

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Monday, June 4, 2012
6:30 PM**

MEMBERS PRESENT: Bob Stickman, Bryant Shepard, Judy Smith-Burris, Danny Wheeler, and Daniel Minkler

MEMBERS ABSENT: Scott Alexander, Larry Curry

OTHERS PRESENT: Mark Thompson, Ed Clary, Steve Errandi, Darryl Hodges, John Jacobs, Alan Eason, Edward Bruce, Earnest Quital, Paul Miquott, Dawn Anderson-Gary, Jefferson Blocker, Shane Summerville, Don Mounsey, Krystal Field, Teresa Sommerville, Faye Davis, Jean Sedwick, Kevin Dalton, Jim Brow, Mike Fellows, Laurie Blackmer, David Campbell, Michael brown, Sean LaVallze, Harley Quintal, Drew Lindsey, Erik Grunalt, David Lee Lindsey, Justin McDonald, Daniel Florez, Samuel Butler, Christopher Field, Chris Field, Sr., Angelina Coe, Gregory Demaop, Gary Thomas, Cindy Kaufman, Millie L. Hunter, Robert A. Ekret

- I. Call to Order – Acting Chairman Judy Smith-Burris
- II. Mr. Shepard made a motion to approve the Minutes from the May 7, 2012 meeting, seconded by Mr. Wheeler. Motion carried unanimously.
- III. Old Business: None
- IV. New Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Teresa C. Somerville, 587 Henrietta St., is requesting a Home Occupation Permit for “Terrys Tinkering Treasures”, a jewelry design businesses. Zoning is R-1. Beaded and wire wrapped jewelry will be sold at fairs. There will be no customers to the residence. Mr. Shepard made a **motion to approve**, seconded by Mr. Wheeler. **Motion carried unanimously.**

B. APPLICATION FOR HOME OFFICE PERMIT – Paul H. Miquott, 163 Woodbridge Rd., is requesting a Home Office Permit for “Tip Top Maintenance & Cleaning Service”, a handyman repair and house cleaning business. Zoning is PD/R-1. Applicant uses a personal vehicle, no heavy equipment or trailer. Mr. Stickman made a **motion to approve**, seconded by Mr. Minckler. **Motion carried unanimously.**

C. APPLICATION FOR HOME OFFICE PERMIT – Edward Camerun Bruce, 216 Woodbridge Rd., is requesting a Home Office Permit for “Bruce’s Pro Wash”, a mobile pressure washing service. Zoning is PD/R-1. Applicant has a trailer rig that will be stored in his fenced in back yard. There will be no signage. Mr. Wheeler made a **motion to approve**, seconded by Mr. Shepard. **Motion carried unanimously.**

D. APPLICATION FOR SPECIAL USE – Mark Thompson, is requesting a special use to establish a U-Pull-It automobile recycling center at 500 EMS Tower Rd. Zoning is I-G. Applicant will haul vehicles to his site, hold them for up to 100 days, strip them of salable parts, prepare and haul them to an auto recycling center. Fluids will be drained and sold before vehicles are brought to the site. Mr. Alan Eason (adjacent property owner) expressed concern for a dead curve on Harrietts Bluff as a safety issue. He stated there needs to be a turn lane from the beginning or a fixed time limit for its installation. Also runoff plans are needed. Mr. Stickman raised questions about the sewer availability and turn lane timing. Mr. Wheeler asked about the expectation for truck movements at startup. Mr. Thompson

replied that he expected about 4 daily truck movements at the start and pledged to undertake water, sewer and road improvements in 4 years. Ed Clary stated that J&A is a distribution center not maintaining the number of cars anticipated by the applicant. Dave Lindsey stated that he used to live on Harrietts Bluff and that the intersection with EMS Tower Road was not built to accommodate turns. Mr. Wheeler questioned the length of vehicles to be used. Mr. Thompson said vehicles could be up to 70 feet long. Mr. Stickman stated that he could not properly judge the application until he had a copy of a signed developers agreement. Mr. Wheeler made a **motion to postpone** until the annexation is final and they have a signed copy of the development agreement, seconded by Mr. Stickman. **Motion carried unanimously.**

E. APPLICATION FOR SPECIAL USE – Mark Thompson, is requesting a special use to establish a general recycling center at 500 EMS Tower Rd. Zoning is I-G. Mr. Wheeler made a **motion to postpone** until the annexation is final and they have a signed copy of the development agreement, seconded by Mr. Stickman. **Motion carried unanimously.**

F. APPLICATION FOR DEANNEXATION – LKiki, LLC, is requesting deannexation of 3.19 acres at 1801 Harrietts Bluff Rd (Tax Parcel 093 017A). Zoning is I-G.
WITHDRAWN

G. ZONING TEXT AMENDMENT – The City of Kingsland is requesting an amendment to the sign code in the zoning ordinance to add an exemption for civic club welcome signs. Mr. Stickman made a **motion to approve**, seconded by Mr. Shepard. **Motion carried unanimously.**

V. Miscellaneous discussion and/or announcements. Mr. Kessler brought up the issue of the Jamerican sign that was granted a variance in April. The minutes show that the sign was to be placed to the rear of the existing Urgent Care sign. This was not the intent of the applicant. Photos were shown of the difficulty in the area with underground utilities and of the corrected proposed placement. The applicant then stated disagreement with this proposed alignment. Mr. Stickman made a **motion to postpone** until the final proposed location can be agreed to, seconded by Mr. Shepard. **Motion carried unanimously.**

VI. The meeting was adjourned in proper fashion.

Scott Alexander, Chairman

Ken Kessler, Secretary