



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • JUNE 9, 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 Day opened the Public Hearings at 6:00 PM.

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.

No one came forward to speak.

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.

No one came forward to speak.

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.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:03 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 Blount 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

There was no 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.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilwoman Kristy Chance

SECONDER: Councilman Alex Blount

AYES: Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

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.

RESULT: PASSED [UNANIMOUS]

MOVER: Councilman Alex Blount

SECONDER: Councilman Farran Fullilove

AYES: Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

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.

Councilman Chamberlin said that the application stated multiple mobile homes would be placed on the property, but the requested zoning only allowed for one.

Councilman Chamberlin then asked if the property would need to be subdivided before moving any homes in. City Manager Lee Spell stated that no permits would be issued for any mobile homes until the property was subdivided.

The motion was approved with the understanding that the property would be subdivided before moving any homes onto the lot(s).

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.

Councilman Blount asked City Manager Lee Spell if the TAD #1 agreement included the language with the school board to reflect the impact of these new homes. Mr. Spell stated that TAD #1 IGA between the City and the Board of Education references the Tax Allocation District and Redevelopment Area "more fully identified in the Redevelopment Plan." The Redevelopment Plan identifies the parcel in question (095 025) as being zoned as R-1

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: 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.

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

2. Approval of: 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.

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

Chance, Farran Fullilove

3. Approval of: Alcohol License for Sadaetirs Smith with Queen Dees Court & Event Planning

Saeaetirs 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.

RESULT: PASSED [UNANIMOUS]

MOVER: Councilman Farran Fullilove

SECONDER: Councilwoman Kristy Chance

AYES: Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

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

RESULT: PASSED [UNANIMOUS]

MOVER: Councilwoman Kristy Chance

SECONDER: Councilman Farran Fullilove

AYES: Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

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

RESULT: PASSED [UNANIMOUS]

MOVER: Councilman Paul Chamberlin

SECONDER: Councilman Alex Blount

AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove
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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.

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

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

Councilman Blount stated that this is a well intended idea, but that he feels that some of the language is too vague, and some items are outside the scope of what the city is staffed to do. Councilman Chamberlin echoed Councilman Blount's concerns. Councilwoman Chance stated it was more about the initiative to move towards more green space awareness and that some of the language could be revised to say "recommendation and/or encourage".

Councilman Fullilove made a motion to table this resolution so that changes could be made.

Councilman Chamberlin seconded the motion.

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

There were no announcements.

XI. ADJOURNED

The meeting adjourned at 6:24 PM.

RESULT: PASSED [UNANIMOUS]

MOVER: Councilman Alex Blount

SECONDER: Councilman Farran Fullilove

AYES: Alex Blount, Paul Chamberlin, Kristy
Chance, Farran Fullilove