



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • SEPTEMBER 11, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing: FY 2023-2024 Proposed Budget -

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr.
James W Galloway
Farran Fullilove
Kristy Chance
Alex Blount

Mayor
Councilman
Councilman
Councilwoman
Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

1. Approval of Home Occupation - 201 Winding Road, Apartment # 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.

Planning Commission recommends approval.

2. Approval of Home Occupation - 214 Lonesome Pine Court - 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.

Planning Commission recommends approval.

3. Approval of Ordinance 2023-08 - Annexation Request & Zoning Designation for Parcels 108 028B, 108 029 and 108 029A -

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 Road 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 Commission recommends approval.

4. Approval of Re-Zoning-Parcels 107 042 and 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 Road. 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 Road.

Planning Commission recommends approval.

5. Approval of Variance - Parcel K13 01 015 (237 Hide Away Lakes Drive) -

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 Commission recommends approval.

6. Approval of Residential Business - 237 Hide Away Lakes Drive - 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.

Planning Commission recommends approval.

IX. NEW BUSINESS

1. Proclamation for Constitution Week 2023 -
2. Discussion: FY2023-2024 Proposed Budget Update -
3. Bid Award: Purchase of One 4" Double Diaphragm Pump -

This item is in the Waste Water Treatment Plant operations budget.

*Staff recommends, low bidder, Holland Pump Company, for a total of \$19,445.
Includes delivery.*

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4247)

Meeting: 09/11/23 06:00 PM

Department: Finance

Category: Public Hearing

Prepared By: Filiz Morrow

Initiator: Filiz Morrow

Sponsors:

DOC ID: 4247

1.1

Public Hearing: FY 2023-2024 Proposed Budget



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 09/11/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4249)

DOC ID: 4249

Approval of Home Occupation - 201 Winding Road, Apartment # 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.

Planning Commission 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

Kingsland Zoning Map

King_Add_4112018

Category

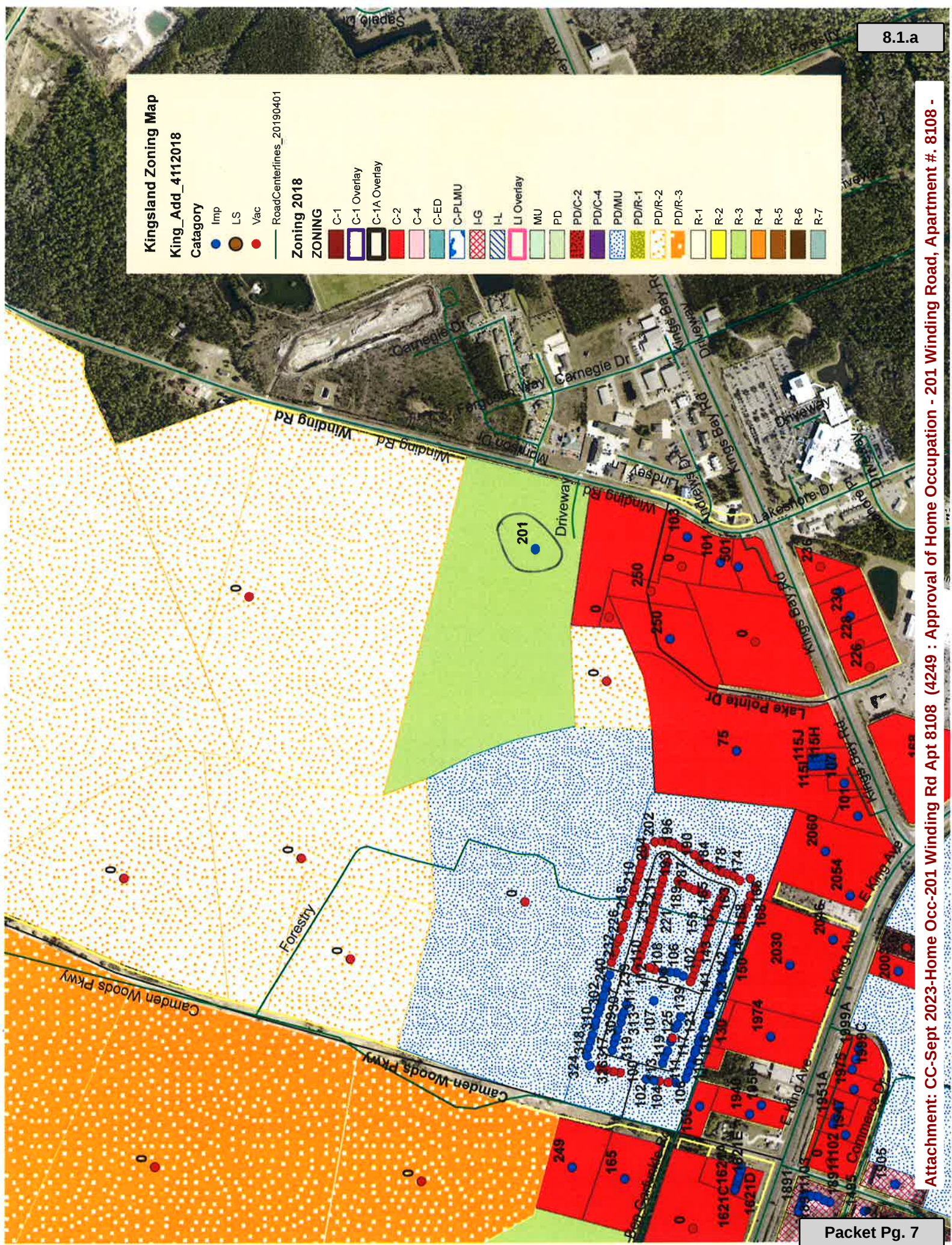
- Imp
- LS
- Vac

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

Parcel ID	120015	Owner	POINTE GRAND KINGSLAND EAST LLC	Last 2 Sales			
Class Code	Commercial		1031 WEST MORSE BOULEVARD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		SUITE 240	5/19/2021	0	QC	U
	KINGSLAND		WINTER PARK, FL 32789	5/19/2021	\$173000	LM	Q
Acres	57.57	Physical Address	201 WINDING RD				
		Assessed Value	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



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 09/11/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4250)

DOC ID: 4250

Approval of Home Occupation - 214 Lonesome Pine Court - 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.

