



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JANUARY 6, 2025

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. OLD BUSINESS

1. Rezoning & PD Approval -

Ronald Sawyer with Sawdawg, LLC has applied for a rezoning of parcels 106 037 & 106 037A containing approx. 212 acres located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. The applicant is requesting the parcels be rezoned to PD/R-2 (Planned Development/Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and townhomes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Dept. staff. Current zoning is PD/R-1, Staff recommends approval.

IV. AGENDA ITEMS

1. Home Occupation-121 E. Lakemont Dr.-Map & Parcel 121E 010B -

Matthew Liddell has applied for a Home Occupation Permit for a mobile detail business known as "First Response Mobile Detail, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. Staff recommends approval.

2. Home Occupation-145 W. Woodhaven Dr.-Map & Parcel 082E 030C -

Chonda S. Foster has applied for a Home Occupation Permit for a printing business known as "Customized Hustle, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

3. Home Occupation-236 the Villas Way-Map & Parcel 107 01 011B -

Leslie Thomas Carpenter has applied for a Home Occupation Permit for an E-Commerce on-line sales business known as "1 of a Kind by Leslie, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/MU. Staff recommends approval.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4643)**

Meeting: 01/06/25 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4643

Rezoning & PD Approval

Ronald Sawyer with Sawdawg, LLC has applied for a rezoning of parcels 106 037 & 106 037A containing approx. 212 acres located on the north side of Laurel Island Pkwy. and on the east side of Bristol Hammock Rd. The applicant is requesting the parcels be rezoned to PD/R-2 (Planned Development/Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and townhomes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Dept. staff. Current zoning is PD/R-1, Staff recommends approval.



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: December 2, 2024

City Council Meeting Date: December 9, 2024

Agenda Item: Rezoning & PD Approval

Background:

The surrounding parcels are a mix of commercial and residential. The proposed subdivision (Wright's Island) will be located next to Fiddler's Cove. The main entrance to the project will be off of Laurel Island Pkwy. along with a second entrance off of Bristol Hammock Rd. which will include a right in turn lane. The two entrances and turn lane is for life safety reasons and will also help with traffic flow. The project will consist of 40', 50' and 60' wide single family lots and a portion of the project will include 140 townhomes. There will be an approx. total of 630 residential units at full build out.

Summary:

Ronald Sawyer with Sawdawg, LLC has applied for a rezoning of parcels 106 037 & 106 037A containing approx. 212 acres located on the north side of Laurel Island Pkwy. and on the East side of Bristol Hammock Road. The applicant is requesting the parcels be rezoned to PD/R-2 (Planned Development Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and townhomes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Department staff.

Current Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

Attachment: Jan 2025-Rezoning & PD Approval (4643 : Rezoning & PD Approval)

*AN AMENDMENT TO THE PLANNED
DEVELOPMENT
PROJECT DESCRIPTION*

FOR:

**PARCEL 2 & 3 OF THE WRIGHT'S ISLAND
TRACT**

SUBMITTED TO:

**THE KINGSLAND CITY COUNCIL
AND
PLANNING COMMISSION**

BY:

SAWYER & ASSOCIATES, INC.

NOVEMBER 4, 2024

BENNETT SURVEYING, INC.

(AGENT FOR SAWYER & ASSOCIATES, INC.)



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 the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING _____	PD (R-1)	EXISTING RESIDENTIAL USE _____
REQUESTED ZONING _____	PD (R-2)	REQUESTED TOWNHOUSES & USE _____ RESIDENTIAL _____

PROPERTY OWNER(S)

Name(s) _____ SAWDAWG, LLC _____

Address _____ 100 Marsh Harbour Pkwy. Kingsland, Georgia 31548 _____

Phone No. _____ 912-576-9003 _____ (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: _____ FIDDLERS COVE AREA/WRIGHTS/ISLAND _____

Property

Address: North Side of Laurel Island Pkwy & East Side of Bristol Hammock Rd

Tax Map Reference Number: _____ 106 037 & 037A _____ Zoning Map: _____

Property Size: ~~77-135~~ 212 Acres Property Frontage: 1508 Feet Bristol Hammock Rd

Attachment: Jan 2025-Rezoning & PD Approval (4643 : Rezoning & PD Approval)

City of Kingsland Zoning Application
Page Two

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 _____
 _____ the project will reflect multi-family and commercial uses _____

Would not be detrimental to property or persons in the area because _____
 _____ The project will further enhance the City of Kingsland's _____
 surrounding developments _____

Other Comments: _____

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

_____ ☒ _____

- (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

_____ ☒ _____

- (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

X

City of Kingsland Zoning Application
Page Three

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

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.

