



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • FEBRUARY 5, 2024

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER

Matthew Hooks	Board Member
Michael Haynes	Board Member
Kathy Markes	Board Member
Walter Fuller Jr.	Board Member
Becci Shannon	Board Member
Bryant Shepard	Chairman
Fyrth Morris	Vice Chairman

II. APPROVE MINUTES FROM LAST MEETING

III. AGENDA ITEMS

1. Home Occ-133 Laurel Marsh Way-Map & Parcel 120F 030 -

John M. Sisk, II has applied for a home occupation permit for an on-line gun sale and repair business known as "Overlook Arms". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval with the following conditions:

- 1) The applicant is not allowed to manufacture any type of ammunition in the home.
- 2) A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.

IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4389)**

Meeting: 02/05/24 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4389

Home Occ-133 Laurel Marsh Way-Map & Parcel 120F 030

John M. Sisk, II has applied for a home occupation permit for an on-line gun sale and repair business known as "Overlook Arms". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval with the following conditions:

- 1) The applicant is not allowed to manufacture any type of ammunition in the home.
- 2) A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.



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: February 5, 2024

City Council Meeting Date: February 12, 2024

Agenda Item: Home Occupation for 133 Laurel Marsh Way
Summary:

John M. Sisk II has applied for a home occupation permit for an on-line gun sale and repair business known as "Overlook Arms". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval with the following conditions:

- 1) The applicant is not allowed to manufacture any type of ammunition in the home.
- 2) A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.

Scott L. Kimball
Planning & Zoning Director

Feb.
230624

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: John M Sisk II PHONE: 253-359-7172
 ADDRESS: 133 Laurel Marsh Way, Kingsland, GA 31548
 FAX: _____ E-MAIL: jmsiskii@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- (☒) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: Overlook Arms

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 133 Laurel Marsh Way Kingsland

TAX MAP & PARCEL NUMBER: 120F 030 ZONING: Residential PD/R-1

OWNER OF SITE, IF NOT APPLICANT: Same as above / Applicant

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: John M Sisk II DATE: 12/22/2023



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

APPLICANT: John M Sisk II
 ADDRESS: 133 Laurel Marsh Way
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: () 253-359-7172 FAX: () _____ E-MAIL: jmsiskii@gmail.com
 PROPOSED BUSINESS: Overlook Arms LOCATION: 133 Laurel Marsh Way
 TAX PARCEL: 120F 030 ZONING: Residential PD/R-1

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

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

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 192 Business area sq. ft. 3737 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.

John M Sisk II
 SIGNATURE OF APPLICANT

12/22/2023
 DATE

Attachment: Feb 2024-Home Occ-133 Laurel Marsh Way (4389 : Home Occ-133 Laurel Marsh Way-Map & Parcel 120F 030)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 12/23/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 12/28/23
3. DATE PERMIT FEE PAID: 12/28/23 AMOUNT PAID: \$ 50.⁰⁰
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 2/5/24
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 2/12/24
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 2/13/24

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


PLANNING DIRECTOR
CITY OF KINGSLAND

1/19/24
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE

12/22/2023

Sir / Ma'am,

I hold a Federal Firearms License (FFL) issued by the ATF, my license allows me to buy and sell guns and ammunition in addition to buying and selling, I can repair and build firearms. It should be noted that I have never purchased or sold ammunition. In the capacity of building a firearm, I do not lathe or cut barrels, it is all just assembly, no large tools, machinery or ventilation are required.

As far as customers, there will be no customers who come to my residence for business, any transfer of property will be via a mail service or at an alternate location. The business is not open for walk-in customers.

I have one room dedicated to this business in my home that is 12 x 16. Overlook Arms has no employees other than myself, this is more of a part time business. From 2019 to 2021 I had this business in Brunswick, GA, I also had it in Arizona in 2022 & 2023, I am now looking to start back here at my new residence located at 133 Laurel Marsh Way.

Per the Marsh Harbour Covenants and Restrictions dated March 30, 2000 found within Article VII, Section 1, subsection A&B my business, Overlook Arms, falls within the parameters of what is allowed per our association documents.

Regards,
John Sisk

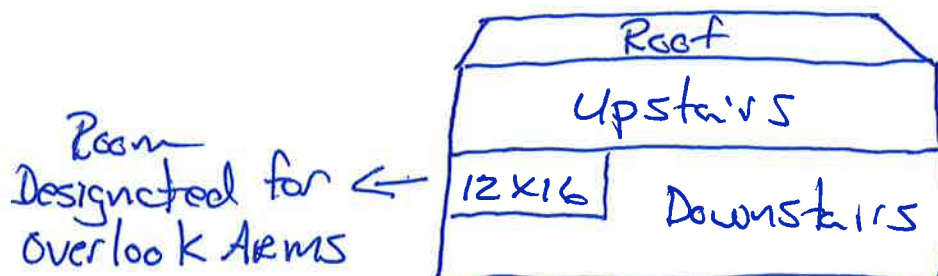
John M. Sisk II

253-359-7172
133 Laurel Marsh Way
Kingsland, GA 31548

Home: 3737 sq ft



Business Location in home:
Downstairs Room $12 \times 16 = 192 \text{ sq ft}$



Marsh Harbor Property Owners Association

P. O. Box 5237
St. Marys, Georgia 31558

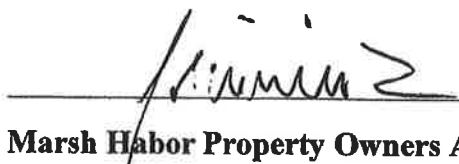
912/673-0066 Office
912/673-0067 Facsimile
AMSLLC@TDS.NET

December 21, 2023

To whomever this may concern:

By a member of the Board of Director from the **Marsh Harbor POA** signing this document, this is provided to be an approval for an at home business for The City of Kingsland. This document also stands as the homeowner understanding and complying to all Governing Documents/ Policies associated with the **Marsh Harbor Property Owner Association**, by the homeowner signing. If the homeowner comes out of compliance, appropriate action will be taken.

