



# CITY OF KINGSLAND, GEORGIA

## PLANNING AND ZONING

AGENDA • NOVEMBER 4, 2024

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Regular Meeting

City Council Chamber

6:00 PM

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

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### I. CALL TO ORDER

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

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

### II. APPROVE MINUTES FROM LAST MEETING

### III. AGENDA ITEMS

1. Home Occupation-251 Merriwood Cir.-Parcel 082N 029A -

Johnny Franklin has applied for a Home Occupation Permit for a Mobile RV repair business known as "J. Brew Mobile RV Service & Repair, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

### IV. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street  
Kingsland, GA 31548

**SCHEDULED****AGENDA ITEM (ID # 4585)**

Meeting: 11/04/24 06:00 PM  
Department: Planning and Zoning  
Category: Home Office Occupancy  
Prepared By: Natalie Moreland  
Initiator: Natalie Moreland  
Sponsors:

DOC ID: 4585

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**Home Occupation-251 Merriwood Cir.-Parcel 082N 029A**

Johnny Franklin has applied for a Home Occupation Permit for a Mobile RV repair business known as "J. Brew Mobile RV Service & Repair, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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

## **Planning and Community Development Staff Report**

**Planning Commission Meeting Date:** November 4, 2024

**City Council Meeting Date:** November 12, 2024

**Agenda Item:** Home Occupation- 251 Merriwood Circle- Parcel 082N 029A

### **Summary:**

Johnny Franklin has applied for a home occupation permit for a Mobile RV repair business known as "J. Brew Mobile RV Service & Repair, 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

Attachment: Nov 2024-Home Occ-251 Merriwood Cir (4585 : Home Occupation-251 Merriwood Cir.-Parcel 082N 029A)



240088

November  
Agenda

## 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: Johnny E. Franklin PHONE: 660-620-1523

ADDRESS: 251 Merriwood Cr Kingsland Ga 31548

FAX: \_\_\_\_\_ E-MAIL: jbrew.0082@gmail

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: J. Brew Mobile RV Service and Repair

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: N/A

TAX MAP & PARCEL NUMBER: 0824 029A ZONING: R-1

OWNER OF SITE, IF NOT 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: Johnny E. Franklin DATE: 10-7-24

Attachment: Nov 2024-Home Occ-251 Merriwood Cir (4585 : Home Occupation-251 Merriwood Cir.-Parcel 082N 029A)



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

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

1. DATE COMPLETE APPLICATION FILED: 10/7/24
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/7/24
3. DATE PERMIT FEE PAID: 10/7/24 AMOUNT PAID: \$ 50.
4. PLANNING COMMISSION REVIEW:  
 ( ) APPROVAL RECOMMENDED ( ) DENIAL RECOMMENDED  
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/4/24  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
5. CITY COUNCIL ACTION:  
 ( ) APPROVED ( ) DENIED  
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: \_\_\_\_\_  
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
6. DATE APPLICANT NOTIFIED OF FINAL ACTION: ~~10/7/24~~ 11/12/24

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 Occupation PERMIT HAS BEEN ISSUED.

*Adrian V. V. V.*  
 PLANNING DIRECTOR  
 CITY OF KINGSLAND

10/7/24  
 DATE

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

\_\_\_\_\_  
 DATE



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

APPLICANT: Johnny E Franklin  
 ADDRESS: 251 Merriwood Cr  
 CITY: Kingsland STATE: Ga ZIP: 31548  
 PHONE: ( ) 660-620-1523 FAX: ( ) \_\_\_\_\_ E-MAIL: jbrw.0082@gmail  
 PROPOSED BUSINESS: J. Brew Mobile RV Service & Repair LOCATION: Kingsland Ga  
 TAX PARCEL: 082 N 029 A ZONING: R-1

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

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

**HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:**

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. **Please complete:** 200 Business area sq. ft. 1942 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.**

