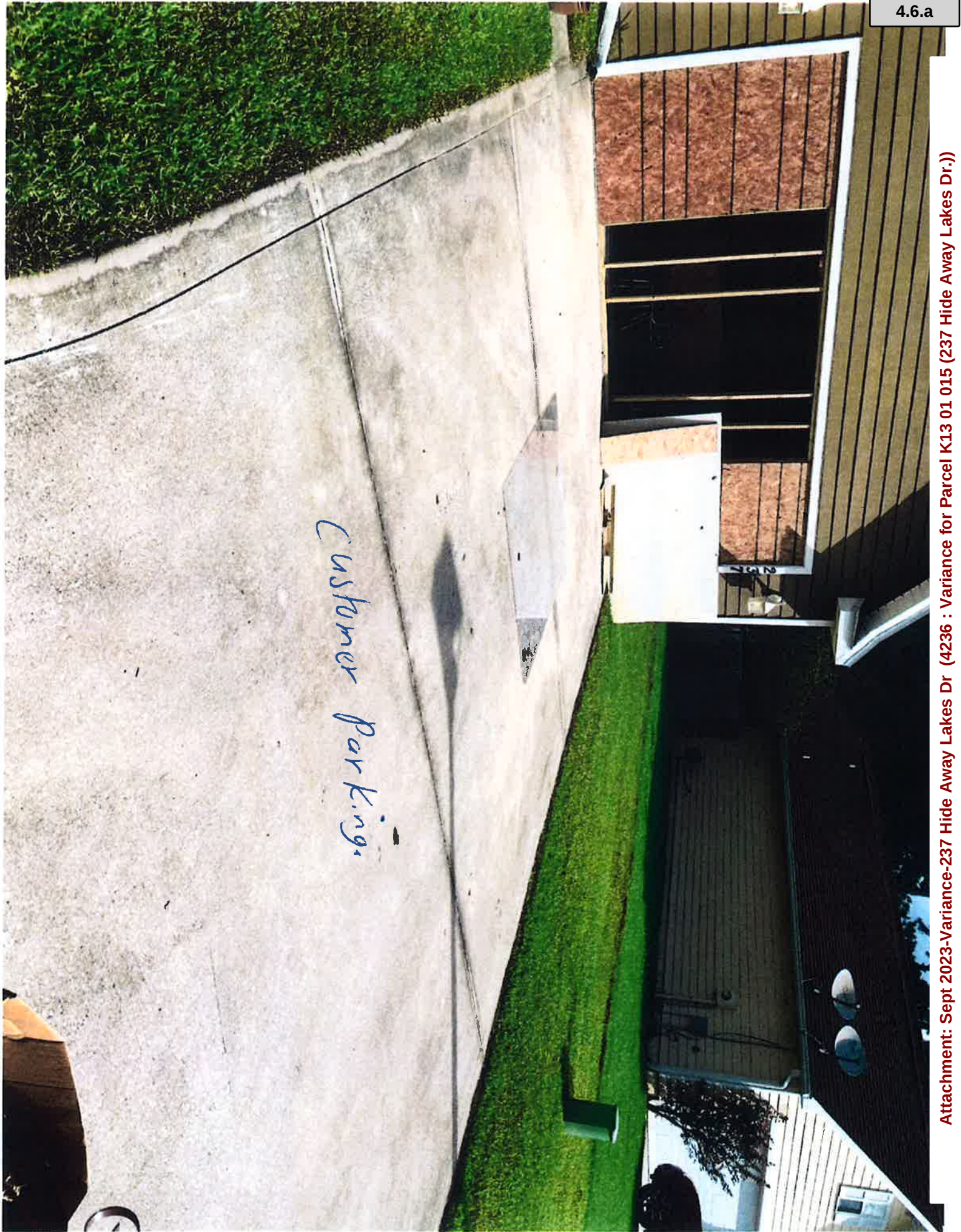
|                 |        |
|-----------------|--------|
| 0.5 x 2.5 x 2 = | 2.5    |
| 0.5 x 2 x 2.5 = | 2.5    |
| 6.6 x 2 =       | 13.2   |
| 55 x 28.8 =     | 1584   |
| 4.4 x 15 =      | 66     |
| 4.4 x 34.7 =    | 152.68 |

Second Floor

266.21 Sq ft

|             |      |
|-------------|------|
| 6 x 5 =     | 30   |
| 2.3 x 2.7 = | 6.21 |

Attachment: Sept 2023-Variance-237 Hide Away Lakes Dr (4236 : Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.))

