



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • FEBRUARY 10, 2025
MINUTES

**Regular
Meeting**

City Council Chamber
107 South Lee Street - City Hall, Kingsland, GA 31548

6:00 PM

I. PUBLIC HEARING - STARTS AT 6:00PM

Mayor Pro Tem Blount opened the Public Hearings at 6:00 PM.

1. Public Hearing - Intent to Opt Out of HB 581: Homestead Exemption

The Kingsland City Council intends to opt out of the statewide adjusted base year ad valorem homestead exemption for the City of Kingsland, Georgia.

1. Mr. Rick Winters, 117 Woodridge Court, Kingsland addressed council and asked that they consider not opting out of HB581. Mr. Winters advised he was retired and on a fixed income and doesn't want to lose the exemptions he already has.
2. Mr. Francis Marrs, 103 Wolfbay Circle, Kingsland addressed council and asked that they consider not opting out of HB581. Mr. Marrs said with all of the new residential and commercial building currently happening that the city should have plenty of money. Mr. Marrs feels the city will take away homestead if they opt out.
3. Ms. Rosetta Webster, 1049 Boone Street, Kingsland addressed council and asked what cost is going up.

Mayor Pro Tem Blount addressed the audience and advised that if the city did opt out of HB581, this does not do away with exemptions already in place. Mayor Pro Tem Blount advised that current guidelines require the city to hold three public hearings if they are considering opting out of HB581, but that a final decision had not been made.

He also stated that because further public clarification was still coming from Atlanta, the city was following the opt out requirements, which require a decision by March 1, 2025. The current bill has no way to opt in or out after the March 1, 2025 deadline.

2. Public Hearing for the Purpose of Considering an Alcohol License for Laura Ann Rabb with Daily Bread Food Marts, LLC

Laura Ann Rabb with Daily Bread Food Marts, LLC is applying for an alcohol license for the sale of packaged beer/wine for the Exit 7 Travel Shop located at 1870 Harrietts Bluff Road

No one came forward to speak.

3. Public Hearing for the Purposed of Considering an Alcohol License for Pat Haggerty with Ruby Tuesday Operations, LLC

Pat Haggerty, Manager for Ruby Tuesday Operations, LLC has applied for an Alcohol License for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 100 Crown Point Parkway.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Pro Tem Blount opened the regularly scheduled meeting at 6:15 PM.

III. ROLL CALL

Charles Grayson Day Jr., Mayor
Paul Chamberlin, Councilman
Farran Fullilove, Councilman
Kristy Chance, Councilwoman
Alex Blount, Mayor Pro Tem

PRESENT: Councilman Alex Blount
Councilman Paul Chamberlin
Councilwoman Kristy Chance
Councilman Farran Fullilove

ABSENT: Mayor Grayson Day, Jr.

IV. INVOCATION AND PLEDGE TO THE FLAG

Councilman Fullilove gave the Invocation and led in the Pledge to the Flag.

V. CONSENT DOCKET

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilwoman Kristy Chance
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

1. Approve the Council Minutes of the last regular Council Meeting
2. Approve the Agenda as Presented
3. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

No one came forward to speak.

VII. OLD BUSINESS

Motion to bring Old Business back.

RESULT:	[UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilman Paul Chamberlin
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

1. Council Appointments to the Kingsland Planning Commission
Councilwoman Chance Appointment -
Mayor and Council Collective Appointment

Councilwoman Chance appointed Ms. Judy Smith to the Planning Commission.
Mayor and Council Collective appointment was Mr. William Sopp.

VIII. PLANNING AND ZONING

1. Approval of Home Occupation-120 Lake Ashley Drive-Map & Parcel 107J 035
Scott Jackson has applied for a Home Occupation Permit for a junk removal business known as "Bold Faith Junk Removal". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.
Zoning is PD/R-1.

Planning Commission recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilwoman Kristy Chance
SECONDER:	Councilman Farran Fullilove
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

2. Approval of Final Plat-The Villas at Camden Woods Phase 2A
Roger Bennett, acting agent for Sawyer and Associates has submitted a Final Plat for The Villas at Camden Woods Phase 2A consisting of 30 single family lots on approx. 9.19 acres. The City Council approved the preliminary plat for all of The Villas at Camden Woods Phase 2 on July 8, 2024. Zoning is PD/MU (Planned Development/Mixed Use).

Planning Commission recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilwoman Kristy Chance
SECONDER:	Councilman Paul Chamberlin
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

3. Approval of Special Use Permit for Proposed Indoor RV/Boat/Personal Storage Facility

Austin Sawyer has submitted an application for a Special Use Permit for a proposed Indoor RV/Boat/Personal Storage facility to be built on parcel 106 034A, located on the east side of Wildcat Drive and the south side of Laurel Island Parkway. A site plan has been submitted by the applicant and approved by the Planning Staff. Zoning is C-2 (General Commercial).

