



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • APRIL 14, 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

There was no Public Hearing.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:00 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
Mayor Grayson Day, Jr.
Councilman Farran Fullilove

ABSENT:

IV. INVOCATION AND PLEDGE TO THE FLAG

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

V. CONSENT DOCKET

Items number 5 (Annexation) and 6 (PD Approval) were removed from the Planning and Zoning portion. Item number 7 (Planning Commission appointment) was removed from New Business.

RESULT:	[UNANIMOUS]
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilman Paul Chamberlin
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

1. Becci Shannon, 140 May Street, Kingsland, addressed Mayor and Council about her opposition to the rezoning and proposed new funeral home. Ms. Shannon said with the updating of the C-1A downtown overlay district in 2023, the proposed funeral home and metal building are not compatible with the vision for a cohesive, pedestrian oriented downtown.
2. Ms. Paula Chamberlin, 103 East Lily Street, Kingsland, addressed Mayor and Council about her opposition to the rezoning and proposed new funeral home. Ms. Chamberlin feels a metal building is not the best choice for the new construction. The area in question has always been residential. Ms. Chamberlin also stated that more and more of the residential areas downtown are being encroached on by businesses.

VII. OLD BUSINESS

There was no old business.

VIII. PLANNING AND ZONING

1. Home Occupation - 444 Martin Luther King Jr. Boulevard - Parcel K08 02 001
Donna Istvan has applied for a Home Occupation Permit for a computer software business known as "Appy Unicorn". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-4. **Planning Commission recommends approval.**

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

2. Home Occupation - 106 Crestwood Court - Parcel 082H 072
Brenda Hicks has applied for a Home Occupation Permit for a book business known as "Books by B. B. Hicks, LLC. 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:	[UNANIMOUS]
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MOVER: Councilwoman Kristy Chance
SECONDER: Councilman Paul Chamberlin
AYES: Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

3. Home Occupation - 223-B West Lakemont Drive - Parcel 121E 002C

Pearl Douglas has applied for a Home Occupation Permit for an online business known as "Essential Pearls Plus, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. **Planning Commission recommends approval.**

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

4. Final Plat - Fiddler's Reserve Phase 2

Ron Sawyer with Laurel Island Holding, LLC has submitted a Final Plat for Fiddler's Reserve Phase 2 consisting of 61 single family lots on approx. 17.77 acres. Zoning is PD/R-1 (Planned Development Single Family Residential). **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. Annexation Request & Zoning Designation - Parcel 108 005

Jonathan Napier, acting agent for Sarah and Dustin Lee has applied for the Annexation of parcel 108 005 containing approximately 24.46 acres located at 545 Haddock 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 146-unit town home development. The adjacent properties to the north and to the west are city parcels and are zoned single family and multi-family residential. 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 Family Residential) for the parcel if the annexation is approved, which is consistent for this area of the city and this type of development. Zoning is A-F/Agricultural Forestry (County). **Planning Commission recommends approval.**

Removed at Consent Docket

6. PD Approval - 545 Haddock Road - Map/Parcel 108 005

Jonathan Napier with Land Equity Partners, LLC has submitted a PD for a 146 Town Home development located at 545 Haddock Rd. The applicant also submitted a traffic study for the area of the project that was reviewed by the Planning Staff. The PD calls for 146 town home units and will have its own H.O. A., an amenity area, two dock areas for the lakes, and a 25 foot natural vegetative buffer surrounding the property, along with fencing that will provide privacy for the community. The entrance will be located off of Haddock Road. Zoning is A-f/Agricultural Forestry (County). Planning Dept. Staff recommends approval with the following condition:

1) A deceleration right turn lane and a left-in-turn lane on Haddock Road will be required for this project. However, the Planning Commission Board does not want the left-in-turn lane.

Planning Department Staff recommend a deceleration right turn lane and a left turn-in lane on Haddock Road for this development.

Planning Commission recommends approval with only the right deceleration turn lane.

Removed at Consent Docket

7. Rezoning - Parcel K16 01 003

Quinton Douglas with O. L. Douglas Enterprise has applied for a rezoning of parcel K16 01 003 containing approx. 1.45 acres located at 403 North Lee Street.

The applicant is requesting that the parcel be rezoned to C-2 (General Commercial) for a proposed new funeral home. The parcel will also be located in the C-1A Business Corridor District. Zoning is R-1.

The Kingsland Downtown Development Authority recommends denying the zoning change, as the property and existing home are registered as a contributing historical valued property.

Staff recommends approval with the following condition:

1) The applicant may not operate the existing and proposed new funeral home simultaneously.

Planning Commission recommends approval with the condition that the applicant may not operate the existing and proposed funeral home simultaneously.

RESULT:	PASSED [3]-[0]
MOVER:	Councilwoman Kristy Chance

SECONDER:	Councilman Farran Fullilove
AYES:	Alex Blount, Kristy Chance, Farran Fullilove
ABSTAIN:	Paul Chamberlin

Councilwoman Chance reminded everyone that this proposed funeral home will be replacing the existing funeral home and that it wasn't fair to exclude it due to it being constructed with a metal building.

IX. NEW BUSINESS

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

1. Ratification of: Intergovernmental Agreement with the Kingsland Development Authority to Market and Assist in the Sale of City Owner Properties

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

2. Approval of: Ordinance 2025 - 10 - To Amend Section 22-28 of the Code of Ordinances Relating to Unincorporated Connections

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

3. Approval of: Purchase of Camden County Public Service Authority Surplus Equipment

Staff recommends purchasing 1 tractor (2019), 2 batwings (2019, 2020), and 1 trailer (2021) at a total price of \$68,543.35.

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

4. Approval of: Property Tax Software Upgrade

Year 1 \$28,125 (license, implementation, data conversion, training)
Recurring maintenance: \$6,744.54 (4% cap years 1-3, 5% year 4)

Staff recommends low bid, Harris-Smart Fusion.

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

5. Bid Award: Request for Proposal on Impact Fee Study

Project will include a comprehensive impact fee study meeting the requirements of Georgia Development Impact Fee Act, provide the methodology and fee levels to support specific types of capital facilities needed to serve new growth, and provide the services to implement the fees.

Staff recommends David Taussig and Associates, Inc., for a total contract price not to exceed \$68,290.

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

6. Bid Award: Purchase of 45 Diamond Snowflakes

Staff recommends low bid, Holiday Designs, \$17,550.

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

Councilman Chamberlin asked if the new lights were going to be stored indoors and out of the weather. Public Works Director Bill Coleman said they would be kept under a carport.

7. Planning Commission Appointment - Mayor Day

Removed at Consent Docket.

8. Approval of: Intergovernmental Agreement By and Between Camden County, City of Kingsland, City of St. Marys, City of Woodbine and The Public Service Authority

An IGA between the County, Municipalities and the PSA to extend the current agreement, dated December 20, 2018, not to exceed six (6) months from the date of this extension to continue negotiations on a new agreement.

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

Mayor Day wished everyone a Happy Easter.

XI. ADJOURNED

The meeting adjourned at 6:22 PM.

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