Saudy LLC by Ronald H. Sandy
Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of _____ November 4, _____, 2024, 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 Saudy & Assoc.
in the amount of \$ 600.

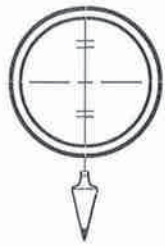
City of Kingsland

BY: [Signature]

Date: 10/15/24

Planning & Zoning Administrator

Attachment: Jan 2025-Rezoning & PD Approval (4643 : Rezoning & PD Approval)



BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 Marsh Harbour Parkway, Unit 103
Kingsland, GA 31548
P.O. Box 2729
Brunswick, GA 31521
(912) 258-8899

3.1.a

Application Request: the Applicant, Sawyer & Associates, Inc., 100 Marsh Harbour Parkway, Kingsland, Georgia 31548 request that the Planning Commission & City Council approve the following application:

AN AMENDED DEVELOPMENT PLAN TO ALLOW FOR A PLANNED DEVELOPMENT IN KINGSLAND, GEORGIA, FOR THE PURPOSE OF PROVIDING TOWNHOUSES AND SINGLE FAMILY RESIDENTIAL ON +/- 135 ACRES ADJOINING LAUREL ISLAND PARKWAY KNOWN AS CAMDEN COUNTY TAX PARCEL No. 106 037 & 037A

NOVEMBER 4, 2024

Introduction

The Applicant, Sawyer & Associates, Inc., hereby submits this application for a revised Planned Development Plan to the existing PD (R-1) 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 135 acres, more or less. It is known as parcel 2 & 3 of the Wright's Island Tract. As with the surrounding developments, this parcel will contain townhouses and single family residential property with defined specifications. The concept of this project is to provide townhouses and residential lots equivalent to surrounding areas. The density of mixed usage may exceed those allowed in various surrounding mixed use developments.

The project will be accessed from Laurel Island Parkway & Bristol Hammock 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 lot specifications

PD R-2 (Townhouses) +/-140 units

Minimum Lot Area	7,000 Sq. Ft. for the first two units, 2,000 Sq. Ft. for each additional unit
Front Yard Setback	15 feet
Side Yard Setback	0 feet & 10 feet (10 feet side street)
Rear Yard Setback	10 feet (10 feet rear street)

PD R-1 (60' lots) +/-53 lots

Minimum Lot Area	6,000 Sq. Ft.
Lot width at building line	60.0 ft.
Front Yard Setback	20 feet
Side yard setback	5 feet (10 feet side street)
Rear Yard Setback	10feet (10 feet rear street)

PD R-1 (50' lots) +/-234 lots

Minimum Lot Area	5,000 Sq. Ft.
Lot width at building line	50.0 ft.
Front Yard Setback	20 feet
Side yard setback	5 feet (10 feet side street)
Rear Yard Setback	10feet (10 feet rear street)

PD R-1 (40' lots) +/-198 lots

Minimum Lot Area	4,400 Sq. Ft.
Lot width at building line	40.0 ft.
Front Yard Setback	20 feet
Side yard setback	5 feet (10 feet side street)
Rear Yard Setback	10feet (10 feet rear street)

This 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.

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 mixed use planned development.