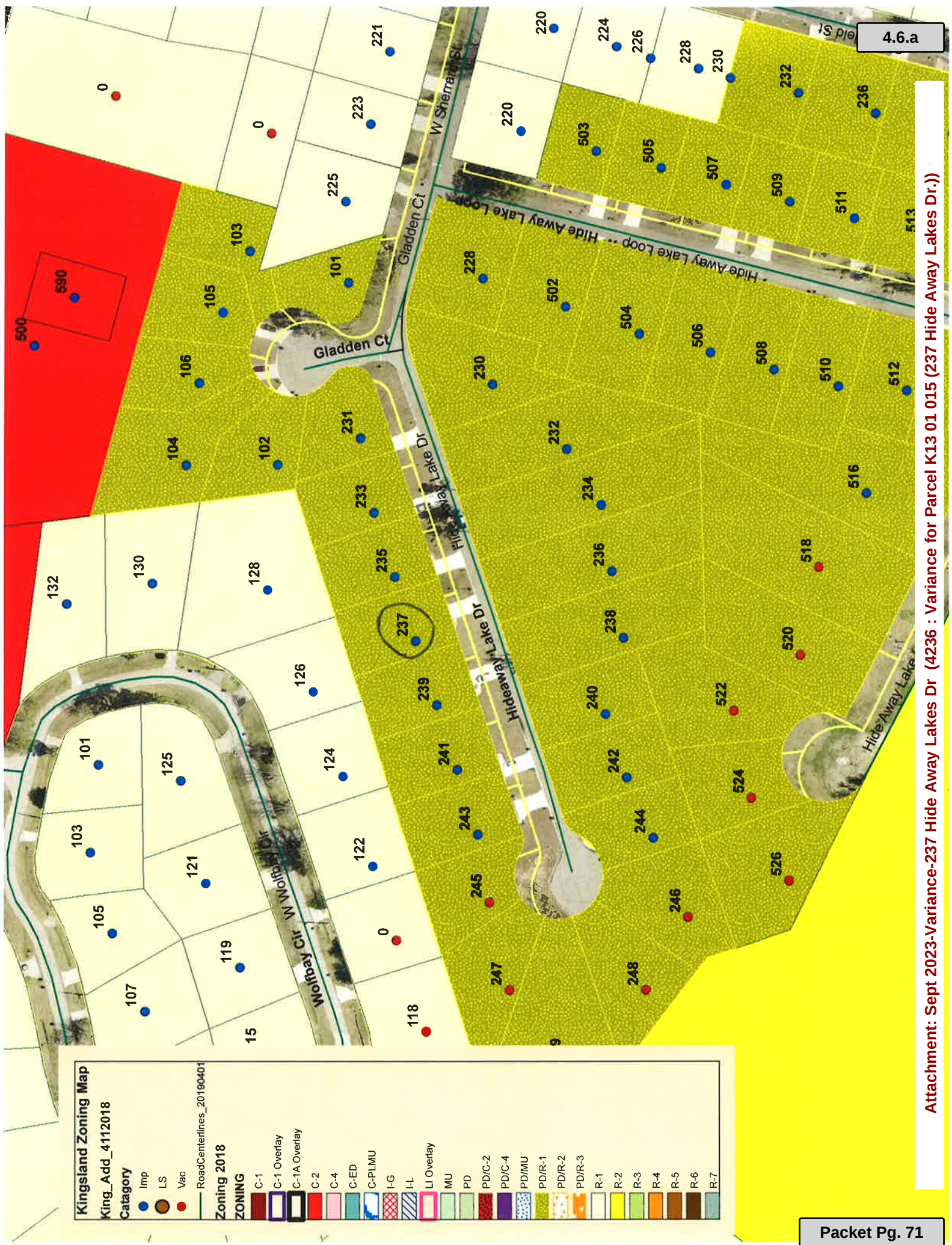




Attachment: Sept 2023-Variance-237 Hide Away Lakes Dr (4236 : Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.))



