

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Monday, February 1, 2016
6:30 PM**

MEMBERS PRESENT: Bryant Shepard, Danny Wheeler, Farran Fullilove, C.B. Yadav, Wes Brewer, and Judy Smith-Burris

MEMBERS ABSENT: none

OTHERS PRESENT: Cory Lamar Roddenberry, Pressley Wheeler, Collin Wheeler, Cason Wheeler, Lamont Supples, Harold Brooks

- I. Call to Order – Acting Chairman Bryant Shepard (Chairman arrived late)
- II. Mr. Wheeler made a **motion to approve** the minutes of the December 7, 2015 meeting, seconded by Mr. Fullilove. **Motion carried unanimously.** There was no January meeting.
- III. Old Business: None
- IV. New Business:

A. APPLICATION FOR HOME OCCUPATION – Harold Brooks, 940 Clarks Bluff Rd is requesting a Home Occupation Permit for “Universal Property Solutions”, a lawn care provider. Zoning is R-1. Mr. Brooks stated the address was his home. He stores his tools in a small barn. Mr. Fullilove made a **motion to approve**, seconded by Mr. Wheeler. **Motion carried unanimously.**

B. APPLICATION FOR RESIDENTIAL BUSINESS – Corey Roddenberry, 128 Creeewood Cir is requesting a Residential Business Permit for “Corey’s Total Homecare” providing lawn care, pressure washing, cleaning and small home repairs. Zoning is R-1. Mr. Roddenberry uses a 10’ trailer. It has no signage. Mr. Supples, his neighbor objected that he is already operating a business, brings home junk which he stores in his yard, and parks on the side of the road blocking accessibility along the road. Mr. Roddenberry stated he has three vehicles and there is no room in the drive for his trailer. After discussion, Mr. Fullilove made a **motion to postpone** for a month for Mr. Roddenberry to find a way to park his trailer not on the right-of-way. The motion was seconded by Mr. Bryant. **Motion carried unanimously.**

C. APPLICATION FOR FINAL PLAT – Bennett Surveying, Inc. requests consideration on behalf of Sawyer and Associates for a final plat consisting of 12 lots on 4.32 acres on Laurel Landing Blvd in Laurel Landing Subdivision (Phase V-B). Zoning is PD/R-2. Mr. Fullilove made a **motion to approve**, seconded by Mr. Brewer. **Motion carried 5-0** with Mr. Wheeler abstaining.

D. APPLICATION FOR VARIANCE – Daniel Wheeler requests consideration of a variance of his rear yard setback from 30 feet to 10 feet on the Lowes out-parcel behind CVS (Tax Parcel 108 003C). Zoning is I-L. Mr. Wheeler moved to the audience. Restrictions on the property require more parking than the City ordinance. To offset the large parking lot, Mr. Wheeler wants to set his building closer to the rear line. Lowes maintains parking on the other side of the line and has no objections. Mr. Fullilove made a **motion to approve**, seconded by Mr. Yadav. **Motion carried unanimously.**

V. Miscellaneous discussion and/or announcements.

The City has received a request from Integrity Development Partners, LLC for a letter of support for a housing letter of support for a project to rehabilitate Ashton Cove Apartments. The City also has a letter from the Woda Group, Inc for a letter supporting the construction of 80 new multifamily units. The City can only write one letter of support a year. The City Manager has asked the Planning Commission for a recommendation. After discussion of rehabilitation versus new construction, the Planning Commission voted 5-1 in favor of the new construction project due to the waiting lists at existing tax credit units.

VI. The meeting was adjourned in proper fashion.

Judy Smith-Burris, Chairperson

Ken Kessler, Secretary