wrights island 2 narrative

WRIGHT'S ISLAND

18' TOWNHOME LOTS
140 TOTAL

40' LOTS TOTAL
218 LOTS

50' LOTS TOTAL
236 LOTS

60' MARSH LOTS
53 TOTAL

TOTAL
647 LOTS

TOTAL ±100.79 AC
TOTAL 948,000 SQ. FT. WITH ROADS
AND WETLANDS

TOTAL ±57.46 AC
WETLANDS

PARCEL 4
TOTAL ±39.30 AC
COMMERCIAL WITH ROADS
±16.00 AC

PARCEL 3
±8.05 AC

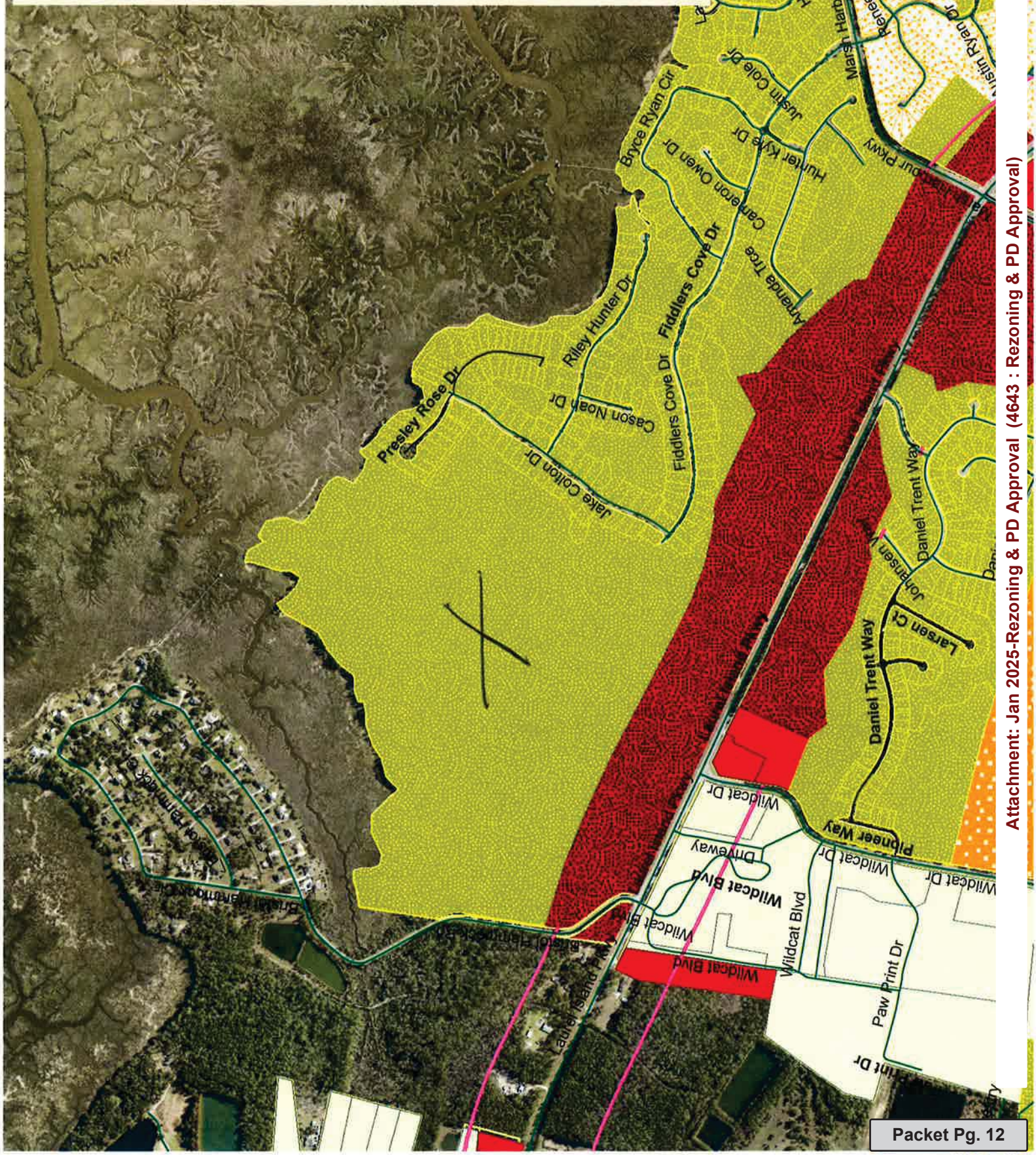
PARCEL 2
±7.52 AC

PARCEL 1
±4.73 AC

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	
HL	
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: Jan 2025-Rezoning & PD Approval (4643 : Rezoning & PD Approval)



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	106 037	Owner	SAWDAG LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/10/2023	\$2511600	XS	U
	KINGSLAND	Physical Address	n/a	9/29/2016	\$438689	MP	U
Acres	171.49	Assessed Value	Value \$1894288				

(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.

Date created: 11/19/2024

Last Data Uploaded: 11/18/2024 7:45:14 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Attachment: Jan 2025-Rezoning & PD Approval (4643 : Rezoning & PD Approval)



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	106 037A	Owner	SAWDAWG LLC	Last 2 Sales			
Class Code	Residential		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/10/2023	\$993600	XS	U
	KINGSLAND	Physical Address	n/a	n/a	0	n/a	n/a
Acres	40.67	Assessed Value	Value \$749613				

(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.

Date created: 11/19/2024

Last Data Uploaded: 11/18/2024 7:45:14 PM

Developed by SCHNEIDER
GEOSPATIAL

Attachment: Jan 2025-Rezoning & PD Approval (4643 : Rezoning & PD Approval)

To: Whom this may concern

From: Community awareness advisor

Via: Community residents (D.J. Smith)

I am presenting this letter to all of the community resident of our local community. It have come to my attention, there's a team of developer that has chosen our community to develop. This has caused me to ask the community to stand up against the development of this community for several reason. In this letter I will address all or most of the issues that I feel need to be address by the development team prior to any approval from the county or city planning and development board.

The very first issues is "whether or not they have been an environmental study on the property being developed".

The next and equally important issues is "if all the community have had oppuntuniuty to review and submit input on the new development plans".

