



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • JULY 14, 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 Vikram Patel with Pramukh Swami 2016, LLC.

Vikram Patel with Pramukh Swami 2016, LLC has applied for an Alcohol License for the sale of packaged beer and wine for a convenience store and deli located at 500 West King Avenue, Suites C&D.

2. Public Hearing for the Purpose of Considering an Alcohol License for Patrick Rodriguez, Manager with Nouria Energy Retail, LLC.

Patrick Rodriguez, Manager with Nouria Energy Retail, LLC has applied for an Alcohol License for the sale of packaged beer and wine for the EnMark convenience store located at 1531 East King Avenue.

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. PRESENTATION

1. Proposed Sheffield Island Development-Tax Parcels 119 004E, 119 002 & 119 003 - Richard Stevenson, Senior Vice President, St. Bourke

Drapac/St. Bourke respectfully requests a variance approval from the City of Kingsland Council to provide water and sewer service to the proposed Sheffield Island residential subdivision.

VII. GRANTING AUDIENCE TO THE PUBLIC**VIII. OLD BUSINESS****IX. PLANNING AND ZONING****1. Final Plat - Canopy Oaks Phase 1**

Ron Sawyer with Gross Road Development, LLC has submitted a Final Plat for Canopy Oaks Phase 1 consisting of 98 single family lots on approximately 38.41 acres. The preliminary plat was approved by City Council on March 11, 2024. Zoning is PD/R-2 (Planned Development Low Density Residential).

Planning Commission recommends approval.**2. Final Plat - The Villas at Camden Woods Phase 2B**

Ron Sawyer with Laurel Island Holdings, LLC has submitted a Final Plat for The Villas at Camden Woods Phase 2B, consisting of 16 single family lots on approximately 3.35 acres. The preliminary plat was approved by City Council on July 15, 2024. Zoning is PD/MU (Planned Development/Mixed Use).

Planning Commission recommends approval.**3. 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 148-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 Department Staff recommends approval with the following conditions:

- 1) A deceleration right turn lane and a left turn lane on Haddock Road.
- 2) An eight (8) foot privacy fence along the rear property line to provide a buffer from the adjacent residential properties.

Planning Commission only recommends the right deceleration lane and the eight (8) foot privacy fence.

Applicant agrees with the three conditions recommended.

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

Jonathan Napier with Land Equity Partners, LLC has submitted a PD for a 148 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 148 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 Commission recommends approval.**

X. NEW BUSINESS

1. Approval of: Alcohol License for Vikram Patel with Pramukh Swami 2016, LLC.
Vikram Patel with Pramukh Swami 2016, LLC has applied for an Alcohol License for the sale of packaged beer and wine for a convenience store and deli located at 500 West King Avenue, Suites C&D.
2. Approval of: Alcohol License for Patrick Rodriguez, Manager with Nouria Energy Retail, LLC.
Patrick Rodriguez, Manager with Nouria Energy Retail, LLC has applied for an Alcohol License for the sale of packaged beer and wine for the EnMark convenience store located at 1531 East King Avenue.
3. Approval Of: MOU between Camden County Board of Commissioners and City of Kingsland for providing onsite clinical medical services by Camden County to employees of the City of Kingsland

The City has participated in the shared clinic program since 2014. The proposed MOU reflects an annual cost of \$85,794.54, representing a 15.09% increase or \$11,248.02, over the current agreement. This increase is driven by the MOU reflecting a rise in the City's usage share from 12% to 13% and an overall increase of \$38,737 in the county clinic's total budget from \$621,221 to \$659,958.

The most significant clinic budget increase is in salaries, which have risen by 11.3% (\$43,644). This is due to a combination of 2.5% cost-of-living adjustments (COLAs), 2.5% performance-based raises, and the addition of two part-time nurse practitioners.

While the current MOU in place is based on a 12% usage rate, recent trends suggest the City's actual usage will likely reach 14%, potentially resulting in an underfunding of approximately 2%, or \$12,424 to close out the current MOU.

Staff recommends approval.

4. Planning Commission Appointment - Mayor Day
Appointment of William Huebener to the Planning Commission.
5. Approval of Resolution # 2025-08 Freezing the Assessed Value of Homestead Properties for Tax Purposes
The City of Kingsland formally requests Representative Steven Sainz to sponsor and support local legislation authorizing a homestead exemption freezing the assessed value of the homestead for the purpose of municipal ad valorem property taxation for qualified residents of Kingsland.

6. Consideration of a Variance Request to Kingsland Code of Ordinances Section 22-28(9) – Sewer Connection Outside City Limits, and Authorization to Explore Property Annexation (Tax Parcels 119 004E, 119 002, and 119 003)

The applicant has submitted a formal request for a variance from Section 22-28(9) of the Kingsland Code of Ordinances, which restricts municipal sewer connections to properties within the City's corporate limits. The request pertains to the proposed development of unincorporated Camden County tax parcels 119 004E, 119 002, and 119 003.

In addition to considering the variance, authorization is also requested for City Staff to work in coordination with the applicant to engage Camden County officials in evaluating a possible solution that would facilitate annexation of the subject parcels into the City of Kingsland. If immediate annexation is determined not to be legally permissible or feasible, Staff is further authorized to negotiate and include provisions within any future development agreement that preserve and facilitate annexation at such time it becomes legally permissible and acceptable to all parties.

7. Bid Award: Al Gay Road and Middle School Road Improvements

The City requested sealed proposals from certified and qualified General Contractors for the improvement and paving of sections of Al Gay Road and Middle School Road, totaling approximately 1,600 lf to include removal and placement of culverts necessary for proper drainage. The work to be done includes furnishing all materials, equipment and labor.

The City's engineer, Bill Weeks of Roberts Civil Engineering, recommends the project be awarded to The Scruggs Company, the lowest, responsive bidder. Total contract price is \$628,574.12. Project will be funded by SPLOST 8 funds.

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED