

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Monday, May 2, 2016
6:30 PM**

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

MEMBERS ABSENT: None

OTHERS PRESENT: Raed Abuirmaileh, John J. Allen, James Thomason, Jo Thomason, Tasha Jarquin, Charlene Finley-Causey, Chris Kolgolkis, Laura Ramsey, Charles Ramsey, Paul Ligouri, Jakara Liqouri, SaDonna Wyatt, Natalie Moreland, Aubrey Moreland

- I. Call to Order – Chairman
- II. Mr. Fullilove made a **motion to approve** the minutes of the April 4, 2016 meeting, seconded by Mr. Shepard. **Motion carried unanimously.**
- III. Old Business: None
- IV. New Business:

A. APPLICATION FOR HOME OCCUPATION – Charlene Finley Causey, 111 Brandy Lane is requesting a Home Occupation Permit for “Comin’ Up Roses Yard Care”. Zoning is R-5. Applicant established her business in Charlton County 10 years ago but then worked for Stateline Nursery until they closed the nursery operation. All tools are in a carried in a covered trailer. Mr. Wheeler made a **motion to approve**, seconded by Mr. Yadav. **Motion carried unanimously.**

B. APPLICATION FOR HOME OCCUPATION – Laura Ramsey, 104 Loblolly Ct is requesting a Home Occupation Permit for “Creative Designs by Laura”. Zoning is R-1. Applicant crafts home decor and tee shirts. She expects two or three FedEx/UPS deliveries of materials a week. Mr. Shepard made a **motion to approve**, seconded by Mr. Fullilove. **Motion carried unanimously.**

C. APPLICATION FOR SPECIAL USE – Chris Kolgaklis, is requesting a special use permit for an office/finance operation offering loans on automobiles at 2518 Scrubby Bluff Road. Zoning is C-4. Mr. Kessler read the requirements for a special use in the C-4 zone. The proposed title pawn service will be an office only. There will be no retail sales. Repossessed autos will be stored at the towing company. This is the site of the former Jack’s BBQ. James Thomason spoke of continuing problems with businesses on that site using Carlton Cemetery Road which is private. Mr. Kolgaklis promised to build a fence along that property line. Mr. Fullilove made a **motion to approve**, seconded by Mr. Wheeler. **Motion carried unanimously.**

D. APPLICATION FOR SPECIAL USE – Raed A Abuirmaileh, 1495 South 50th St is requesting a special use permit for “Avatar Ga, LLC”, an auto dismantling and auto export business classified as a junk yard by the zoning ordinance. Zoning is I-G. Mr. Kessler read the requirements for a special junk yard use in the I-G zone. Applicant received a business license as a used parts dealer and was subsequently discovered to be dismantling autos for the parts. Mr. Abuirmaileh stated would be exporting about one container of parts a month. It takes ten to twelve cars to get the parts for one container. He has no employees. He would operate between 9 am and 8 pm. Mr. Fullilove expressed concern about the amount of

space needed for the storage of the cars, the container, and a forklift which would have to be inside to meet the intent of the ordinance. Outside operation does not meet the letter or intent of the ordinance at this location. Mr. Shepard asked about ventilation. There is adequate. He will use a saw, not a torch to cut the vehicles. He has checked with Advance Auto and they have no complaints. John Allen owns 140 acres that abuts the site on two sides. Mr Allen sent a letter in opposition. He has spent considerable time and money to develop Kingsland Business Park including GRAD certification and feels those efforts are nearing luring an industrial location. He stated that the building is once again being maintained, but its use as a junk yard presents the wrong image for what he is trying to bring in. He stated that the JDA director also had concerns. Mr. Fullilove reiterated that he felt the site was too small. Mr. Brewer was concerned about the effect on existing and potential business. The applicant had contacted Mr. Allen earlier about acquiring additional land and was rejected. Mr. Fullilove made a **motion to deny** based on the proposed site being too small for the activity level anticipated, seconded by Mr. Brewer. **Motion carried 6-0** with Mr Shepard abstaining.

E. PRELIMINARY PLAT – David Boland requests approval of a preliminary plat consisting of 9 lots on 13.3 acres for tax parcel 107-017C on State Hwy 40 in the a C-2 zone. The applicant has DOT approval for the two access points on Hwy 40 pending City approval of the subdivision plat. Mr. Wheeler made a **motion to approve**, seconded by Mr. Fullilove. **Motion carried unanimously.**

V. Miscellaneous discussion and/or announcements.

- A. Tasha Jarquin wants to operate a fixed route van service as a home occupation. Mr. Kessler asked for Commission advice as he felt this was not a proper home occupation. Ms Jarquin was not aware of Coastal Coaches or of other requirements for licensing by the state. She was referred to the Small Business Development Center and the transportation director of the Coastal Regional Commission.
- B. SaDonna Brewer wishes to operate a repair contractor business out of her RV in Kiki RV park. This is a C-4 zone in which such businesses can only operate as special uses. Residential usage is not allowed in the zone. She was advised to find another address for her business.

VI. The meeting was adjourned in proper fashion.

Judy Smith-Burriss, Chairperson

Ken Kessler, Secretary