Please allow me to explain why I have such an issue with this development. When I elected to purchase my property in this community I made my decision based on all the wildlife that was around the property. That gave me the feeling that I was out of the range were big companies could just come in and develop the area without taken wildlife under consideration. I'm sure if there is an ecological study taken, you would see that this type of development will affect our environment. I will be contacting the county soil and water supervisor to see if there has been any request of such ecological studies to our area.

In my conclusion I truly would like to have all the community involve in this project before the county give the authority to any company to build apartments in this community. I'm unsure of the loss in property valve if there are apartment built, however I'm sure it will not equal to the valve of the single family unit hear

Thank you,



THIS MAP HAS BEEN ORIGINATED FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 1,000,000 FEET.

FOR: SAWYER & ASSOCIATES

THIS MAP NOT VALID UNLESS THIS PRINT BE
THE SEAL OF THE SIGNING SURVEYOR

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4641)**

Meeting: 01/06/25 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4641

Home Occupation-121 E. Lakemont Dr.-Map & Parcel 121E 010B

Matthew Liddell has applied for a Home Occupation Permit for a mobile detail business known as "First Response Mobile Detail, LLC". The applicant has been notified and has agreed 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: January 6, 2024

City Council Meeting Date: January 13, 2024

Agenda Item: Home Occupation- 121 E. Lakemont Drive. Parcel # 121E 010B

Summary:

Matthew Liddell has applied for a home occupation permit for a mobile detailing business known as "First Response Mobile Detail, 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

Attachment: Jan 2025-Home Occ-121 E Lakemont Dr (4641 : Home Occupation-121 E. Lakemont Dr.-Map & Parcel 121E 010B)



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

Member:

Bryant Shepard, Chairman
Fyrth Morris, Vice Chairman
Walter Fuller, Jr.
Michael Haynes
Matthew Hooks
Kathryn Markes
Becci Shannon

TO WHOM IT MAY CONCERN:

Matthew Liddell filed an application with our office. The applicant asks that the Kingsland Planning Commission recommend approval and that the Kingsland City Council approve the following item:

(X) HOME OCCUPATION: The applicant has applied for a Home Occupation Permit for a mobile detail business known as "First Response Mobile Detail, LLC" located at 121 E. Lakemont Dr. Map & Parcel 121E 010B. Zoning is R-3.

In order to review the application, the Kingsland Planning Commission will hold a public hearing on Monday, January 6, 2024 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission recommendation at their meeting on Monday, January 13, 2024 at 6:00 p.m. at Kingsland City Hall in the Council Chambers located at 107 S. Lee St. in Downtown Kingsland.

If you are unable to attend either meeting, you may submit a written statement to our office which will be read at the meeting, or give me a call expressing your concern. For further information, please call our office at 912-729-8296.

Sincerely,


Scott Kimball, Planning Director

Attachment: Jan 2025-Home Occ-121 E Lakemont Dr (4641 : Home Occupation-121 E. Lakemont Dr.-Map & Parcel 121E 010B)



Jan. 2028
240101

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: Matthew Liddell PHONE: 904-646-8861
ADDRESS: 121 E LAKEMONT DR Kingsland GA 31548
FAX: N/A E-MAIL: Mattliddell99@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: First Response Mobile Detail LLC
STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 121 E Lakemont Dr Kingsland GA 31548
TAX MAP & PARCEL NUMBER: 121E0108 ZONING: R-3
OWNER OF SITE, IF NOT APPLICANT: Damon Brantley
ADDRESS: 63 Millers Branch Dr
CITY: ST. MARY'S STATE: GA ZIP: 31558

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

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

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

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

SIGNED: [Signature] DATE: 12/03/2024

Attachment: Jan 2025-Home Occ-121 E Lakemont Dr (4641 : Home Occupation-121 E. Lakemont Dr.-Map & Parcel 121E 010B)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 12/12/24
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 12/12/24
3. DATE PERMIT FEE PAID: 12/12/24 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:

() APPROVAL RECOMMENDED () DENIAL RECOMMENDED

DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 1/6/24

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:

() APPROVED () DENIED

DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 1/13/24

CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 1/14/24

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.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

12/12/24
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Matthew Liddell
 ADDRESS: 121 E Lakemont Dr
 CITY: Kingsland STATE: Ga ZIP: 31548
 PHONE: (904-646-8861) FAX: () E-MAIL: Dyl2491@yahoo.com
 PROPOSED BUSINESS: First Response Mobile Detail LOCATION: _____
 TAX PARCEL: 121E0108 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: 300 Business area sq. ft. 1426 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.