Planning Commission 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:

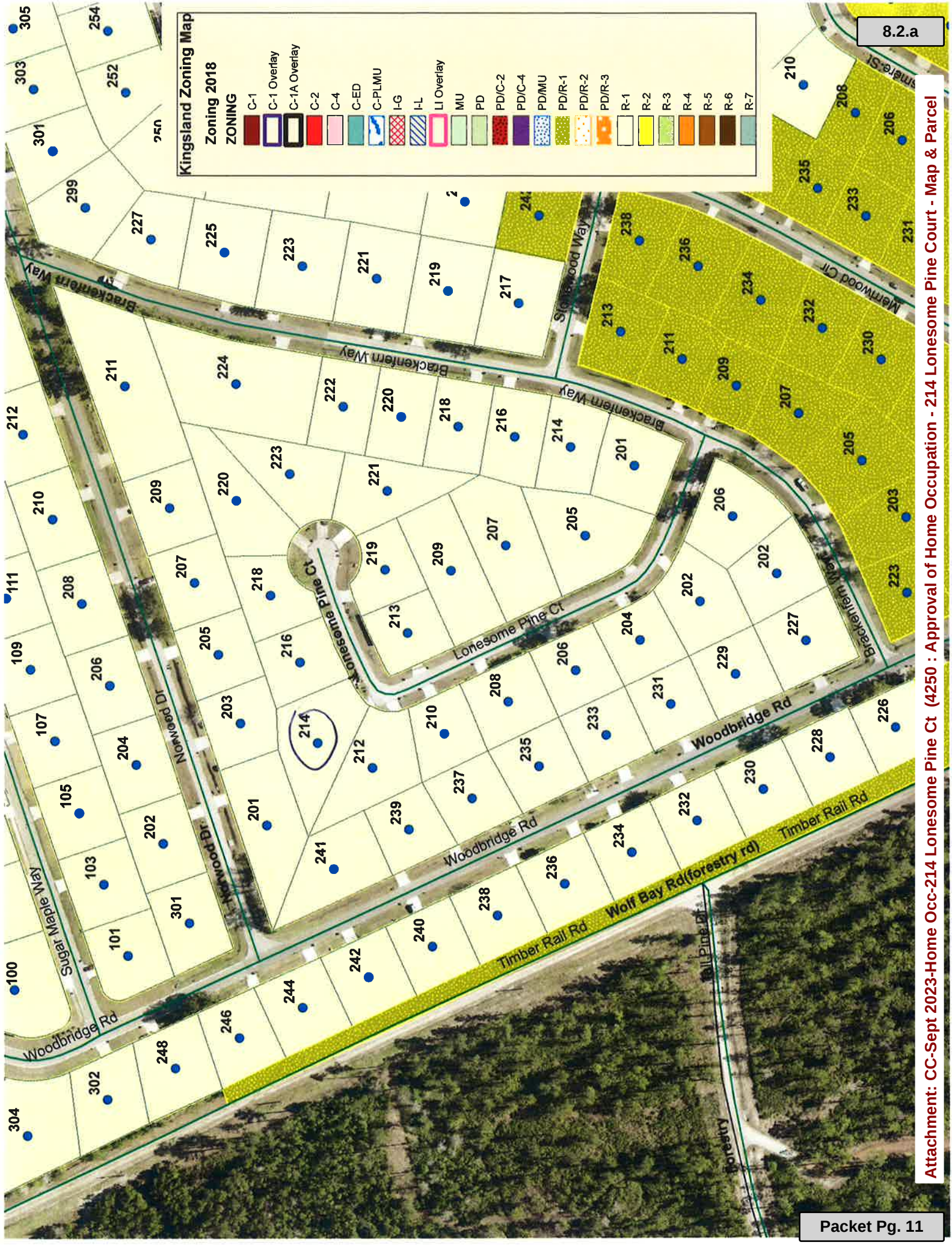
Robert Rushing has applied for a home occupation permit for a pressure washing business known as "Rushing Co, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director



Kingsland Zoning Map

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	PDMU	PDR-1	PDR-2	PDR-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
-----	-------------	--------------	-----	-----	------	--------	-----	-----	------------	----	----	--------	--------	------	-------	-------	-------	-----	-----	-----	-----	-----	-----	-----

8.2.a



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



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4252)

Meeting: 09/11/23 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4252

8.3

Approval of Ordinance 2023-08 - Annexation Request & Zoning Designation for Parcels 108 028B, 108 029 and 108 029A

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 Road 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 Commission 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:

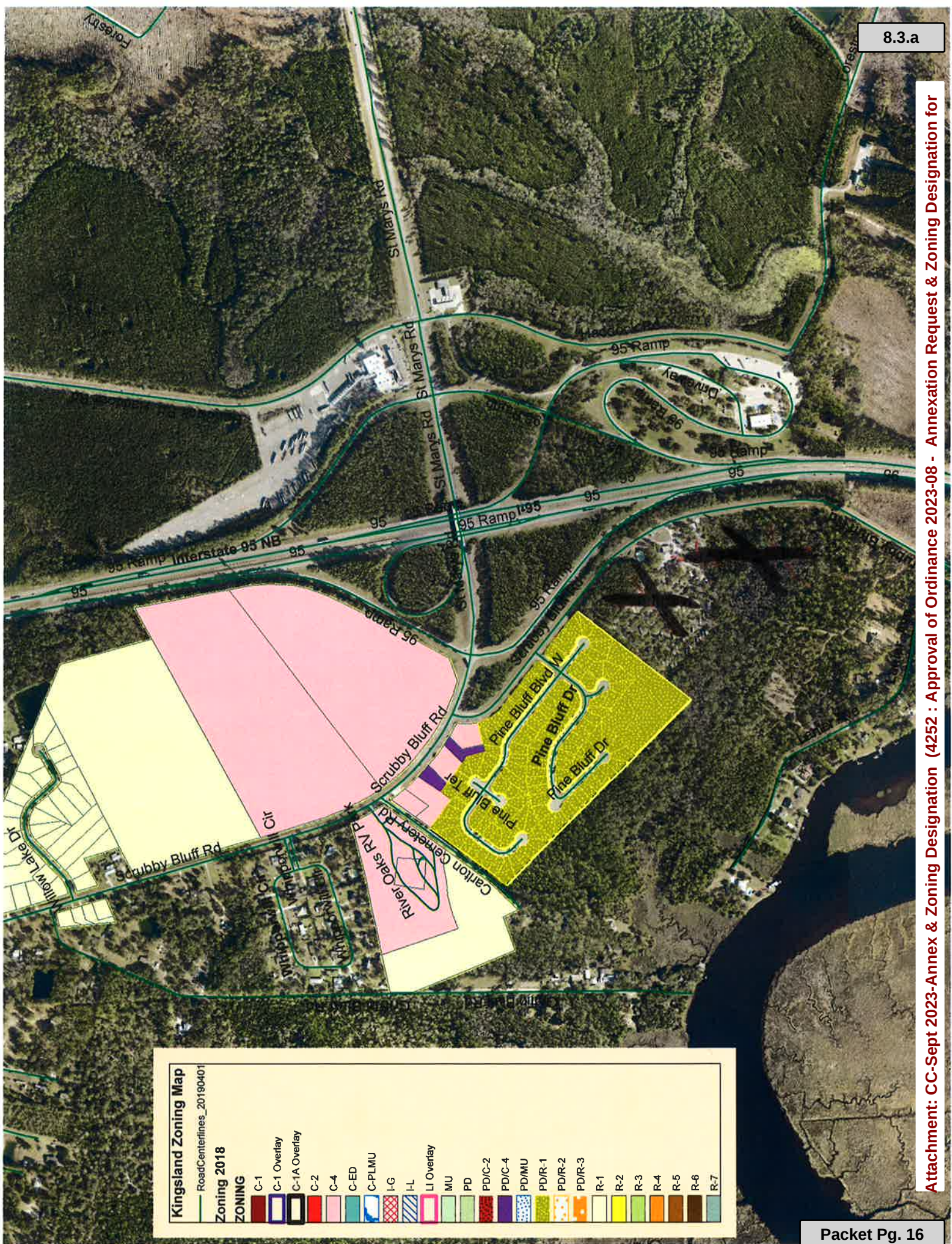
Barron Roddey with Kingsland Bay RV Resort, LLC has applied for the Annexation of parcels 108 028B, 108 029, and 108 029A containing approx. 22.19 acres located at 2970 Scrubby Bluff Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the 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

