

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Monday, April 4, 2011
6:30 PM**

MEMBERS PRESENT: Scott Alexander, Daniel Wheeler, Larry Curry, and Judy Smith-Burris

MEMBERS ABSENT: Bob Stickman, Jeffrey Bourdon and Farran Fullilove

OTHERS PRESENT: Tom O’Shaughnessy, Raymond Shane O’Conner, Rev. Michael D. Sanes, Talaya Hill, Cleve Cunningham, Teri Guyette, Oscar Acosta, Kelly W. Peterson

I. Call to Order – Chairman Scott Alexander

II. Mr. Wheeler made a motion to approve the Minutes from the February 7, 2011 meeting, seconded by Mr. Curry. Motion carried unanimously.

III. Old Business: None

IV. New Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Raymond Shane O’Conner, 955 S. Grove Blvd, is requesting a Home Office Permit for “Precision Painting”. Zoning is R-5. No customers will be visiting his home. Mr. Wheeler made a motion to approve, seconded by Ms. Smith-Burris. Motion carried unanimously.

B. APPLICATION FOR HOME OFFICE PERMIT – Jeri Guyette, 109 Buck Island Ct, is requesting a Home Office Permit for “Casa Zia Productions”, a publisher of books. Zoning is PD/R-1. She will be publishing her own book. The Library of Congress requires that publishers have business licenses if required by local governments. Mr. Curry made a motion to approve, seconded by Mr. Wheeler. Motion carried unanimously.

C. APPLICATION FOR HOME OFFICE PERMIT – Talaya Hill, 142 Sugar Maple Way, is requesting a Home Office Permit for “Illuminated Events”, an event planning service. Zoning is R-1. She will arrange caterers for weddings, parties, and conferences. She maintains a mail box for deliveries and correspondence. Ms. Smith-Burris made a motion to approve, seconded by Mr. Curry. Motion carried unanimously.

D. APPLICATION FOR HOME OFFICE PERMIT – Thomas W. O’Shaughnessy, 202 Carrington Ct, is requesting a Home Office Permit for “Alternative Food Sales”, a domestic and imported food sales broker to alternative classes of trade in food business. Zoning is PD/R-1. He is semiretired and planning to use 40 years of experience to continue selling food to non-grocery chains. There will be no deliveries to his house beyond a few samples. Mr. Wheeler made a motion to approve, seconded by Mr. Curry. Motion carried unanimously.

E. APPLICATION FOR PRELIMINARY PLAT – W.H. Gross Construction, requests consideration for a preliminary plat consisting of 2 lots on 9.28 acres for 28 single-family rental units. Zoning is PD-R-1. (Kingsland III) Subdivision is for purpose of separating the street for future dedication to the city. Should the project ever be sold for owner houses, the lots could be in conformance with the PD covering

the property. Mr. Gross will upgrade the Davis Street lift station to handle the extra sewage load and relocate the entrance of MLK northward on U.S. 17 in line with prior agreements for the development of this property. Mr. Wheeler made a **motion to approve**, seconded by Ms. Smith-Burris. **Motion carried unanimously.**

F. APPLICATION FOR ANNEXATION, ZONING & SPECIAL USE – The Harbor Worship Center, requests annexation of 28.8 acres on the northeast corner of State Route 40 and Colerain Rd for construction of a new church complex. Zoning is R-1 in the County. Requested zoning in the City is R-1. The Church hopes to start construction this summer. Mr. Curry made a **motion to approve**, seconded by Mr. Wheeler. **Motion carried unanimously.**

G. APPLICATION FOR VARIANCE – Habitat for Humanity, is requesting a 6-foot 6 inch front-yard variance to add a porch to a proposed house at 603 N Georgia Street. Zoning is R-1. There are two other Habitat houses currently in the area. Mr. Curry made a **motion to approve**, seconded by Mr. Wheeler. **Motion carried unanimously.**

V. Miscellaneous discussion and/or announcements.
Oscar Acosta discussed Habitat for Humanity plans for 6 elderly units north of Caney Heights Apartments. They will be asking for a variance and wanted some feedback from the Commission on concerns they might have.

VI. The meeting was adjourned in proper fashion.

Scott Alexander, Chairman

Ken Kessler, Secretary