Matthew Liddell
 SIGNATURE OF APPLICANT

12-12-2024
 DATE

Attachment: Jan 2025-Home Occ-121 E Lakemont Dr (4641 : Home Occupation-121 E. Lakemont Dr.-Map & Parcel 121E 010B)

Scott Kimball

From: DAMON BRANTLEY <brantleygs@icloud.com>
Sent: Monday, December 16, 2024 8:43 AM
To: skimball@kingslandgeorgia.com
Subject: 121 E. Lakemont

Good morning Sir. My name is Damon W. Brantley and I am the owner of the property located at 121 E. Lakemont Dr, Kingsland, GA 31548.

My current renter, Mr. Liddell has requested permission to use the address for documentation needed to operate a personal business. I have given him that permission. If I can provide and additional information or be of service in any way, please do not hesitate to ask.

Thank you in advance for your consideration.

Damon Brantley MD, CPE, FACS

Sent from my iPhone

Attachment: Jan 2025-Home Occ-121 E Lakemont Dr (4641 : Home Occupation-121 E. Lakemont Dr.-Map & Parcel 121E 010B)

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
-----	-------------	--------------	-----	-----	-----	------	--------	------------	-----	-----	------------	----	----	--------	--------	-------	--------	--------	--------	-----	-----	-----	-----	-----	-----	-----

4.1.a





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	121E 010B	Owner	BRANTLEY DAMON W & CYNTHIA Y	Last 2 Sales			
Class Code	Residential		121 EAST LAKEMONT DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/19/2021	\$123800	FM	Q
	KINGSLAND	Physical Address	121 E LAKEMONT DR	2/11/2019	\$91500	FM	Q
Acres	0.12	Assessed Value	Value \$163648				

(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.

Date created: 12/12/2024

Last Data Uploaded: 12/11/2024 8:00:57 PM

Developed by SCHNEIDER
GEOSPATIAL

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4640)**

Meeting: 01/06/25 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland

Initiator: Natalie Moreland

Sponsors:

DOC ID: 4640

**Home Occupation-145 W. Woodhaven Dr.-Map & Parcel 082E
030C**

Chonda S. Foster has applied for a Home Occupation Permit for a printing business known as "Customized Hustle, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.



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

Planning and Community Development Staff Report

Planning Commission Meeting Date: January 6, 2024

City Council Meeting Date: January 13, 2024

Agenda Item: Home Occupation- 145 Woodhaven Drive- Parcel # 082E 030C

Summary:

Chonda Foster has applied for a home occupation permit for a printing business known as “Customized Hustle, 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



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

Member:

Bryant Shepard, Chairman
Fyrth Morris, Vice Chairman
Walter Fuller, Jr.
Michael Haynes
Matthew Hooks
Kathryn Markes
Becci Shannon

TO WHOM IT MAY CONCERN:

Chonda S. Foster filed an application with our office. The applicant asks that the Kingsland Planning Commission recommend approval and that the Kingsland City Council approve the following item:

(X) HOME OCCUPATION: The applicant has applied for a Home Occupation Permit for a printing business known as "Customized Hustle, LLC" located at 145 W. Woodhaven Dr. Map & Parcel 082E 030C. Zoning is R-1.

In order to review the application, the Kingsland Planning Commission will hold a public hearing on Monday, January 6, 2024 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission recommendation at their meeting on Monday, January 13, 2024 at 6:00 p.m. at Kingsland City Hall in the Council Chambers located at 107 S. Lee St. in Downtown Kingsland.

If you are unable to attend either meeting, you may submit a written statement to our office which will be read at the meeting, or give me a call expressing your concern. For further information, please call our office at 912-729-8296.

Sincerely,

Scott Kimball, Planning Director



dec 12
\$50

Jan. 2025
240100

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: Chonda S. Foster PHONE: 912-567-4800
ADDRESS: 145 Woodhaven Drive, Kingsland, GA 31548
FAX: _____ E-MAIL: CustomizedHustle@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: Customized Hustle, LLC

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: _____

TAX MAP & PARCEL NUMBER: 082E 030C ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: Kyle & Mirang Goddard / Corner Stone mgt.
ADDRESS: _____

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: dec 12 . 2024

Attachment: Jan 2025-Home Occ-145 Woodhaven Dr (4640 : Home Occupation-145 W. Woodhaven Dr.-Map & Parcel 082E 030C)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 12/12/24
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 12/12/24
3. DATE PERMIT FEE PAID: 12/12/24 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 1/6/24
 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: 1/13/24

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 Occupation PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

12/12/24
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



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

APPLICANT: Chonda S. Foster

ADDRESS: 145 ~~W~~ Woodhaven Drive

CITY: Kingsland STATE: GA ZIP: 31548

PHONE: 904 567-4800 FAX: () E-MAIL: Customized Hurtle @

PROPOSED BUSINESS: Printing Business LOCATION: 145 Woodhaven Dr

TAX PARCEL: 082E 030C 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: 400 Business area sq. ft. 1288 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.