Johnny E Franklin  
 SIGNATURE OF APPLICANT

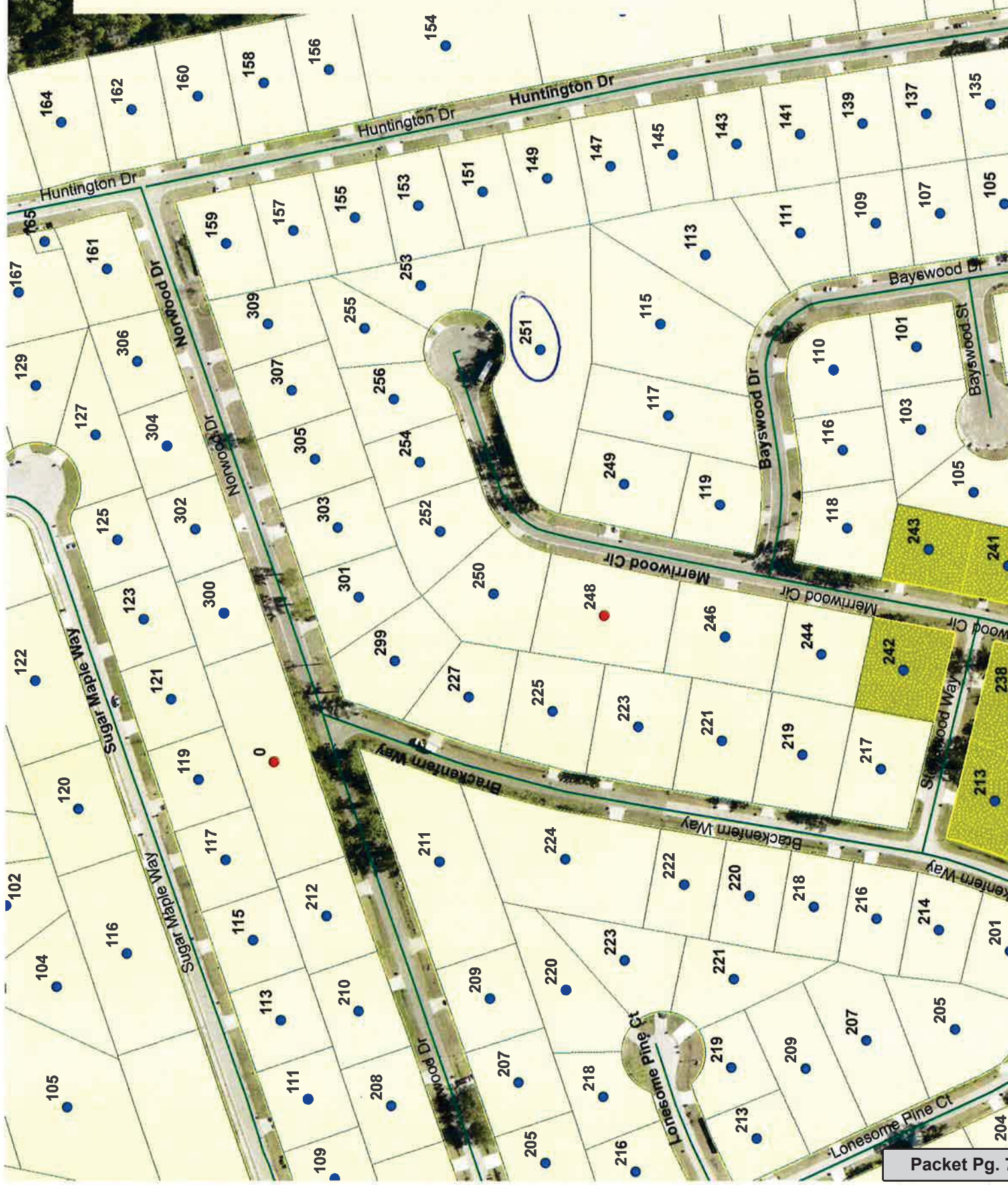
10-7-24  
 DATE

Kingsland Zoning Map

Zoning 2024

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- 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
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

|                 |             |                  |                         |              |           |        |      |
|-----------------|-------------|------------------|-------------------------|--------------|-----------|--------|------|
| Parcel ID       | 082N 029A   | Owner            | FRANKLIN JOHNNY ERVIN & | Last 2 Sales |           |        |      |
| Class Code      | Residential |                  | CASEY LYNN ALARCON      | Date         | Net Price | Reason | Qual |
| Taxing District | KINGSLAND   |                  | 251 MERRIWOOD CIRCLE    | 1/15/2021    | \$220000  | FM     | Q    |
|                 | KINGSLAND   |                  | KINGSLAND, GA 31548     | 2/16/2007    | \$189650  | FM     | Q    |
| Acres           | 0.82        | Physical Address | 251 MERRIWOOD CIR       |              |           |        |      |
|                 |             | Assessed Value   | Value \$282468          |              |           |        |      |

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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Developed by  **SCHNEIDER**  
GEOSPATIAL

Attachment: Nov 2024-Home Occ-251 Merriwood Cir (4585 : Home Occupation-251 Merriwood Cir.-Parcel 082N 029A)