



# Camden County, GA

200 East 4th Street,  
Courthouse Square  
P.O. Box 99  
Woodbine, Georgia 31569

## Master

File Number: 10-0223

File ID: 10-0223

Type: Regular Agenda

Status: Agenda Ready

Version: 1

In Control: Board of County  
Commissions

File Created: 04/20/2010

File Name: Special Use Application - #SU-01-2010 – Dennis  
Kahler & Tom Mitchell are requesting a Special Use  
approval for property located at 1928 Hwy 40 East,  
Kingsland, GA.

Final Action:

**Title:** Special Use Application - #SU-01-2010 – Dennis Kahler & Tom Mitchell are requesting a Special Use approval for property located at 1928 Hwy 40 East, Kingsland, GA. to allow the operation of a used car sales and limousine service businesses from the exiting building and facilities. This property is zoned Commercial General (C-G) and located on Tax Map #121, Parcel #003 B01.

**Attachments:** Kahler Dennis Mitchell Tom - SU-01-2010(2).doc,  
Kahler Aerial - Site Plan.pdf, 4-27-10 BOC Meeting -  
Location Zoning Maps.doc

Agenda Date: 04/27/2010

Contact: John Peterson 729-5603

Effective Date: 04/27/2010

### Text of Legislative File 10-0223

#### Title

Special Use Application - #SU-01-2010 - Dennis Kahler & Tom Mitchell are requesting a Special Use approval for property located at 1928 Hwy 40 East, Kingsland, GA. to allow the operation of a used car sales and limousine service businesses from the exiting building and facilities. This property is zoned Commercial General (C-G) and located on Tax Map #121, Parcel #003 B01.

#### Motions

Approval of Special Use Permit for Dennis Kahler & Tom Mitchell for property located at 1928 Hwy 40 East, Kingsland, GA. to allow the operation of a used car sales and limousine service businesses from the exiting building and facilities. This property is zoned Commercial General (C-G) and located on Tax Map #121, Parcel #003 B01.

Other Action the Board deems necessary.

Background

Dennis Kahler and Tom Mitchell are requesting a Special Use allowance for 1928 Hwy 40 East, Kingsland, GA. Mr. Kahler and Mr. Mitchell desires to operate a business of used car sales and limousine services from the existing vacant structure located on the property.

Donald Trednick, present owner of the above referenced property, has issued written consent for Mr. Kahler and Mr. Mitchell to perform the business of selling used cars and limousine services from the property. Mr. Kahler is State of Georgia certified, licensed and bonded. Application has received all departmental review.

Staff Recommendation

Staff recommends approval of the Special Use application by Mr. Kahler and Mr. Thomas to operate used car sales and limousine services businesses at 1928 Hwy 40 East, Kingsland, GA. subject to both businesses coming into compliance with Article 7 Sign Regulations of the Unified Development Code and paying permit fees.

Planning Commission recommended approved to grant the Special Use Permit for used car sales and a limousine service at 1928 Hwy 40 east by a vote of 4-0.

# Board of County Commissioners

107 Gross Road Ste #3 • Kingsland, GA 31548

Phone: (912) 729.5603 • Fax: (912) 729.5543 • www.co.camden.ga.us



## Office of Planning & Development

### **SPECIAL USE**

**#SU -01-2010**

**APPLICANT:** Dennis Kahler & Tom Mitchell

**LOCATION:** 1928 Hwy 40 East  
Kingsland, GA 31548  
Tax Map #121, Parcel #003B01  
Zoned: Commercial General

### **SURROUNDING ZONING AND LAND USES:**

**North:** City of Kingsland, GA - Commercial  
**South:** Commercial General (C-G)  
**East:** City of Kingsland, GA - Commercial  
**West:** Commercial General (C-G)

**MEETING DATES:** Planning Commission: March 31, 2010  
CCBC: April 27, 2010

**APPLICANT REQUEST:** Dennis Kahler and Tom Mitchell are requesting a Special Use allowance for 1928 Hwy 40 East, Kingsland, GA. Mr. Kahler and Mr. Mitchell desires to operate a business of used car sales and limousine services from the existing vacant structure located on the property.

**STAFF ANALYSIS:** Donald Trednick, present owner of the above referenced property, has issued written consent for Mr. Kahler and Mr. Mitchell to perform the business of selling used cars and limousine services from the property. Mr. Kahler is State of Georgia certified, licensed and bonded. Application has received all departmental review.

**STAFF RECOMMENDATIONS:** Staff recommends approval of the Special Use application by Mr. Kahler and Mr. Thomas to operate used car sales and limousine services businesses at 1928 Hwy 40 East, Kingsland, GA. subject to both businesses coming into compliance with Article 7 Sign Regulations of the Unified Development Code and paying permit fees.

**PLANNING COMMISSION RECOMMENDATION:**

1) Recommended approved to grant the Special Use Permit for used car sales and a limousine service at 1928 Hwy 40 east by a vote of 4-0.