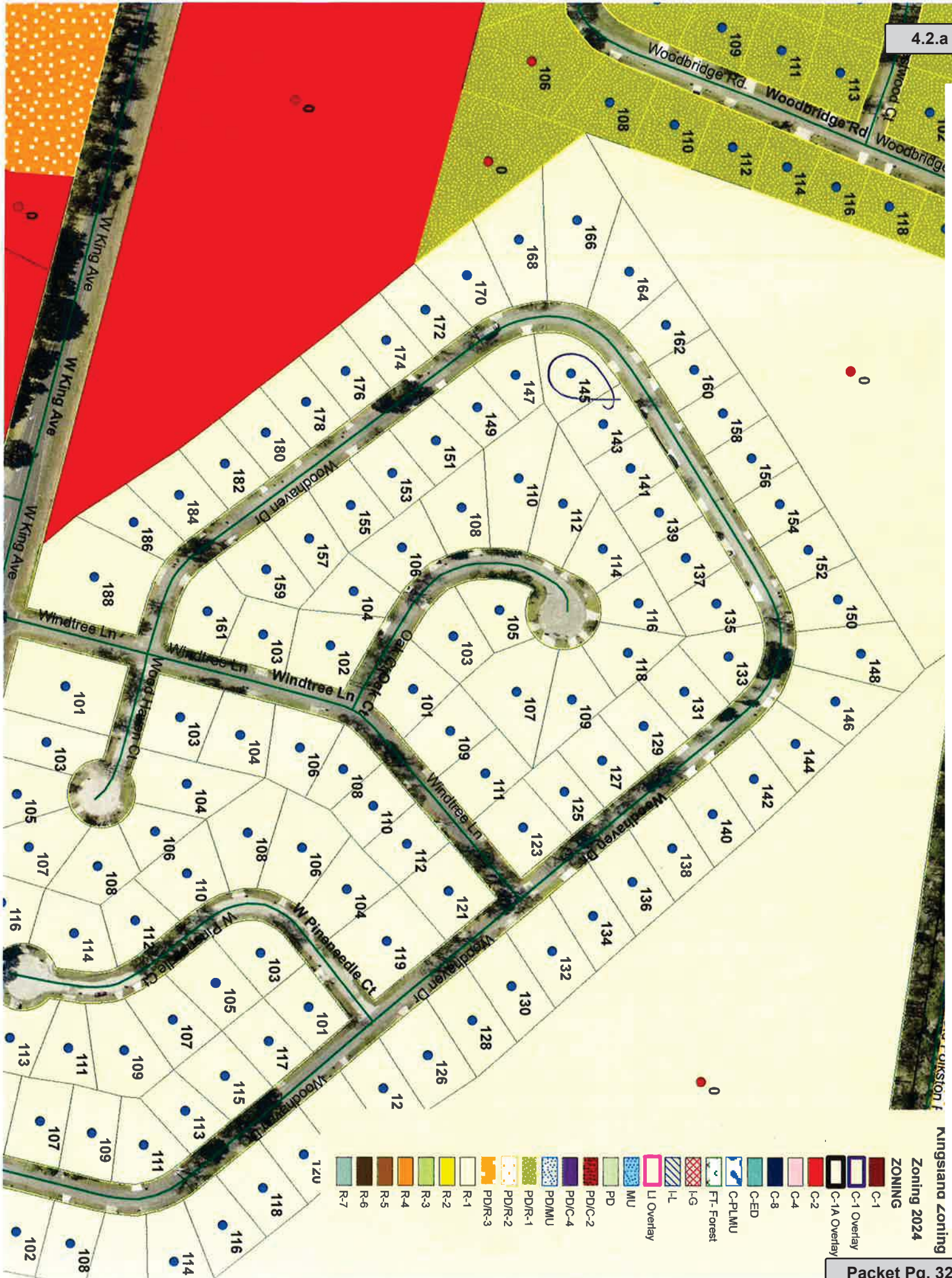
I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

SIGNATURE OF APPLICANT

DATE

12/12/2024

Attachment: Jan 2025-Home Occ-145 Woodhaven Dr (4640 : Home Occupation-145 W. Woodhaven Dr.-Map & Parcel 082E 030C)





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	082E 030C	Owner	GODDARD RYEIN & MIRANG	Last 2 Sales			
Class Code	Residential		145 WEST WOODHAVEN DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	10/15/2021	\$159000	FM	Q
	KINGSLAND	Physical Address	145 WOODHAVEN DR	4/6/2013	0	FY	U
Acres	n/a	Assessed Value	Value \$204975				

(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.

