

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

MEMBERS PRESENT: Bob Stickman, Judy Smith-Burris, Daniel Minckler, Larry Curry, and Scott Alexander

MEMBERS ABSENT: Bryant Shepard, Danny Wheeler

OTHERS PRESENT: Catherine Pearce, Melissa Tripolozo, Derrick Sinegar, William Woodruff, Julie Gladden, Derelle Gladden, Aria Fortgang, Don Cross, Theresa Lyster, Bonnie Gramling, Kenneth West, Khris Timmons, Carl Brazell, Nancy Brazell, Alfonso J. Palmon, Kevin Dalton, Al Kirshfield, Barbara Kirshfield, Don Mounsey, Carlos Villafranca, Annie Villafranca, Terrell Brazell, Mike Greeden, Rachelle Greeden, Donald Widenor, Melanie Widenor

- I. Call to Order – Chairman Scott Alexander
- II. Mr. Curry made a motion to approve the Minutes from the July 2, 2012 meeting, seconded by Mr. Stickman. Motion carried unanimously.
- III. Old Business: None
- IV. New Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Aria Leah Fortgang, 137 Lake Manor Dr., is requesting a Home Office Permit for “Clutter Junkie”, a professional organizer business. Zoning is R-1. Business has no in home storage. Mr. Minckler made a **motion to approve**, seconded by Mr. Stickman. **Motion carried unanimously.**

B. APPLICATION FOR HOME OCCUPATION PERMIT – Khristopher C. Timmons, 320 Mission Forest Trail, is requesting a Home Occupation Permit for “AAKG”, a music recording business. Zoning is R-1. Business mixes and masters recordings brought to them. They do not have customers recording at their location. Several neighbors spoke in opposition concerned about traffic created across from the community park where children play as the business grows and the noise and parking problems. Neighbors were reminded they have a Neighborhood Association to keep an eye on the business and nuisance statutes still apply. Mr. Curry made a **motion to approve**, seconded by Ms. Smith-Burris. **Motion carried unanimously.**

C. APPLICATION FOR SPECIAL USE PERMIT – The Harbor Worship Center, is requesting a special use permit to construct a church on Tax Parcel 070 055B at the corner of State Route 40 and Colerain Rd. Zoning is R-1. The property was annexed in April of last year to be a church. The City chose R-1 with special use rather than C-2 to protect the area from commercial growth. Special use permits expire after a year if unused. Ms. Smith-Burris made a **motion to approve**, seconded by Mr. Minckler. **Motion carried unanimously.**

D. APPLICATION FOR REZONING – Mark & Angela Thompson, are requesting rezoning of 7.68 acres at 400 S. Arnold St (Tax Map K18 09 001) from R-1 to R-2 to allow for the construction of duplexes. Rezoning is to apply only to that portion of the property that is south of Little Catfish Creek. Owner plans to build a gated duplex community marketed to older clientele. Several neighbors from Hide-Away Lakes spoke in opposition

to the proposal. They stated that they purchased homes because they were promised that only single-family homes would be built in the area. Many have children and were concerned about the traffic that would be created. Mr. Minckler made a **motion to approve**, seconded by Mr. Stickman. **Motion carried unanimously.**

E. APPLICATION FOR REZONING – Hearn Family, LLLP is requesting rezoning of a 4.16 acre part of Tax Parcel 094 019 on Brazell Rd behind the Truck Stop from R-1 to I-L. Purchaser will establish a contractor’s storage yard for construction equipment. He has from 2 to 20 employees based on contracts outstanding. Mr. Stickman made a **motion to approve**, seconded by Mr. Curry. **Motion carried unanimously.**

V. Miscellaneous discussion and/or announcements.

The next meeting will be on a Tuesday as Monday is Labor Day

The Planning Commission discussed the Director’s interpretation of the sign ordinance as it pertains to ‘one sign above 20 feet’ in the C-4 zone.

VI. The meeting was adjourned in proper fashion.

Scott Alexander, Chairman

Ken Kessler, Secretary