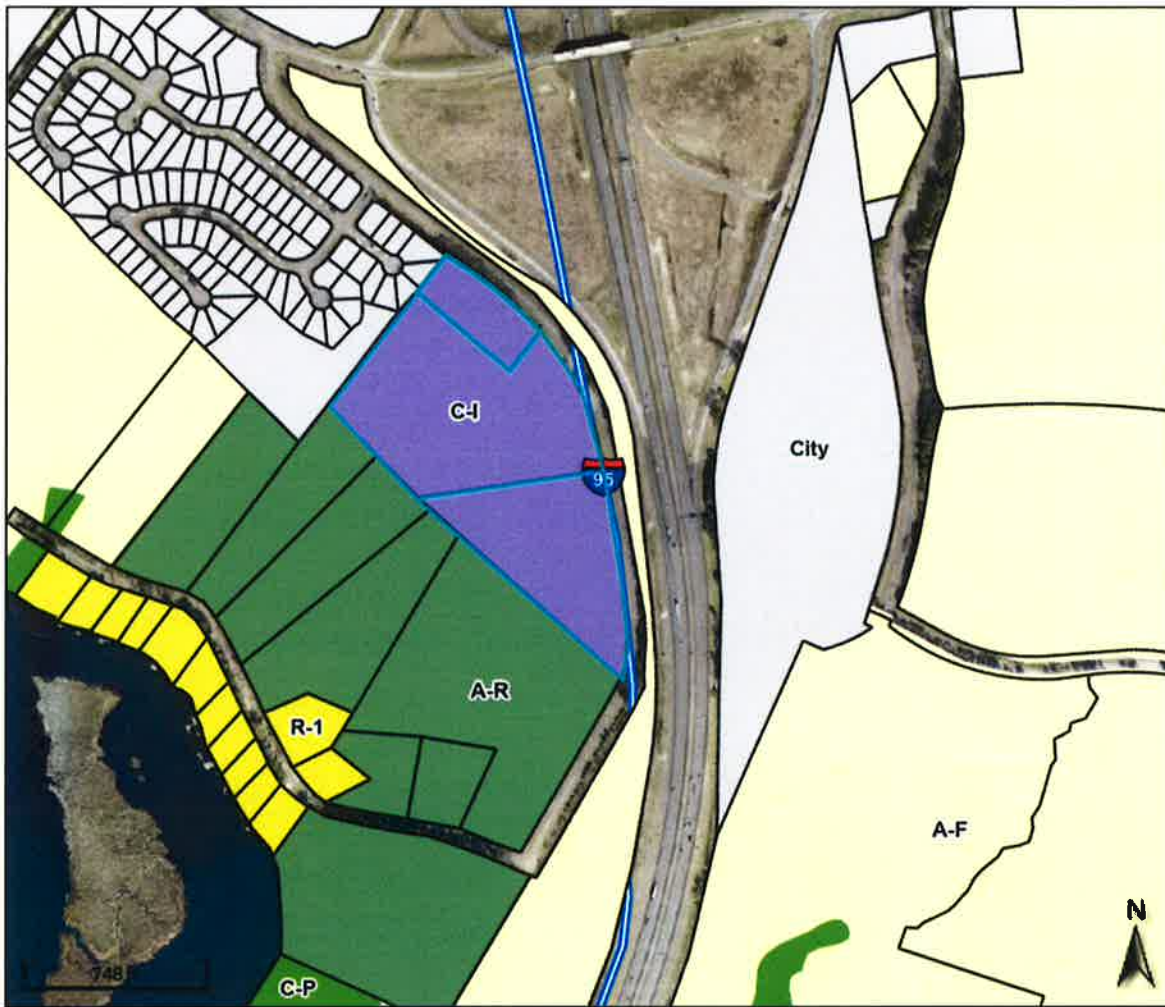
Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director





Camden County, GA



Overview



Legend

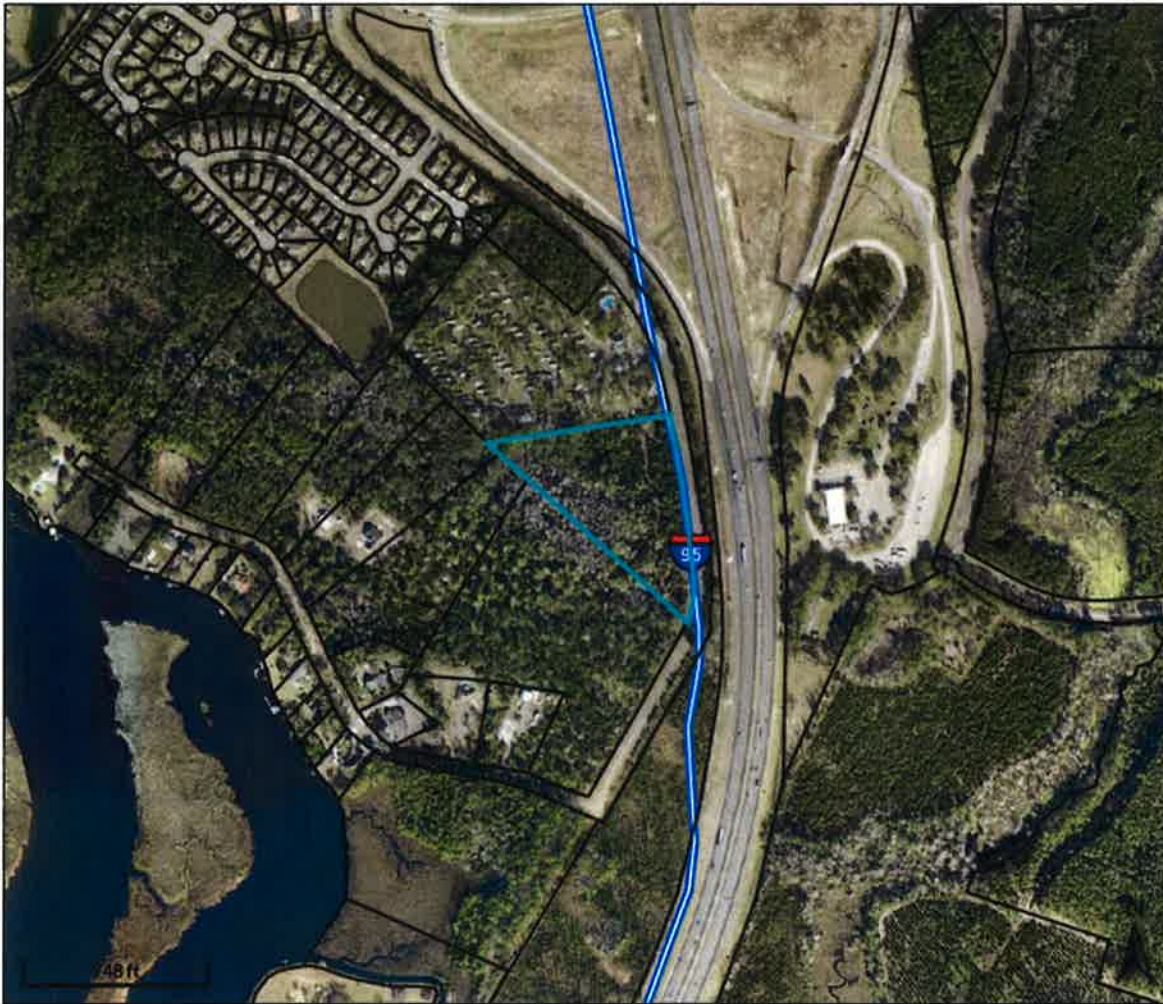
- Parcels
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**
- Zoning**
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - City
 - I-G
 - I-R
 - LCI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3
 - RVD
 - Unknown