Date created: 12/12/2024

Last Data Uploaded: 12/11/2024 8:00:57 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Attachment: Jan 2025-Home Occ-145 Woodhaven Dr (4640 : Home Occupation-145 W. Woodhaven Dr.-Map & Parcel 082E 030C)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4642)**

Meeting: 01/06/25 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4642

Home Occupation-236 the Villas Way-Map & Parcel 107 01 011B

Leslie Thomas Carpenter has applied for a Home Occupation Permit for an E-Commerce on-line sales business known as "1 of a Kind by Leslie, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/MU. Staff recommends approval.



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

Planning and Community Development
Staff Report

Planning Commission Meeting Date: January 6, 2024

City Council Meeting Date: January 13, 2024

Agenda Item: Home Occupation- 236 the Villas Way- Parcel # 10701 011B

Summary:

Leslie carpenter has applied for a home occupation permit for an on-line E-commerce business known as "1 of A Kind by Leslie, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/MU

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Jan 2025-Home Occ-236 The Villas Way (4642 : Home Occupation-236 the Villas Way-Map & Parcel 107 01 011B)



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

Member:

Bryant Shepard, Chairman
Fyrth Morris, Vice Chairman
Walter Fuller, Jr.
Michael Haynes
Matthew Hooks
Kathryn Markes
Becci Shannon

TO WHOM IT MAY CONCERN:

Leslie Thomas Carpenter filed an application with our office. The applicant asks that the Kingsland Planning Commission recommend approval and that the Kingsland City Council approve the following item:

(X) HOME OCCUPATION: The applicant has applied for a Home Occupation Permit for an E-Commerce on-line sale business known as "1 of a Kind by Leslie, LLC" located at 236 The Villas Way. Map & Parcel 107 01 011B. Zoning is PD/MU.

In order to review the application, the Kingsland Planning Commission will hold a public hearing on Monday, January 6, 2024 at 6:00 p.m. and the Kingsland City Council will vote on the Planning Commission recommendation at their meeting on Monday, January 13, 2024 at 6:00 p.m. at Kingsland City Hall in the Council Chambers located at 107 S. Lee St. in Downtown Kingsland.

If you are unable to attend either meeting, you may submit a written statement to our office which will be read at the meeting, or give me a call expressing your concern. For further information, please call our office at 912-729-8296.

Sincerely,

Scott Kimball, Planning Director

Attachment: Jan 2025-Home Occ-236 The Villas Way (4642 : Home Occupation-236 the Villas Way-Map & Parcel 107 01 011B)



? Jan. 2025?
240099

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: Leslie Thomas Carpenter PHONE: 562-458-1564

ADDRESS: 236 The Villas Way Kingsland, GA 31548

FAX: _____ E-MAIL: customclub@1ofakindbyleslie.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: 1ofakindbyLeslie LLC (E-commerce)

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 236 The Villas Way

TAX MAP & PARCEL NUMBER: 10701011B ZONING: PD/MU

OWNER OF SITE, IF NOT APPLICANT: Same as above

ADDRESS: _____

CITY: _____ STATE: X 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: Leslie Thomas Carpenter DATE: 12/2/24

Attachment: Jan 2025-Home Occ-236 The Villas Way (4642 : Home Occupation-236 the Villas Way-Map & Parcel 107 01 011B)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 12/3/24
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 12/3/24
3. DATE PERMIT FEE PAID: 12/3/24 AMOUNT PAID: \$ 50.
4. PLANNING COMMISSION REVIEW:
() APPROVAL RECOMMENDED () DENIAL RECOMMENDED
DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 1/6/24
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
() APPROVED () DENIED
DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 1/13/24
CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: _____

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


PLANNING DIRECTOR
CITY OF KINGSLAND

12/3/24
DATE

CITY MANAGER
CITY OF KINGSLAND

DATE



CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION

APPLICANT: Leslie Thomas Carpenter
 ADDRESS: 236 The Villas Way
 CITY: Kingsland STATE: GA ZIP: 31548
 PHONE: (678) 458-1564 FAX: () E-MAIL: customclub@lofakindb
 PROPOSED BUSINESS: E-commerce online sales LOCATION: Kingsland, GA
 TAX PARCEL: 10701011B ZONING: PD/MU

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: 120 Business area sq. ft. 1898 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.