Planning Commission recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilwoman Kristy Chance
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

4. Approval of Annexation Ordinance 2025-02 & Zoning Designation-Parcel 070 009

Ron Sawyer with Sawyer & Associates, Inc. has applied for the Annexation of a 176.4-acre portion of parcel 070 009 located on the south side of Highway 40 West and on the north side of Vacuna Road in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed residential development consisting of single family and duplex lots. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Residential) for the parcel if the annexation is approved. Current zoning is A-F/Agricultural Forestry (County).

Planning Commission recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilman Paul Chamberlin
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

5. Approval of PD Approval for Parcel 070 009

Roger Bennett, acting agent for Sawyer & Associates, Inc. has submitted a PD (Planned Development) for Vacuna Estates subdivision to be located on parcel 070 009. The PD will allow for (62) - 60' duplex lots, (293) - 50' single family lots, & (221) - 40' single family lots for a total of 576 lots on 176 acres. The entrances to the subdivision will be off of Vacuna Road and Jimmy Foddrell Road. The development will have an established H. O. A. Zoning is PD/R-2. Staff recommends approval contingent on the annexation and zoning designation being approved.

Planning Commission recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilwoman Kristy Chance
SECONDER:	Councilman Paul Chamberlin
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

IX. NEW BUSINESS

1. Approval of: Intergovernmental Agreement with the Camden County Board of Education for TAD #1

Approval of an Intergovernmental Agreement (IGA) between the City of Kingsland and the Camden County Board of Education regarding the Kingsland Tax Allocation District (TAD) #1.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Paul Chamberlin
SECONDER:	Councilwoman Kristy Chance
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

2. Appointments to the KCVB Authority Board

Councilman Chamberlin Appointment -
Councilman Fullilove Appointment -

Councilman Chamberlin reappointed Ms. Kathy Dixon
Councilman Fullilove reappointed Ms. Darshana Patel

3. Approval of: Temporary Alcohol License for Alex Wong, Owner of Outerbanks Bar & Grill

Alex Wong, owner of Outerbanks Bar and Grill, has applied for a temporary alcohol license for the sale of beer/wine/liquor by the drink at the 2025 Mardi Gras Festival to be held on February 28 - March 1, 2025 in downtown Kingsland.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilman Paul Chamberlin
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

4. Approval of: Survey Proposal for West Pump Station/Force Main Project
- Pricing provides for the full survey CADD file and an option for Private Utility Locating (PUL) services. Scheduled time frame reflects providing a finished product in March 2025.
- City engineer recommends low bid, Blew & Associates, for the base price & the optional PUL services at a total cost of \$54,875.**

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilwoman Kristy Chance
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

5. Approval of: Promissory Note Between the City and PSA
- The City is one of the funding sources for the PSA pursuant to an intergovernmental agreement. This promissory note establishes the repayment agreement between the City and PSA on the advancement of such funds in the amount of \$151,169.40.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilwoman Kristy Chance
SECONDER:	Councilman Paul Chamberlin
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

6. Approval of: Alcohol License for Laura Ann Rabb with Daily Food Marts, LLC
- Laura Ann Rabb with Daily Food Marts, LLC has applied for an alcohol license for the sale of packaged beer/wine for the Exit 7 Travel Shop located at 1870 Harrietts Bluff Road.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Paul Chamberlin
SECONDER:	Councilman Farran Fullilove
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

7. Approval of: Alcohol License for Pat Haggerty, Manager for Ruby Tuesday Operations, LLC

Pat Haggerty with Ruby Tuesday Operations, LLC has applied for an alcohol license for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 100 Crown Point Parkway.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilman Paul Chamberlin
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

8. Approval of: Ordinance 2025-04 to Amend Fees for Annexation/DeAnnexation
This \$100 fee for all new annexation and/or deannexations is being proposed to help cover the rising cost of advertising and administrative costs associated with processing each application.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Paul Chamberlin
SECONDER:	Councilman Farran Fullilove
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

9. Approval of: Watershed Protection Plan Annual Monitoring and Reporting Proposal

GWES's Professional Services Proposal and Agreement to assist the City of Kingsland (City) with the Kingsland Watershed Protection Plan (WPP) as approved by the Georgia Environmental Protection Division (EPD). GWES has provided the City with annual services for this project since 2021, and their local project scientist team is uniquely familiar with the City's watershed. This includes an increase of \$230 from the 2024 proposal.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Paul Chamberlin
SECONDER:	Councilwoman Kristy Chance
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

10. Approval of: Service Agreement with Coastal Counseling Center

An agreement with Coastal Counseling Center to provide counseling services to employees of the City as described in the Kingsland Employee Assistance Program Services (EAP).

Mayor Pro Tem Blount asked City Manager Lee Spell to check that the city is not also paying for this service with the Health Clinic.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilman Paul Chamberlin
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Fullilove said he would be glad when everyone in town is over the cold virus going around.

Councilman Chamberlin said the Lions Club Oyster Roast went well.

Mayor Pro Tem Blount presented a slide showing the city's millage rate history. He highlighted that for the past seven consecutive years, the city had met the rollback rate, with five or six of those years even exceeding it.

XI. ADJOURNED

The meeting adjourned at 6:33 PM.

RESULT:	[UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilwoman Kristy Chance
AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove