



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • MAY 12, 2025
MINUTES**

**Regular
Meeting**

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

6:00 PM

I. CALL TO ORDER AND WELCOME GUESTS

Mayor Pro Tem Blount called the regularly scheduled meeting to order at 6:00 PM.

II. ROLL CALL

Charles Grayson Day Jr., Mayor

Paul Chamberlin, Councilman

Farran Fullilove, Councilman

Kristy Chance, Councilwoman

Alex Blount, Mayor Pro Tem

PRESENT: Mayor Pro Tem Alex Blount
Councilwoman Kristy Chance
Councilman Farran Fullilove

ABSENT: Councilman Paul Chamberlin
Mayor Grayson Day, Jr.

III. INVOCATION AND PLEDGE TO THE FLAG

Councilwoman Chance gave the Invocation and led in the Pledge to the Flag.

IV. CONSENT DOCKET

RESULT: PASSED [UNANIMOUS]

MOVER: Councilman Farran Fullilove

SECONDER: Councilwoman Kristy Chance

AYES: Alex Blount, 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

V. GRANTING AUDIENCE TO THE PUBLIC

No one came forward to speak.

VI. OLD BUSINESS

There was no old business.

VII. PLANNING AND ZONING

1. Approval of: Home Occupation - 102 Riley Hunter Drive - Parcel 106D 087

Jennifer Merritt has applied for a Home Occupation Permit for a balloon decorating business known as "Poppy Balloons, 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:	PASSED [UNANIMOUS]
MOVER:	Councilwoman Kristy Chance
SECONDER:	Councilman Farran Fullilove
AYES:	Alex Blount, Kristy Chance, Farran Fullilove

2. Approval of: Home Occupation - 212 Ryan Nicholas Drive - Parcel 120N 047B

Peggy Sandholm has applied for a Home Occupation Permit for a bookkeeping business known as "Sandholm Bookkeeping, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2.

Planning Commission recommends approval.

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

3. Approval of: Ordinance 2025 - 13 - Amendment to the Kingsland Land Development and Zoning Ordinance (KLADO)

The City of Kingsland is requesting to amend KLADO to create a new zoning Designation of (THN) for Tiny Home Neighborhoods and to include comprehensive regulations for the development, zoning, construction, and maintenance of tiny home neighborhoods.

Planning Commission recommends approval.

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

Fullilove

4. Approval of: Variance for Parcel K25 04 003

Austin Sawyer has submitted a variance application for parcel K25 04 003 located on the west side of South Orange Edwards Boulevard. The applicant is requesting a variance to Article VII, Sec. 70.1.4, #4 (b)-Minimum side yard setbacks in an R-7 Zoning District. The applicant is requesting a 5' reduction to the required 15' side yard setback. The site plan cannot accommodate the 15' side set back requirement while still maintaining a 25' vegetative buffer. The Planning Director and Building Official see no issues with the variance request. Zoning is R-7.

Planning Commission recommends approval.

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

5. Approval of: Ordinance 2025-12 - Annexation and Zoning Designation for Parcel 094 025

Jonathan McDill, acting agent for Kathy O'Qinn/O'Quinn Family Partnership has applied for the Annexation of parcel 094 025 containing approximately 143.6 acres located on the south side of Colerain 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 mixed-use development. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/MU (Planned Development/Mixed Use) for the parcel if the annexation is approved, which is consistent for this type of development. Current Zoning is A-F/Agricultural Forestry (County).

Planning Commission recommends approval.

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

6. Approval of: PD Approval for K-Town Mixed Use Development for Parcel 094 025

Jonathan McDill, acting agent for Salt Branch Partners, LLC has submitted a PD for K-Town Mixed Use Development to be located on parcel 094 025. The PD will consist of 325 single family units, 375 multi-family units and 10 acres of

commercial development that will front Colerain Road. The development will be built in phases and will have a proposed 10-year buildout. All site plans and engineering plans will be reviewed and approved by the Planning Department. All traffic lanes will be reviewed and approved in conjunction with GDOT. Current zoning is A-F Agricultural Forestry (County).

Planning Commission recommends approval.

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

VIII. NEW BUSINESS

1. Bid Award: Lake View Drive Culvert Replacement RFP # COK25-014

The City received two bids for the project. It is recommended that the contract be awarded to J W Oliver Construction Company Inc. in the amount of \$546,012.90. J W Oliver submitted the lowest responsible bid, which was \$579,327 less than the next highest bidder.

City staff and the project engineer recommend awarding the contract to the lowest bidder, J W Oliver Construction, Inc., in the amount of \$546,012.90.

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

2. Approval of: Amended Mutual Aid Agreement with Naval Submarine Base Kings Bay

An amended Mutual Aid Agreement (MAA) to provide personnel and equipment required for the protection of life and property from fire; emergency response services including emergency medical services, hazardous material response, and technical rescue events within the scope of services provided by each department.

Staff recommends approval.

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

3. Approval of: Resolution 2025-06 for FY 2024-25 Midyear Budget Revisions

Staff recommends approval.

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

Finance Director Filiz Morrow said that some of the increases to the General Fund were because of increases in retirement, workers compensation and liability insurance. Other expenditures included new software (\$20,000) for Fleet Services and an air compressor (\$13,000) for the Water Department. Mayor Pro Tem Blount asked if the city was receiving any discounts with our liability insurance since the police department had become state-certified. Ms. Morrow stated that the city had not received the discount, but that she was working with GIRMA to get that in place. In regards to the new software for Fleet Services, Mayor Pro Tem Blount asked if the fees could wait until next budget year. City Manager Lee Spell stated that the city would get a credit if the contract was in place prior to October 1 and that the \$20,000 would not be due until after October 1, 2025. Councilwoman Chance asked if the compressor was to replace broken equipment. Finance Director Filiz Morrow said no, that this would be new equipment.

Councilman Fullilove made a motion to approve the revisions with the software and compressor costs being pushed back to next budget year. Mayor Pro Tem Blount asked Ms. Morrow to have the credit for the liability insurance be retroactive to November 2024 when the police department was certified.

4. Approval of: Lakes Boulevard East Change Order #2

The City of Kingsland is requesting additional environmental services to include the preparation, justification, and filing of a Nationwide Permit Application to the USACE for wetland impact of less than 0.5 acres.

Staff recommends approval.

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

5. Acceptance of: Deed of Dedication for a Portion of Truss Plant Road

Consideration of a Deed of Dedication for a portion of Truss Plant Road for

perpetual public use and maintenance by the City of Kingsland. The dedication is supported by a Letter of Credit from the grantor, ensuring the timely milling and resurfacing of the deeded roadway segment.

Staff recommends approval.

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

IX. MAYOR AND COUNCIL ANNOUNCEMENT

There were no announcements.

X. ADJOURNED

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

The meeting adjourned at 6:18 PM.