

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Tuesday, September 8, 2015
6:30 PM**

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

MEMBERS ABSENT: Michael Benton

OTHERS PRESENT: Ronald Sawyer, Robyn Maloney, Michelle Grimes, Kimberly Braun, Kevin Braun, Ernestine Dawson Davis, Debra Fazio Pena, Rev. Kelvin Drummond, Sr., Danny Russell, Grayson Day, Shelly Wheeler, Karin Brown, Walter Josselyn, Brandy Fournet

I. Call to Order – Chairman

II. Minutes from the August 3, 2015 meeting were approved by unanimous consent.

III. Old Business:

A. APPLICATION FOR HOME OCCUPATION – Michelle J Grimes, 124 Crestwood Court is requesting a Home Occupation Permit for “2 Guys Home Repair-Camden”. Zoning is PD/R-1. They will engage in basic small home repairs, nothing requiring a permit. Mr. Fullilove made a **motion to approve** seconded by Mr. Wheeler. **Motion carried unanimously.**

IV. New Business:

A. APPLICATION FOR HOME OCCUPATION – Robyn Maloney, 144 Lake Manor Dr is requesting a Home Occupation Permit for “RLeigh Jewelry”. Zoning is PD/R-1. She specializes in hand stamped metal jewelry to be sold over the internet. Mr. Fullilove made a **motion to approve** seconded by Mr. Davis. **Motion carried unanimously.**

B. APPLICATION FOR HOME OCCUPATION – Kelvin Drummond, Jr, 220 Jacobs Ave is requesting a Home Occupation Permit for “Kelvin Mobile Detailing”. Zoning is R-1. The house at this address has been condemned. There is no water or sewer account. Mr. Drummond, Sr who has an identical business based in Woodbine is trying to set his son up in business. The application was **WITHDRAWN** without objection.

C. APPLICATION FOR REZONING, Ameris Bank is requesting modification of an existing PD covering Tax Parcels 106 036 and 106 037. The modification concerns 27.83 acres off Jake Colton Dr. Current PD usage is R-1. Requested usage R-2. Ronald Sawyer is proposing to buy the property and develop single-family attached homes with a minimum of 2200 square feet per unit on lots 110’ wide. He is also planning to develop some single family lots elsewhere in Fiddler’s Cove. He contacted the HOA and explained his proposal. Danny Russell stated he would be in favor if Mr. Sawyer would deed restrict any further development of duplex units. Karin Broun was against. She wants a separate entrance established for the duplexes. Joss Joscelyn, a developer with 4 lots, expressed approval. Mr. Fullilove made a **motion to approve** seconded by Ms. Burris. **Motion carried 3-2** with Mr. Wheeler abstaining. Mr. Brewer and Mr. Shepard opposed.

D. APPLICATION FOR PRELIMINARY PLAT – Bennett Surveying, Inc. requests consideration for a preliminary plat consisting of 12 lots on 8.04 acres off Jake Colton Dr (The Villas at Fiddlers Cove). Zoning will be PD/R-2. Mr. Fullilove made a **motion to**

approve seconded by Mr. Davis. **Motion carried 3-2** with Mr. Wheeler abstaining. Mr. Brewer and Mr. Shepard opposed.

E. ZONING ORDINANCE TEXT AMENDMENT – Amendment proposes to add ‘Turkey Shoots’ to list of special permit uses allowed in the C-2 General Commercial District. **WITHDRAWN**

F. APPLICATION FOR SPECIAL USE – **Howard Davis**, 130 Scrubby Bluff Rd is requesting a Special Use Permit to operate seasonal turkey shoots. Zoning is C-2. **WITHDRAWN**

G. APPLICATION FOR VARIANCE – **Bennett Surveying, Inc**, is seeking a side yard variance from 20’ to 10’ on behalf of Sawyer & Assoc. adjacent to the golf course on lot 22 of Laurel Landing Phase 3. Zoning is PD/R-2. Mr. Davis made a **motion to approve** seconded by Mr. Brewer. **Motion carried 5-0** with Mr. Wheeler abstaining.

H. APPLICATION FOR HOME OCCUPATION – **Debra Fazio Pena**, 248 Hedge St is requesting a Home Occupation Permit for “Debra’s Hand Dandy Lawn Care and More”. Zoning is R-5. Applicant will trim hedges and cut lawns. All equipment is stored on a trailer that is parked beside the applicant’s mobile home. 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