

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Tuesday, July 5, 2011
6:30 PM**

MEMBERS PRESENT: Scott Alexander, Daniel Wheeler, Farran Fullilove, Larry Curry, and Bob Stickman

MEMBERS ABSENT: Jeffrey Bourdon, Judy Smith-Burris

OTHERS PRESENT: Lewart Simmons, Karen Mitchell, Bernardine Johnson, Gilbert Brought, Lan Lou, Kent Brought, Thomas Cornett

I. Call to Order – Chairman Scott Alexander

II. Mr. Fullilove made a motion to approve the Minutes from the June 6, 2011 meeting, seconded by Mr. Wheeler. Motion carried unanimously.

III. Old Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Bernardine Johnson, 308 N Orange Edwards Blvd, is requesting a Home Office Permit for “No Payne, Inc”. Zoning is R-4. Ms Johnson has an internet business selling home medical supplies. Items will be shipped from the supplier directly to customers. Mr. Wheeler made a **motion to approve, seconded by Mr. Stickman. **Motion carried unanimously.****

B. APPLICATION FOR RESIDENTIAL BUSINESS PERMIT – Karen Mitchell, 955 S Grove Blvd, is requesting a Residential Business Permit for “Special K’s New Life Sales. Zoning is R-5. Ms. Mitchell sells hair and hair care products. She would like to store products at her residence and sell from there until she can find a storefront location. Mr. Wheeler made a **motion to deny based on retail sales from a residence, seconded by Mr. Stickman. Motion carried unanimously.**

IV. New Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Lewart St. Gerard Simmons, 208 Austin Ryan Dr, is requesting a Home Office Permit for “Amsoil Dealership”. Zoning is PD/R-2. Amsoil has been selling synthetic lubricants since 1972. Mr. Simmons will use his residence as an office only. He will receive no product deliveries. Mr. Fullilove made a **motion to approve, seconded by Mr. Curry. **Motion carried 4-0** with Mr. Wheeler abstaining due to his business involvement in the neighborhood.**

B. APPLICATION FOR REZONING– Gilbert Brought & Lan Luo, request rezoning of .23 acres at 815 E Davis Ave (Tax Parcel K22A 03 002) from C-2 commercial to MU mixed use. This property was rezoned from R-1 to C-2 in November 2007 for a rental office but the planned usage encountered parking problems and never occurred. Grace’s produce operated here for a time. Applicant is trying to keep options open for commercial while renting property for residential use. C-2 does not allow single family residential. R-1 does not allow commercial. MU allows either or both with conditions as long as the residential character of the structure is not altered. Mr. Fullilove made a **motion to approve, seconded by Mr. Wheeler. **Motion carried unanimously.****

C. APPLICATION FOR VARIANCE – Cornett Assoc, LLC, 1390 Boone Street Unit E requests a sign size variance from 50 square feet to 105 square feet for an above canopy sign. Mr. Wheeler dismissed himself from the front as he is a partner in this proposal. Applicant is planning an Anytime Fitness and desires for signage to be visible from SR40. In August 2009 the City approved a variance for Dollar Tree. This proposed sign will have more square footage, but the letters will be shorter. Mr. Curry made a **motion to approve**, seconded by Mr. Fullilove. **Motion carried unanimously.**

- V. Miscellaneous discussion and/or announcements - None
- VI. The meeting was adjourned in proper fashion.

Scott Alexander, Chairman

Ken Kessler, Secretary