Well wishes for your business venture!



Marsh Harbor Property Owners Association Board of Director Representative

John Sisk - Overlook Arms

Name of Business

133 Laurel Marsh Way Kingsland GA 31548

Homeowner/Property Address

MHPOA c/o Advanced Management Service LLC

(912) 673-0066 / AMSLLC@TDS.NET

Office: 130 N Gross Rd Kingsland GA 31548

Mailing: PO Box 5237 St Mary's GA 31558

Kingsland Zoning Map

Zoning 2024

<all other values>

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- FT- Forest
- LG
- LI
- 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

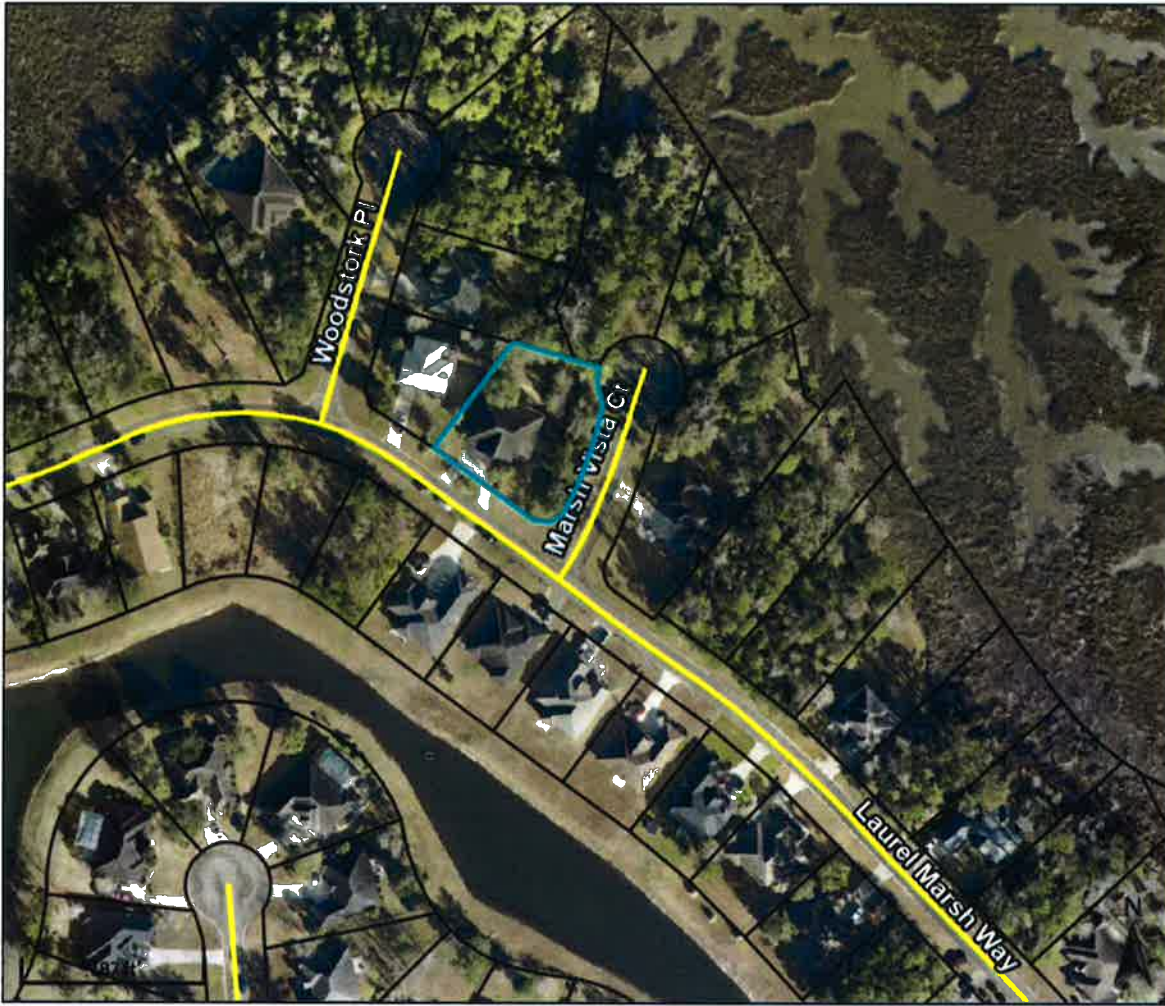


3.1.a

Attachment: Feb 2024-Home Occ-133 Laurel Marsh Way (4389 : Home Occ-133 Laurel Marsh Way-Map & Parcel 120F 030)



Camden County, GA



Overview



Legend

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

Parcel ID	120F 030	Owner	SISK JOHN M II	Last 2 Sales			
Class Code	Residential		133 LAUREL MARSH WAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/23/2023	\$520000	FM	Q
	KINGSLAND	Physical Address	133 LAUREL MARSH WAY	2/4/2021	\$420000	FM	Q
Acres	0.47	Assessed Value	Value \$486122				

(Note: Not to be used on legal documents)

Date created: 1/19/2024

Last Data Uploaded: 1/19/2024 4:27:53 AM

Developed by Schneider
GEOSPATIAL

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