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

(Note: Not to be used on legal documents)



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**

Parcel ID	108 0288	Owner	KINGSLAND BAY RV RESORT LLC	Last 2 Sales				
Class Code	Commercial			Date	Net Price	Reason	Qual	
Taxing	42 UNINCORPORATED SERVICE		1985 EDGEWATER DRIVE	12/15/2021	\$1651464	XX	U	
District	DIST		CLEARWATER, FL 33755	7/8/2021	0	QC	U	
	42 UNINCORPORATED SERVICE	Physical Address	SCRUBBY BLUFF RD					
	DIST	Assessed Value	Value \$300645					
Acres	8.79							

(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



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**

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

(Note: Not to be used on legal documents)

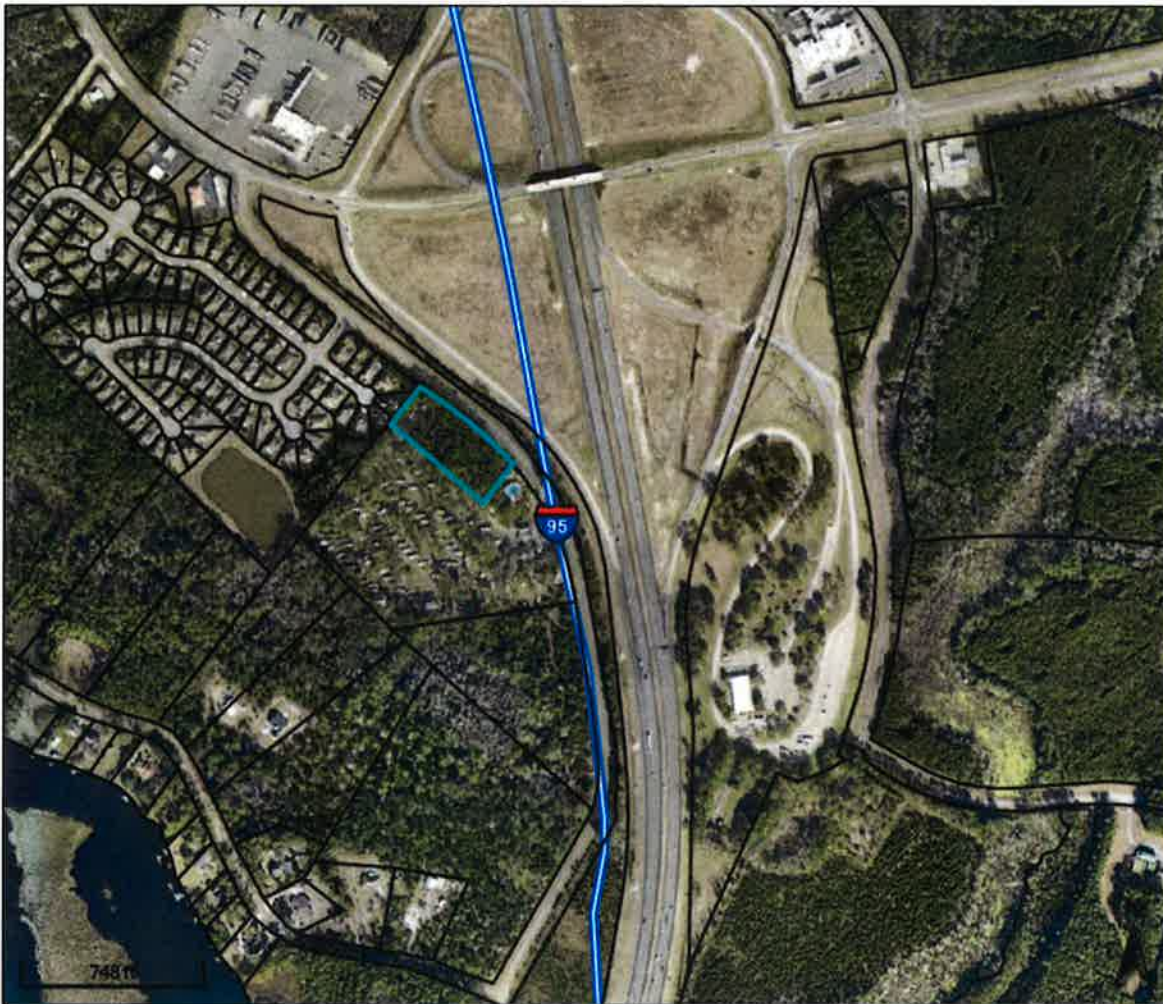
Date created: 8/2/2023

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

Developed by Schneider GEOSPATIAL



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

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



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

ORDINANCE # 2023-08**AN ORDINANCE TO ANNEX AN 11.40 ACRE TRACT, A 2.0 ACRE TRACT, AND A 8.79 TRACT OF LAND OWNED BY BARRON RODDEY OF KINGSLAND BAY RV RESORT, LLC BY THE CITY OF KINGSLAND**

WHEREAS, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

WHEREAS, BARRON RODDEY with Kingsland Bay RV Resort, LLC owns three tracts located on Scrubby Bluff Road otherwise described as map and parcel 108 029, 108 029A, and 108 028B consisting of a total of 22.19 acres to be annexed with two of the tracts currently undeveloped and one tract is developed as the KOA RV Park.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland annex the stated property of BARRON RODDEY with Kingsland Bay RV Resort, LLC and that it be zoned C-4 (Interchange Commercial).

Adopted and approved this 11th day of September, 2023.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4253)

8.4

Meeting: 09/11/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4253

Approval of Re-Zoning-Parcels 107 042 and 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 Road. 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 Road.

Planning Commission 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

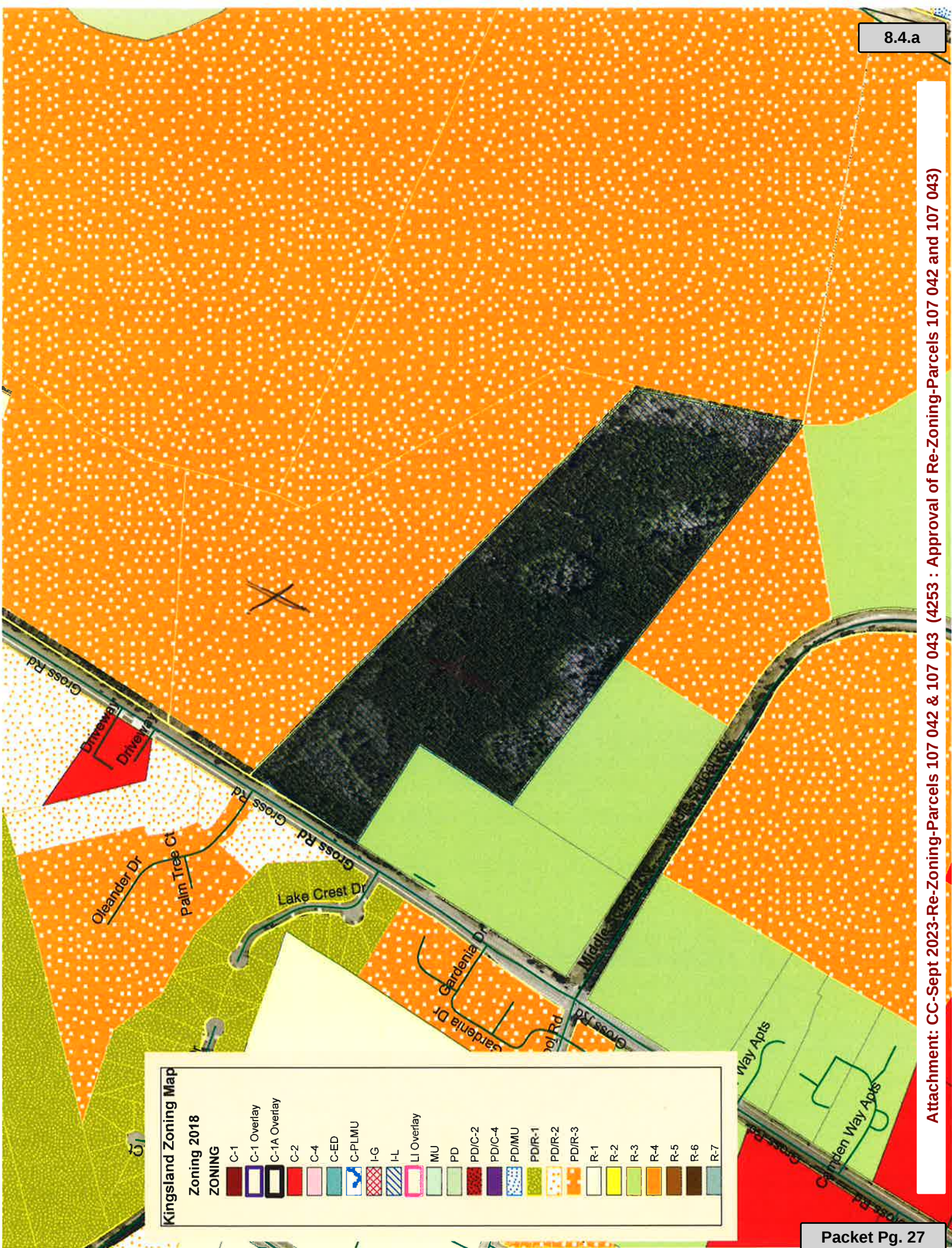
Scott L. Kimball
 Planning Director

Attachment: CC-Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4253 : Approval of Re-Zoning-Parcels 107 042 and 107 043)

12/27/23

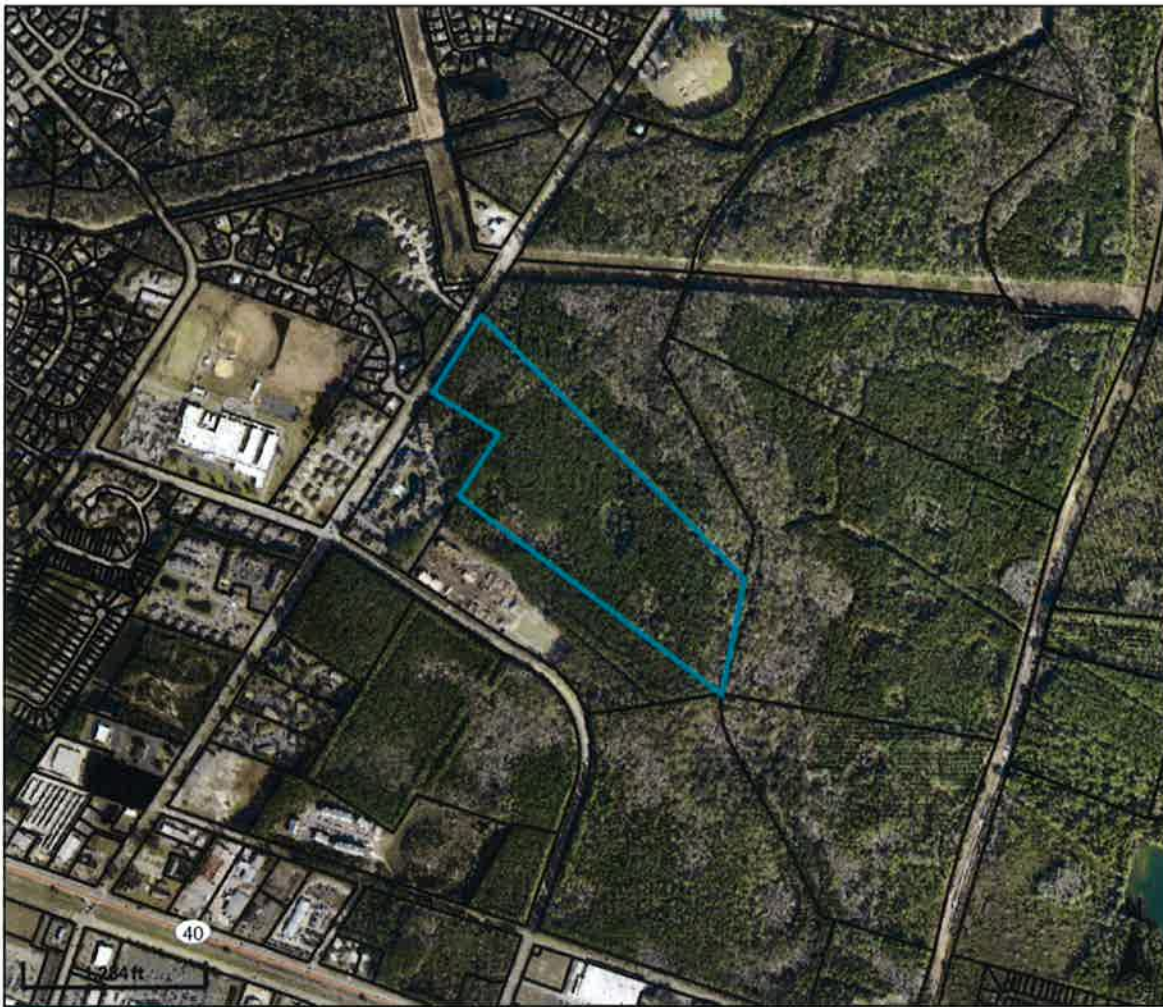








Camden County, GA



Overview



Legend

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

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

(Note: Not to be used on legal documents)

