

CITY OF KINGSLAND, GA
ORDINANCE #2024-07

**AN ORDINANCE TO AMEND ORDINANCE 2011-01, ARTICLE VI, SEC. 61 of KLADO
by adding SEC. 61.8 C-8 Interchange Transitional**

61.8.1. Intent of the District. The purpose of the C-8 Interchange Transitional District is to provide for industrial, commercial, and residential uses to serve the needs of local residents and interstate travelers to include all city parcels and any future annexed parcels one mile to the east and west of I-95, exits 1 through 7. Development should be planned in large units, and not haphazardly, with transitional areas between uses within the district and uses within adjacent districts as described in this section.

61.8.2. Within the C-8 district, the following uses are permitted:

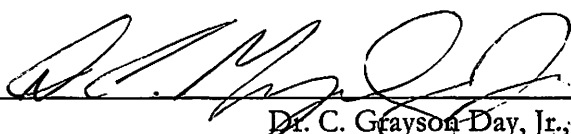
- 1) All permitted uses within I-L Wholesale and Light Industrial District, but not to include the following:
 - a) Adult bookstores, explicit media outlets, adult movie houses, adult entertainment.
 - b) Development of natural resources including the removal of minerals and natural materials together with necessary building, machinery and appurtenances related thereto. (excluding burrow pits used for on-site development)
 - c) Frozen dessert and milk processing plants.
 - d) Any type of Bottling works.
 - e) Any other establishments for the manufacture, repair, assembly, or processing materials which are objectionable by reason of smoke, dust, odors, bright lights, noise or vibrations. (To be determined by the Planning Department staff)
- 2) All permitted uses within R-1 Single Family Residence District, but not to include the following:
 - a) Horses, ponies, and fowl.
 - b) Agriculture, forestry, livestock and poultry production, no structure containing poultry or livestock and no storage of manure or odor or dust producing substance or use.
 - c) Bed and Breakfast Inns, (only allowed in commercial and light industrial areas).
- 3) All permitted uses within R-3 Medium and High-Residential District, but not to include the following:
 - a) Family personal care homes and Group care homes.
- 4) Without limiting the foregoing:
 - i. Shopping Centers;
 - ii. Commercial establishments, including retail, wholesale, and service businesses, including convenience stores and Laundromats and Laundry and Dry Cleaning, gyms and fitness studios; and plant nurseries;
 - iii. Hotels, Motels, and Bed and Breakfast Inns;
 - iv. Restaurants and other food service establishments, including drive-thru facilities, and food trucks;

- v. Truck stops, travel plazas, and related facilities (including with co-located restaurants and other food service establishments including drive-thru facilities, food trucks and service centers);
- vi. Automobile Service Stations and Garages, (including with co-located restaurants and other food service establishments.; in which all work must be conducted within an enclosed building with no outside storage of vehicles or equipment.
- vii. Warehouses and distribution facilities;
- viii. Carwashes and truck washes;
- ix. Campgrounds, travel trailer parks, and recreational vehicle parks;
- x. Offices, including professional offices;
- xi. Kindergartens, Day Care Centers;
- xii. Destination monuments, including flags, and destination signage;
- xiii. Welcome centers and rest areas;
- xiv. Special events facilities, including amphitheaters;
- xv. Senior care facilities, including assisted living centers, adult daycare facilities, long-term care facilities, nursing homes, hospice care;
- xvi. Lounges and bars associated with full service sit down restaurants; Micro Breweries
- xvii. Animal care facilities, dog parks, and veterinary hospitals and offices;
- xviii. Government and institutional facilities; (not to include correctional facilities)
- xix. Commercial parking areas; Parking Decks
- xx. Hospital and other medical uses, including emergency care facilities, pharmacies and clinics;
- xxi. Data centers;
- xxii. Condominiums, timeshares and short term rentals;
- xxiii. Utility facilities, including water tanks and solar panels on roof tops or solar tint on buildings (no Solar Farms), Satellite Dish Antennas (size and location will be determined by the Planning Department Staff)

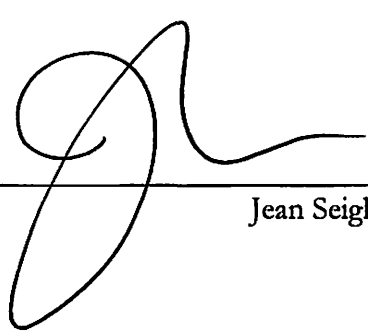
61.8.3. Other Requirements within the C-8 district.

- 1) Any areas of development, within the zoning district, abutting established residential areas must be of like kind, or wetlands, or greenspace to include the entire distance of the established abutting property lines.
- 2) Any Industrial or Commercial businesses must have separate roads leading into the facility and may not be accessed through residential areas.
- 3) Any developments will follow the established building requirements in [Sec. 70](#) of the Kingsland Land and Development Ordinance, unless other specified building requirements are approved within an applicant's PD (Planned Development).
- 4) Any applicant that submits a rezoning application for land to be rezoned to C-8 or any applicant proposing a development within the C-8 zoning district is required to submit a conceptual site plan or Land Use Plan and PD (Planned Development) that will be reviewed by the Planning Department and submitted to the Planning Commission for a recommendation to the City Council for approval or non-approval.

Adopted this 9 day of September, 2024



Dr. C. Grayson Day, Jr., Mayor



Jean Seigler-Horne, City Clerk

