



**CITY OF KINGSLAND, GEORGIA**  
**CITY COUNCIL**  
**AGENDA • JUNE 9, 2025**

**Regular Meeting**

**City Council Chamber**

**6:00 PM**

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

**I. PUBLIC HEARING - STARTS AT 6:00PM**

1. Public Hearing for the Purpose of Considering an Alcohol License for Paola Pena with La Islita, LLC

Paola Pena with La Islita, 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 1010 East King Avenue, Suite C.

2. Public Hearing for the Purpose of Considering an Alcohol License for Juan Corporan with Culinary Highest Intuition, LLC.

Juan Corporan with Culinary Highest Intuition, LLC has applied for an Alcohol License for the sale of beer/wine by the drink to be consumed on the premises. The business is located at 980 East King Avenue, Suite A.

3. Public Hearing for the Purpose of Considering an Alcohol License for Sadaetirs Smith with Queen Dees Court & Event Planning

Saeatirs Smith with Queen Dees Court & Event Planning 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 505 South Lee Street.

**II. CALL TO ORDER AND WELCOME GUESTS**

**III. ROLL CALL**

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

**IV. INVOCATION AND PLEDGE TO THE FLAG**

**V. CONSENT DOCKET**

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**

**VII. OLD BUSINESS****VIII. PLANNING AND ZONING**

1. Approval of: Home Occupation - 105 East Lilly Street - Parcel K16 03 003B

Antoinette Dawson has applied for a Home Occupation Permit for an online book business known as "Unleashing UR Potential, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-2.

**Planning Commission recommends approval.**

2. Approval of: Home Occupation - 200 Carrington Court - Parcel 120C 021

Matthew Wheeler has applied for a Home Occupation Permit for a business known as "Wheeler's All in One Handy Man Service". 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.**

3. Approval of: Annexation Ordinance 2025-15 and Zoning Designation - 889 Martin Luther King, Jr. Boulevard - Parcel 082D02 019A

Harrell Bailey, Executor for the estate of Mary Ann Fuller has applied for the Annexation of Parcel 082D02 019A containing approximately 1.91 acres located at 889 Martin Luther King, Jr. Boulevard in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the existing residence. The adjacent properties to the east are city parcels and are zoned R-4. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of R-4 (Single Family Mobile Home) for the parcel, which would be contiguous zoning for this area of the city. Current Zoning is A-F/Agricultural Forestry (County).

**Planning Commission recommends approval.**

4. Approval of: Re-Zoning and PD Approval - Parcel 095 025

Bill Gross, with Scrubby Bluff Holdings, LLC has applied for a re-zoning of parcel 095 025 containing approximately 75 acres located on the north side of Scrubby Bluff Road. The applicant is requesting that the parcel be re-zoned to PD/R-1 (Planned Development/Single Family Residential) for a proposed 160-unit subdivision. The applicant has also submitted a PD that has been reviewed and approved by the Planning Director and Building Official. Current zoning is C-PLMU.

**Planning Commission recommends approval.**

**IX. NEW BUSINESS**

1. Approval of: Alcohol License for Paola Pena with La Islita, LLC

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2. Approval of: Alcohol License for Juan Corporan with Culinary Highest Intuition, LLC.

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3. Approval of: Alcohol License for Sadaetirs Smith with Queen Dees Court & Event Planning  
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4. Approval of: Intergovernmental Agreement with Camden County for Water and Wastewater Utility Easement Provision

Approval of an Intergovernmental Agreement between the City of Kingsland and Camden County granting the City a perpetual utility easement for existing water and wastewater infrastructure within unincorporated service areas, and authorizing continued operation, maintenance, and future expansion of those utility systems.

**Staff recommends approval**

5. Approval of: Ordinance 2025-14 - Use of the City's Rights of Way by Public and Private Utilities

Consideration of an ordinance to amend Chapter 22, Article III, Section 22-63 of the City Code to establish requirements and regulations for the use of public and private utilities within City rights-of-way; to provide for compensation, liability, and relocation authority related to such use; and to clarify the City's jurisdiction over its public roads, highways, and rights-of-way.

**Staff recommends approval**

6. Bid Award: Architectural Design Services for Municipal Services Buildings

Architectural design services to renovate municipal buildings located at 531 North Lee Street to accommodate the relocation of finance, water/sewer administration, and housing and development departments. Architectural services include conceptual design, schematic design, construction documents, bidding, and construction management.

**Staff recommends low bid, Ellis, Ricket and Associates, for a total cost of \$34,450.**

7. Approval of: Resolution 2025-07 - Greenspace Protection Plan

Adoption of Resolution No. 2025-07 approving the City of Kingsland's Greenspace Protection Plan to promote non-structural stormwater management practices, encourage sustainable site design, and enhance environmental resilience through low-impact development and greenspace preservation.

**Staff recommends approval**

**X. MAYOR AND COUNCIL ANNOUNCEMENT**

**XI. ADJOURNED**