Date created: 8/14/2023

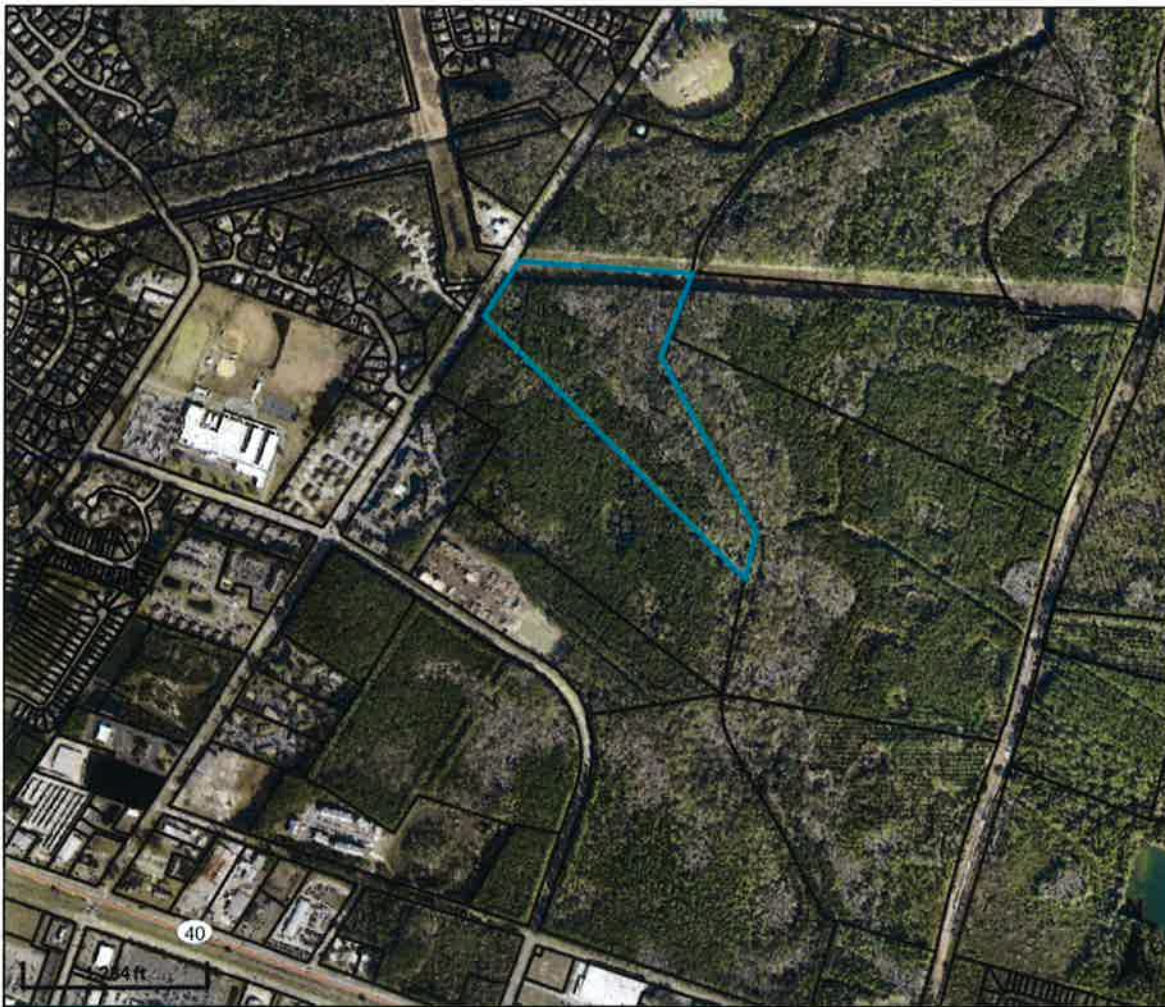
Last Data Uploaded: 8/11/2023 10:25:28 PM

Developed by Schneider
GEOSPATIAL

Attachment: CC-Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4253 : Approval of Re-Zoning-Parcels 107 042 and 107 043)



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

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

Attachment: CC-Sept 2023-Re-Zoning-Parcels 107 042 & 107 043 (4253 : Approval of Re-Zoning-Parcels 107 042 and 107 043)



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4254)

Meeting: 09/11/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4254

8.5

Approval of Variance - Parcel K13 01 015 (237 Hide Away Lakes Drive)

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 Commission 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: 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.