**CCBC DECISION:**

- 1) Approve as requested by applicant
- 2) Approve with conditions
- 3) Deny request
- 4) Table request

**ATTACHMENTS:**

Location Map  
Zoning Map  
Existing Aerial Photo

# Board of County Commissioners

107 North Cross Road Suite 3 • Kingsland, GA 31548  
Phone: (912) 729.5603 • Fax: (912) 729.5543 • www.co.camden.ga.us



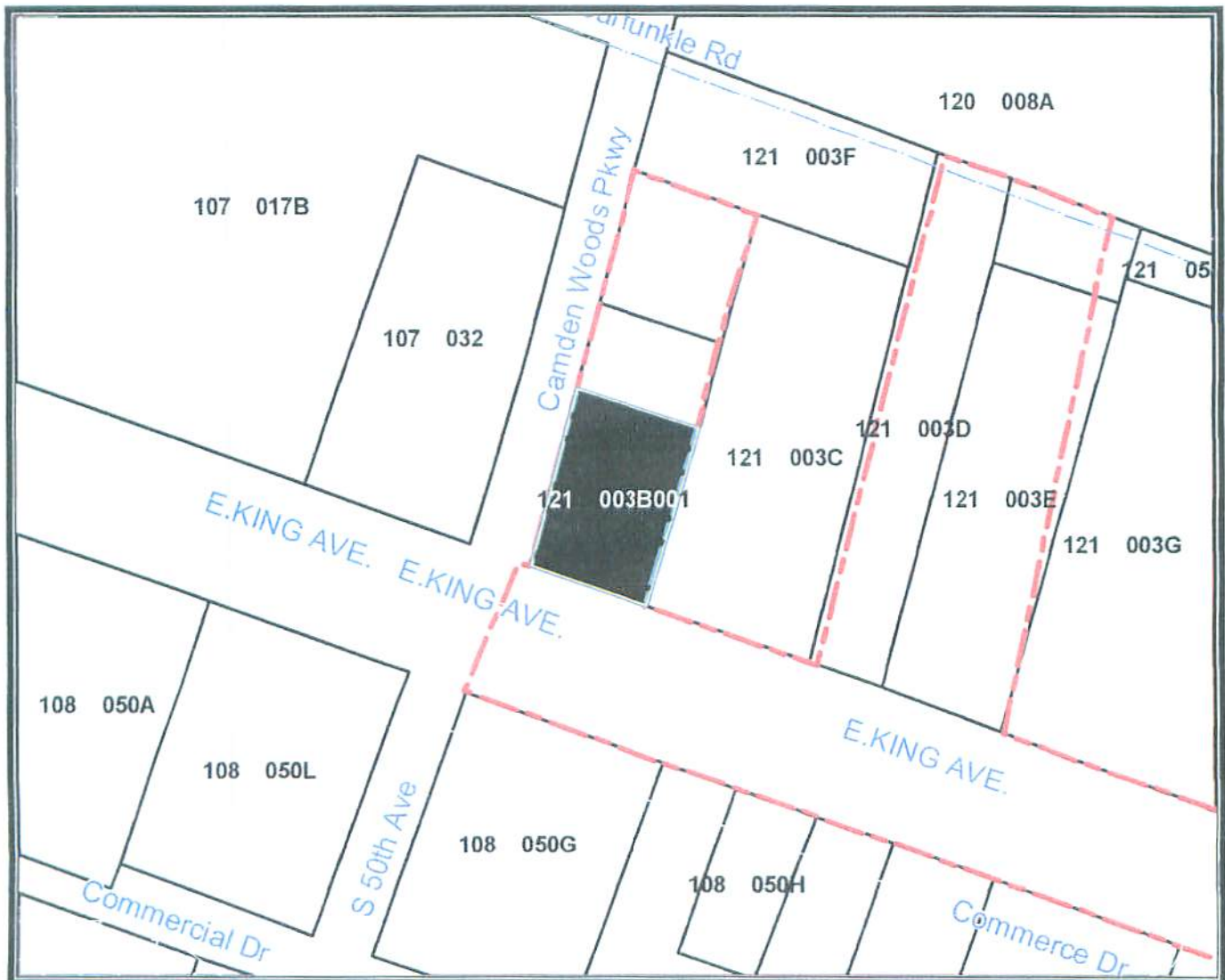
## Office of Planning & Development

4/27/10

### Camden County Board of Commissioners Meeting Agenda Item # 11

Dennis Kahler and Tom Mitchell are requesting a Special Use approval for 1928 Hwy 40 East, Kingsland, GA. Tax Map #121, Parcel #003B001. Mr. Kahler and Mr. Mitchell desire to operate a business of used car sales and limousine services from the existing vacant structure located on the property. Staff recommends approval of the Special Use application by Mr. Kahler and Mr. Thomas, conditioned upon both businesses coming into compliance with Article 7 Sign Regulations of the Unified Development Code.

#### Location Map



# Zoning Map

The Pin indicates the location of Kahler Used Car Sales & Mitchell's Limo Service on a C-G, Commercial General Zoning Lot



## Color Legend:

- Light Green - A-F Zoned Parcels
- Light Yellow - A-R Zoned Parcels
- Bright Red - C-G Commercial General
- Dark Gray/ Black - Incorporated areas

*"Georgia's Coastal Community of Choice"*

STEVE L. HOWARD  
County Administrator

O. BRENT GREEN  
County Attorney

WILLIS KEENE, JR.  
Commissioner, District 1

KATHERINE NISI ZELL  
Commissioner District 2

STEPHEN L. BERRY  
Commissioner, District 3

CHARLENE SEARS  
Commissioner, District 4

DAVID L. RAINER  
Commissioner, District 5



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