Enclosing Garage  
for Barber Shop.





# 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**

|                        |             |                         |                          |                     |                  |               |             |
|------------------------|-------------|-------------------------|--------------------------|---------------------|------------------|---------------|-------------|
| <b>Parcel ID</b>       | K1301015    | <b>Owner</b>            | ROLLINS JIMMIE F         | <b>Last 2 Sales</b> |                  |               |             |
| <b>Class Code</b>      | Residential |                         | 237 HIDE AWAY LAKE DRIVE | <b>Date</b>         | <b>Net Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | KINGSLAND   |                         | KINGSLAND, GA 31548      | 6/18/2015           | \$195000         | FM            | Q           |
|                        | KINGSLAND   | <b>Physical Address</b> | 237 HIDE AWAY LAKE DR    | 3/21/2013           | 0                | FY            | U           |
| <b>Acres</b>           | 0.21        | <b>Assessed Value</b>   | Value \$315642           |                     |                  |               |             |

(Note: Not to be used on legal documents)

Date created: 8/7/2023

Last Data Uploaded: 8/4/2023 10:44:36 PM

Developed by  **Schneider**  
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Attachment: Sept 2023-Variance-237 Hide Away Lakes Dr (4236 : Variance for Parcel K13 01 015 (237 Hide Away Lakes Dr.))

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4237)**

Meeting: 09/05/23 06:00 PM  
Department: Planning and Zoning  
Category: Home Office Occupancy  
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 4237

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**Residential Business-237 Hide Away Lakes Dr.-Map & Parcel  
K13 01 015**

Jimmie Rollins has applied for a Residential Business permit for a Barber Shop business know as "JR'S Barber Shop". The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. Zoning is PD/R-1. Staff recommends approval contingent on the applicant's variance being approved.



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:** September 5, 2023

**City Council Meeting Date:** September 11, 2023

**Agenda Item:** Residential Business for 237 Hideaway Lakes Drive., Map & Parcel K13 01 015

### Summary:

Jimmie Rollins has applied for a Residential Business permit for a Barber Shop business known as “JR’S Barber Shop”. The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. The Planning Dept. completed an onsite inspection of the property and concluded that the property has sufficient parking for customers as Mr. Rollins has a separate driveway, from his personal vehicle parking, that will be used for customer parking only. The Barber Shop will be located in the enclosed portion of the garage and any business activity will not be able to be seen from the outside. (Pictures are included with the report).

**Zoning:** PD/R-1

**Is Proposal Consistent with the Comprehensive Plan?** N/A

**Staff Recommendation:** Staff recommends approval contingent on the applicant’s variance being approved.

Scott L. Kimball  
 Planning & Zoning Director

Sept. Agenda

**CITY OF KINGSLAND**  
**APPLICATION FOR HOME OCCUPATION PERMIT**

23037D

4.7.a

*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: Jimmie Rollins PHONE: 912-409-7178  
ADDRESS: 237 Hideaway Lake Kingsland GA 31548  
FAX: \_\_\_\_\_ E-MAIL: twoliftsout@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.)  
( ) **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: JR's Barber Shop  
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 237 Hideaway Lake Dr  
TAX MAP & PARCEL NUMBER: K13-01-015 ZONING: R2  
OWNER OF SITE, IF NOT APPLICANT: myself

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: [Signature] DATE: Aug 5 2023

Attachment: Sept 2023-Res. Bus.-237 Hide Away Lakes Dr (4237 : Residential Business-237 Hide Away Lakes Dr.-Map & Parcel K13 01 015)

**CITY OF KINGSLAND**  
**APPLICATION FOR HOME OCCUPATION PERMIT**

4.7.a

**TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR**

1. DATE COMPLETE APPLICATION FILED: Aug 7th 2023

2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 8/7/23

3. DATE PERMIT FEE PAID: 8/8/23 AMOUNT PAID: \$ 50

4. PLANNING COMMISSION REVIEW:

( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 9/5/23

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_

5. CITY COUNCIL ACTION:

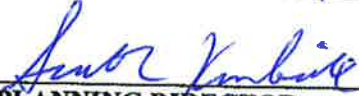
( ) APPROVED ( ) DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 9/11/23

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 Residential Business PERMIT HAS BEEN ISSUED.