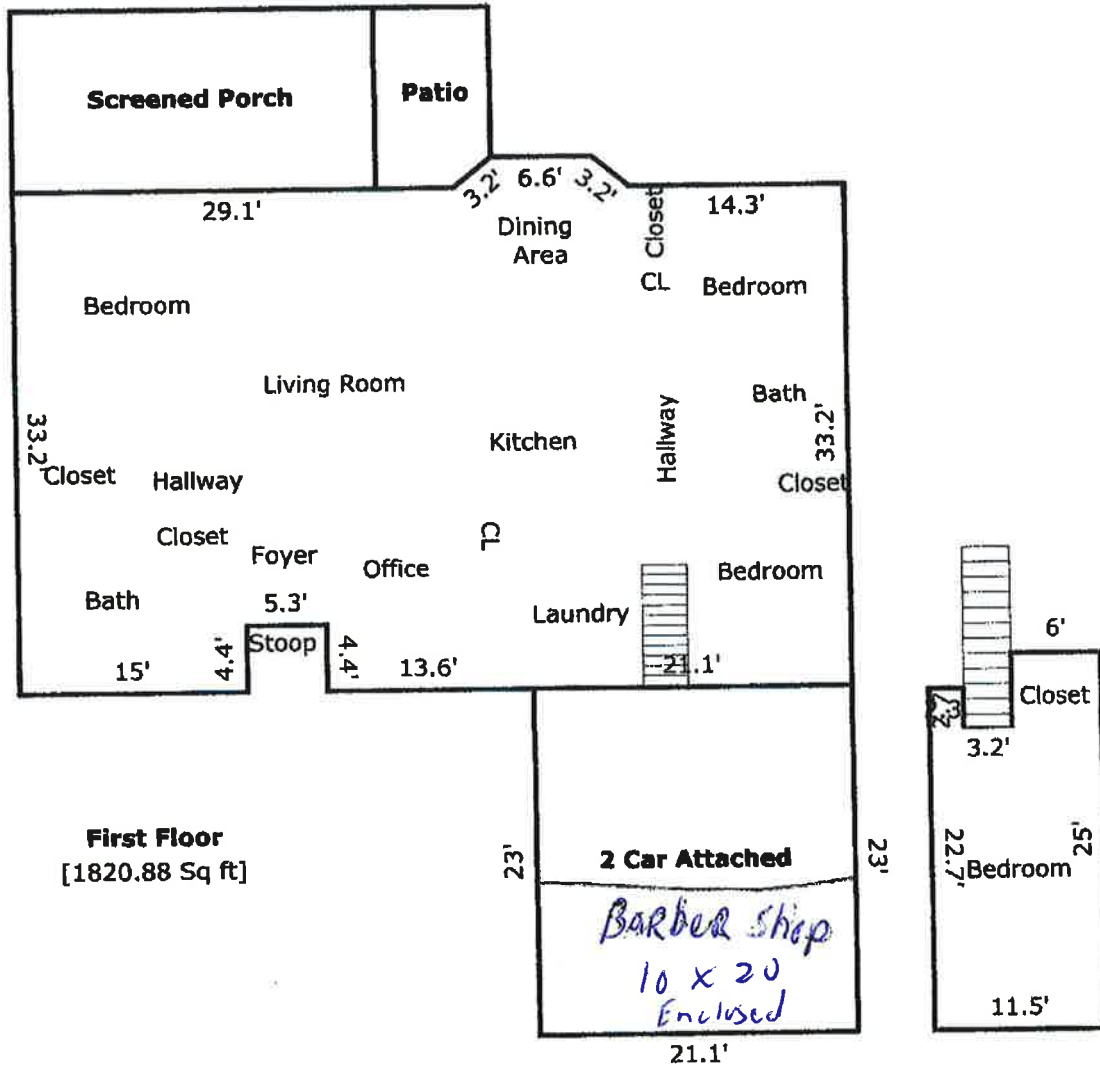
Zoning: PD/R-1

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



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area
First Floor

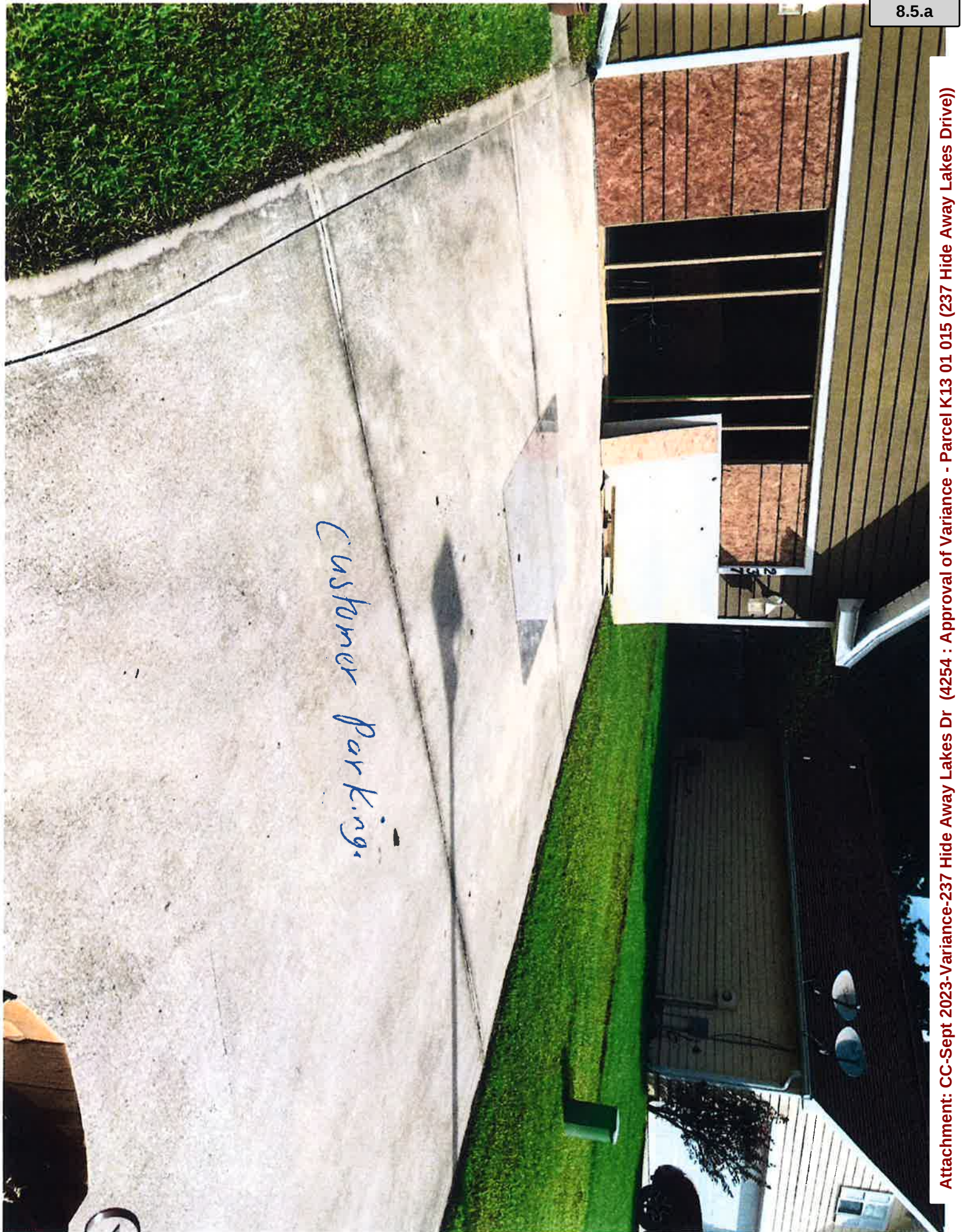
1820.88 Sq ft

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
6 x 5 =	30
2.3 x 2.7 =	6.21

