

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Monday, April 6, 2015
6:30 PM**

MEMBERS PRESENT: Bryant Shepard, Judy Smith-Burriss, Steve Davis, Danny Wheeler, Farran Fullilove, and Wes Brewer

MEMBERS ABSENT: Michael Benton

OTHERS PRESENT: Nichole Kelley, Alexis woods, David Henery, Doris tucker, Angelia Wilkerson, Karl Braun, Joyce Braun, Lakeysa Bustamonte, Choi Maan, Roger Bennett, Angela Evagash, Jim McClain

I. Call to Order – Chairman

II. Mr. Wheeler made a **motion to approve** the minutes of the March 2, 2015 meeting, seconded by Mr. Davis. **Motion carried unanimously.**

III. Old Business:

A. APPLICATION FOR YARD VARIANCE – David Henery, of 120 Summerfield Dr. is requesting a variance in Section 70.1 dealing with yard setbacks to allow him to construct a 30' by 79' garage/workshop facing Wood Hollow Rd. Front yard requested reduction is from 25' to 4'; side yard setback is from 25' to 3'; and rear yard setback is from 15' to 1'. Zoning is R-1. Referred back by Council. Mr. Henery presented a refined proposal asking for a front yard setback to 17 feet, a side yard setback of 5 feet and a rear yard setback of 5 feet. He included graphics of his design and layout and signed agreements by several of his neighbors. Mr. Wheeler stated that he had put deep thought into this and was concerned about home values in the neighborhood. Mr. Wheeler had visited the site and talked with Mr. Henery and a neighbor. After considerable discussion, Mr. Wheeler made a **motion to approve the front yard and side yard variances but not the rear yard variance.** The motion was seconded by Mr. Fullilove. **Motion carried 4-2** with Mr. Brewer and Ms. Smith-Burriss voting against.

IV. New Business:

A. APPLICATION FOR HOME OCCUPATION – Jeffery S Lightfoot, 70 Pecan St is requesting a Home Occupation Permit for “Yard Scapes”, a yard care and landscaping business. Zoning is R-5. No one was present to represent the applicant. Mr. Wheeler made a **motion to postpone** seconded by Mr. Fullilove. **Motion carried unanimously.**

B. APPLICATION FOR HOME OFFICE – Jaclyn Genest, 505 Caney Heights Ct is requesting a Home Office Permit for “Wheel Be Right There” a delivery/courier service using personal vehicles. Zoning is PD/R-3. Angelia Wilkerson represented the applicant. They plan local deliveries only including food. There were several issues raised including courier licensing, food permits and parking for vehicles. The applicant plans to move in June and will need to reapply for the new location. Mr. Shepard made a **motion to postpone** until June seconded by Mr. Wheeler. **Motion carried unanimously.**

C. APPLICATION FOR HOME OCCUPATION – Alexis Carsina Woods, 153 W Woodhaven Dr is requesting a Home Occupation Permit for “Eunique”, an online fashion business. Zoning is PD/R-1. Ms. Woods plans to start with women’s clothing and

accessories. Items will be shipped to her address by UPS and FEDEX. She will then mail them to the purchaser. Mr. Fullilove made a **motion to approve** seconded by Ms. Smith-Burris. **Motion carried 5-1** with Mr. Brewer voting No.

D. APPLICATION FOR HOME OCCUPATION – Nichole Kelley, 147 Royal Circle is requesting a Home Occupation Permit for “Flash and Flare Photography”. Zoning is R-1. Shoot locations are anywhere except her home which will be used only for editing and publishing. Delivery will be made at public locations or over the internet. Mr. Wheeler made a **motion to approve** seconded by Mr. Fullilove. **Motion carried unanimously.**

E. APPLICATION FOR HOME OCCUPATION – Adam Mathis, 127 Lakewood Dr is requesting a Home Occupation Permit for “Bigger Than the Sky Designs” printing and selling T-Shirts online. Zoning is R-1. No one was present to represent the applicant. Mr. Wheeler made a **motion to postpone** seconded by Mr. Davis. **Motion carried unanimously.**

F. APPLICATION FOR ANNEXATION AND ZONING, Lakeysha Bustamante and Chol Maan are requesting annexation of 50 S Alvah Brazell Rd (Tax Parcel 108A 023E) a .59 acre tract. Zoning in the county is R-1. City zoning would be R-4. There is a mobile home on the site of long standing. Applicant desires City sewer. Mr. Wheeler made a **motion to approve** seconded by Mr. Fullilove. **Motion carried unanimously.**

G. APPLICATION FOR FINAL PLAT – Bennett Surveying, Inc. requests consideration for a final plat consisting of 48 lots on 47.11 acres on Woodbridge Road on behalf of Seaward Homes, Inc. Zoning is PD/R-1. (The Meadows, Phase V-B2). Plat needs to have specific easements shown where street drains run to the retention ponds. The Commission asked about the status of the rest of the subdivision which was explained by Mr. Kessler. Concern was expressed about the lack of usable depth on lots 60-65. Mr. Bennett responded that all lots can accommodate at 45’ by 45’ development pad. Mr. Fullilove asked about an amenity center. There is a large common area accessed between lots 22 and 23. Mr. Wheeler 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.

Judy Smith-Burris, Chairperson

Ken Kessler, Secretary