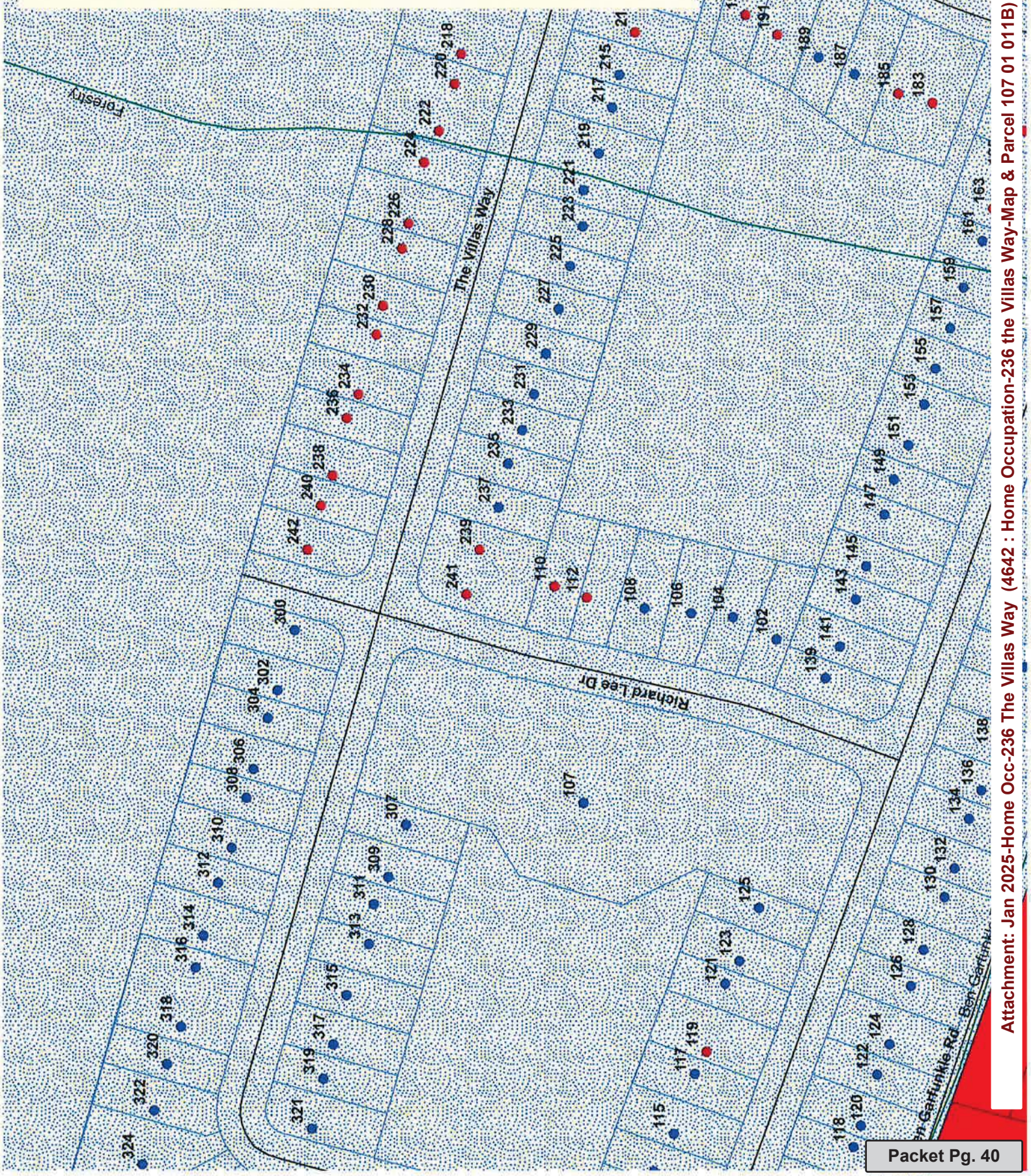
Leslie Thomas Carpenter
 SIGNATURE OF APPLICANT

12-2-24
 DATE

Attachment: Jan 2025-Home Occ-236 The Villas Way (4642 : Home Occupation-236 the Villas Way-Map & Parcel 107 01 011B)

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	107 01 011B	Owner	CARPENTER MICHAEL & LESLIE	Last 2 Sales			
Class Code	Residential		236 THE VILLAS WAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND TAD #2		KINGSLAND, GA 31548	11/9/2023	\$301900	FM	Q
	KINGSLAND TAD #2	Physical Address	236 THE VILLAS WAY	n/a	0	n/a	n/a
Acres	0.12	Assessed Value	Value \$301900				

(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.

Date created: 12/18/2024

Last Data Uploaded: 12/17/2024 7:58:26 PM

Developed by SCHNEIDER
GEOSPATIAL

Attachment: Jan 2025-Home Occ-236 The Villas Way (4642 : Home Occupation-236 the Villas Way-Map & Parcel 107 01 011B)