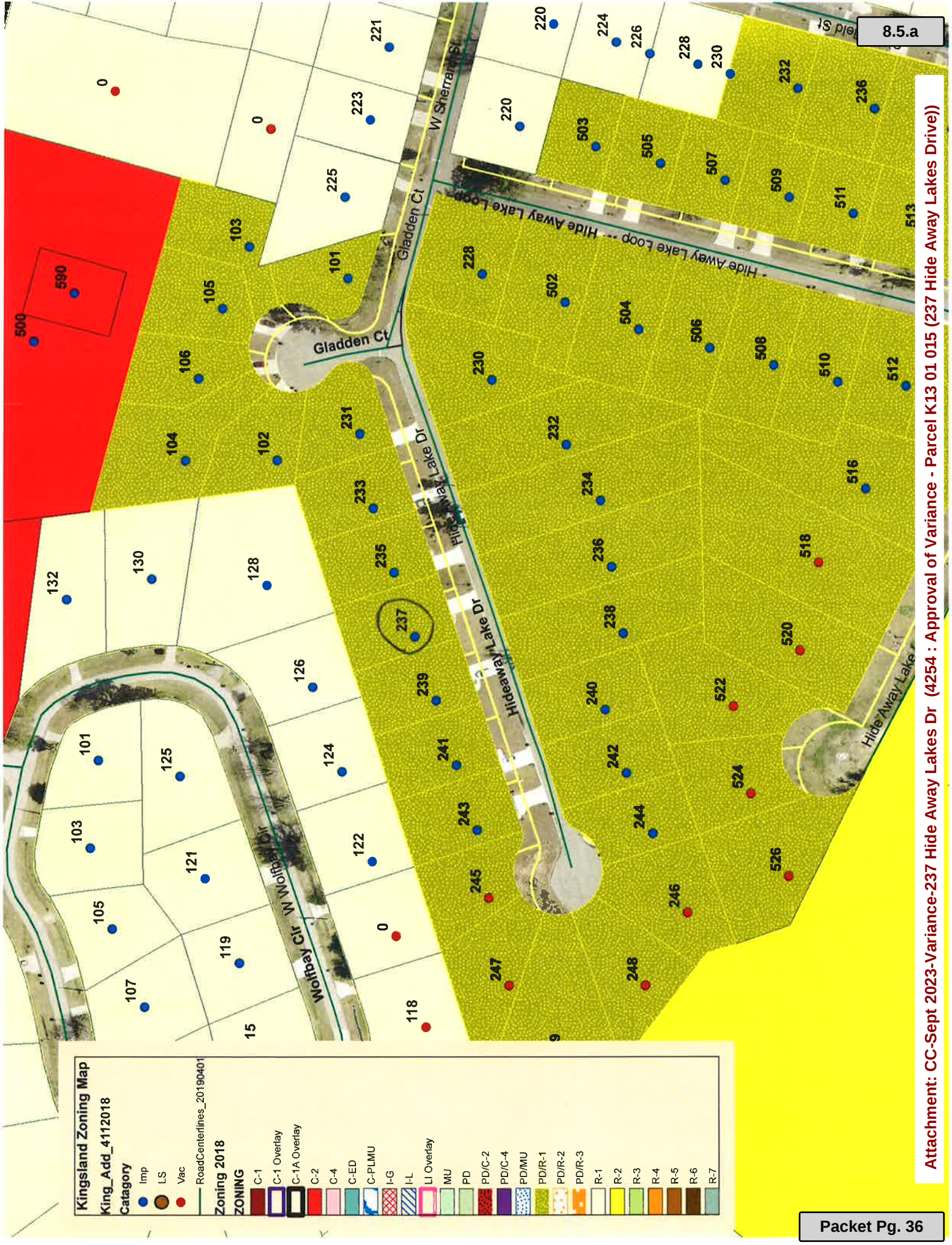
Second Floor

266.21 Sq ft









Kingsland Zoning Map

King_Add_4112018

Category

Imp

LS

Vac

RoadCenterlines_20190401

Zoning 2018

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

Parcel ID	K13 01 015	Owner	ROLLINS JIMMIE F	Last 2 Sales			
Class Code	Residential		237 HIDE AWAY LAKE DRIVE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	6/18/2015	\$195000	FM	Q
	KINGSLAND	Physical Address	237 HIDE AWAY LAKE DR	3/21/2013	0	FY	U
Acres	0.21	Assessed Value	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**
GEOSPATIAL

Attachment: CC-Sept 2023-Variance-237 Hide Away Lakes Dr (4254 : Approval of Variance - Parcel K13 01 015 (237 Hide Away Lakes Drive))



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 09/11/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4255)

DOC ID: 4255

Approval of Residential Business - 237 Hide Away Lakes Drive - 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.

Planning Commission 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: 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).

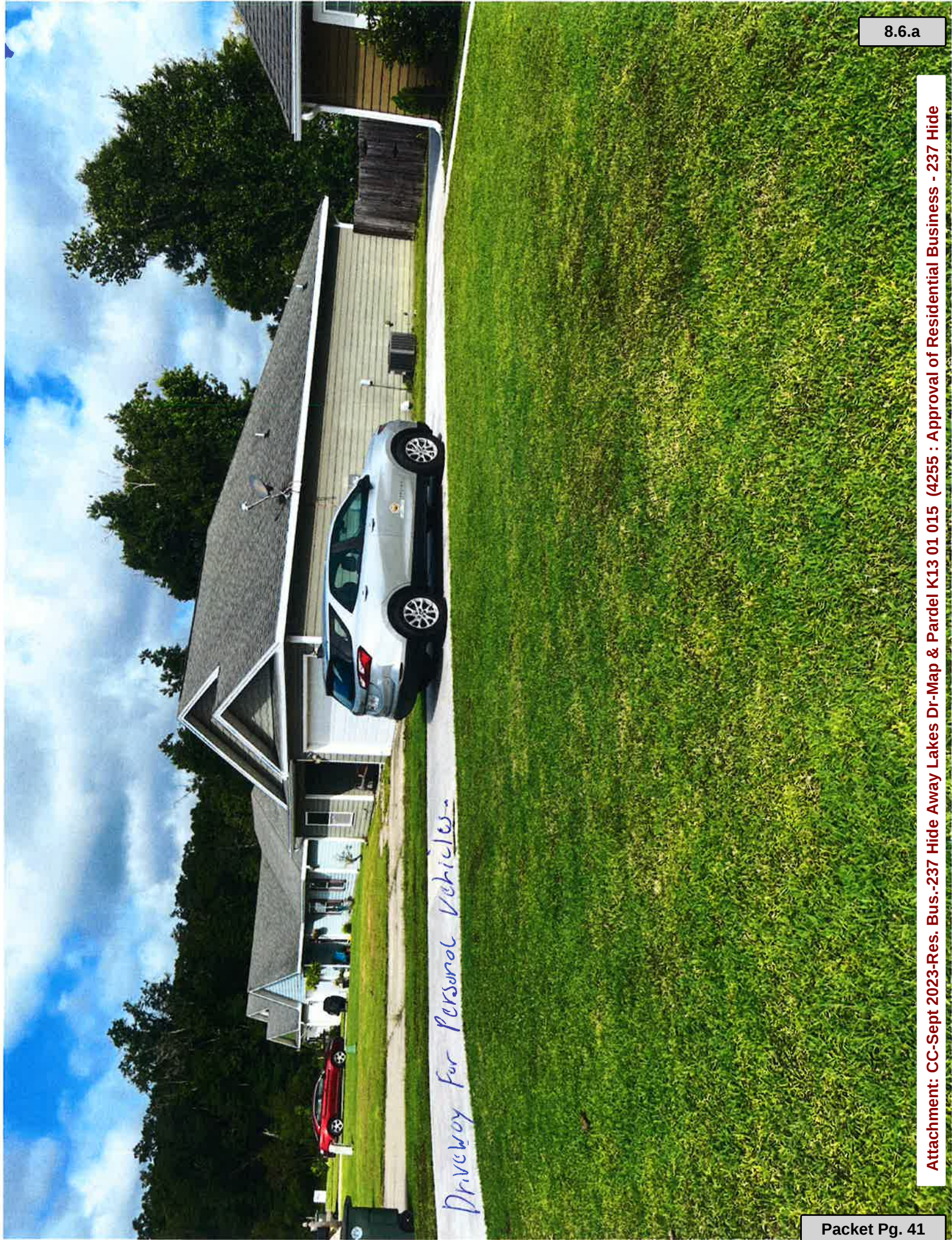
Zoning: PD/R-1

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









City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4260)

Meeting: 09/11/23 06:00 PM
Department: City Clerk
Category: Proclamation
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4260

9.1

Proclamation for Constitution Week 2023



City of Kingsland, Georgia

PROCLAMATION CONSTITUTION WEEK 2023

WHEREAS, it is the privilege and duty of the American people to commemorate the two hundred and thirty-sixth anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, Dr. C. Grayson Day Jr., by virtue of the authority vested in me as Mayor of City of Kingsland, Georgia do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

and urge all citizens to study the Constitution and reflect on the privilege of being and American with all the rights and responsibilities which that privilege involves.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this 11th day of September of the year of our Lord two thousand twenty-three.

Dr. C. Grayson Day, Jr., Mayor

Attest

Jean O. Seigler-Horne, City Clerk

Attachment: Constitution Week 2023 (4260 : Proclamation for Constitution Week 2023)



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4248)

9.2

Meeting: 09/11/23 06:00 PM

Department: Finance

Category: Budget

Prepared By: Filiz Morrow

Initiator: Filiz Morrow

Sponsors:

DOC ID: 4248

Discussion: FY2023-2024 Proposed Budget Update



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4256)

Meeting: 09/11/23 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 4256

9.3

Bid Award: Purchase of One 4" Double Diaphragm Pump

This item is in the Waste Water Treatment Plant operations budget.

Staff recommends, low bidder, Holland Pump Company, for a total of \$19,445. Includes delivery.

City of Kingsland
 Bid Tabulation
 4 Inch Double Diaphragm Pump
 Tuesday, August 29, 2023 @ 2:00 PM

Contractor	Equipment Cost	Delivery Cost	Total Cost with Delivery	ETA
Holland Pump Company	\$18,495.00	\$950.00	\$19,445.00	30 Days
Rental Pump Parts, LLC	\$24,070.00	\$500.00	\$24,570.00	3 Days
Technology International, Inc.	\$26,000.00	Included in total cost	\$26,000.00	52 Weeks

Request for Proposal was advertised on the City, GMA websites and Georgia Procurement Registry