  
PLANNING DIRECTOR  
CITY OF KINGSLAND

8/8/23  
DATE

\_\_\_\_\_  
CITY MANAGER  
CITY OF KINGSLAND

\_\_\_\_\_  
DATE

Attachment: Sept 2023-Res. Bus.-237 Hide Away Lakes Dr (4237 : Residential Business-237 Hide Away Lakes Dr.-Map & Parcel K13 01 015)

CITY OF KINGSLAND  
**AFFIDAVIT FOR A RESIDENTIAL BUSINESS**

4.7.a

APPLICANT: Jimmie Rollins  
ADDRESS: 237 Hideaway Lake DR  
CITY: Kingsland STATE: G-A ZIP: 31548  
PHONE: (912) 409-7178 FAX: ( ) E-MAIL: twollettsox@yahoo.com  
PROPOSED BUSINESS: BARBER SHOP LOCATION: HIDEAWAY LAKE  
TAX PARCEL: K-13-01-015 ZONING: ☒ PD/R-1

*A Residential 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.*

**THE FOLLOWING ITEMS ARE REQUIRED TO FILE A RESIDENTIAL BUSINESS APPLICATION:**

**PLAT OF PROPERTY  
FLOOR PLAN AS REQUIRED BELOW  
WRITTEN REPORT AS REQUIRED BELOW**

*Residential Business are designed to be less restrictive than a Home Occupation in regard to access by the public, size, viability, number of employees and type of business. Residential businesses shall be subject to the conditions set forth below. The application shall bear the burden of providing conclusive evidence to the Planning Commission and City Council that these conditions have been met. The Planning Commission may recommend and the City Council may modify the conditions listed below to be more restrictive or place additional conditions which may also be more restrictive than the conditions listed below on any approval granted the application. If the residential business is approved, the applicant is responsible for the operation of the said residential business in conformance with these conditions. The applicant shall submit a written description of the proposed business demonstrating that the proposed business will comply with each of the conditions listed below. Additionally, the applicant will submit a floor plan showing the dimensions of the residence and showing the area with dimensions to be involved in the business.*

**DESCRIBE YOUR PROPOSED BUSINESS:**

To Make Barber shop (no signs) Just Appointments only  
For our customers in our garage. Nothing fancy  
Just Two chair for my wife & I.

Yes

4.7.a

The principal practitioner will be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, a van, or a light truck (up to one ton).

We Have AN EXTRA DRIVEWAY For customers

Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Planning Commission and City Council. The request must include the proposed use and size of the trailer.

NO

Pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axels and shall be restricted to no more than two pickups or deliveries per day. The pickups and deliveries are restricted to daylight hours only.

Yes

No article or service shall be sold or offered for sale except as may be manufactured or assembled by members of the immediate family residing on the premises, or their employees. Manufactured items are limited to item manufactured within the home (crafts, clothing, etc.) or to the dwelling's garage (such as items made from wood.)

Yes

The Planning Commission and/or City Council may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

OK

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCUTED AT THIS LOCATION.

  
SIGNATURE OF APPLICANT

AUG 5 2023  
DATE

APPLICANT: Jimmie Rollins

ADDRESS: 237 Hideaway Lake Dr

CITY: Kingsland

STATE: GA

ZIP: 31548

PHONE: 912 409-7178

FAX: ( )

E-MAIL: twocleft50@yahoo

PROPOSED BUSINESS: Barber Shop

LOCATION: Hideaway Lake Dr

TAX PARCEL: K-13-01-015

ZONING: R2

*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: ☒ Business area sq. ft. 200 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

4.7.a

Attachment: Sept 2023-Res. Bus.-237 Hide Away Lakes Dr (4237 : Residential Business-237 Hide Away Lakes Dr.-Map & Parcel K13 01 015)



Enclosing Garage  
For Barber Shop.



