



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • JULY 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

Mayor Day opened the Public Hearing at 6:00 PM.

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.

1. Adam Kabasakalian, 112 Woodhaven Drive, Kingsland, spoke in opposition of the alcohol license. Mr. Kabasakalian is worried about allowing more alcohol sales in the middle of four neighborhoods.
2. Ricardo Arreola, 160 Woodhave Drive, Kingsland, spoke in opposition of the alcohol license. Mr. Arreola is worried about increased crime and public disturbances. He stated he is OK with the deli being opened, but is against the location selling beer and wine.
3. Sommerville Vangarry, 216 Merriwood Circle, Kingsland, spoke in opposition of the alcohol license. Mr. Vangarry is worried about the effects on the community.
4. Wanda Daniel, 2220 Greenville Road, Kingsland, spoke in opposition of the alcohol license. Ms. Daniel stated she runs a recovery ministry at Hidden Treasures and feels this will be a temptation to those in the recovery program due to the proximity to the church.
5. Caleb Keener, 105 Woodhaven Court, Kingsland, spoke in opposition of the alcohol license. Mr. Keener stated he had submitted a letter and documentation to the council showing statistics that alcohol leads to increased crime. Mr. Keener stated there have been multiple accidents at the business intersection without including alcohol and is worried about an increase in auto accidents.

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.

1. Ricardo Arreola, 160 Woodhaven Drive, Kingsland, spoke in opposition to the alcohol license. Mr. Arreola stated he understands this is a new business, but why did they need to sell alcohol when there are other businesses around the location that also sell alcohol.
2. Sommerville Vangarry, 216 Merriwood Circle, Kingsland, spoke in opposition to the alcohol license.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:14 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

Councilman Blount made a motion to Table item number four under New Business, Variance Request.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Alex Blount
SECONDER:	Councilman Farran Fullilove
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. PRESENTATION

Richard Stevens with St. Bourke gave an overview of the infrastructure improvements recommended by Carter and Sloope in order to provide water and sewer to their project. St. Bourke is asking for a variance to allow them to connect to water and sewer first and then possibly annexing into the city.

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

Adam Kabasakalian, 112 Woodhaven Drive, asked if the timing could be changed on the traffic light at the Highway 40 and 17 intersection. Mr. Kabasakalian stated when driving east on Highway 40 and wanting to turn left onto Highway 17, he feels the light isn't long enough to allow cars the time to turn left. Mr. Kabasakalian also asked mayor and council if either some of the reserved parking signs at the Kingsland Police Department and the Municipal Services Building could be removed or have a time limit added to them to help elevate the lack of parking for businesses located on the west side of downtown Kingsland.

VIII. OLD BUSINESS

There was no 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.

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

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.

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

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.

Councilman Blount asked about the traffic pattern on Haddock Road and if GDOT had any recommendations. City Manager Lee Spell said that there are plans for Haddock Road to eventually be widened to four lanes, but there is no set timeline.

Councilman Blount mentioned there are already known traffic issues on Haddock Road and that he would like to wait for the results of the current Impact Study and traffic study before approving any more high density projects.

RESULT:	FAILED [2]-[3]
MOVER:	Councilwoman Kristy Chance

SECONDER:	Councilman Farran Fullilove
AYES:	Kristy Chance, Farran Fullilove
NAYS:	Alex Blount, Paul Chamberlin, Grayson Day, Jr.

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.**

RESULT:	FAILED [UNANIMOUS]
MOVER:	Councilman Alex Blount
SECONDER:	Councilwoman Kristy Chance
AYES:	None

X. NEW BUSINESS

1. 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.

Councilman Blount made a motion to approve the 2025-2026 MOU based on 14%

employee usage.

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

2. Planning Commission Appointment - Mayor Day
Appointment of William Huebener to the Planning Commission.

Mayor Day appointed Mr. William Huebener to the Planning Commission.

3. 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.

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

4. 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.

This item was removed during the Consent Docket.

5. Approval of: Alcohol License for Vikram Patel with Pramukh Swami 2016, LLC.

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SECONDER:	Councilwoman Kristy Chance
AYES:	Alex Blount, Paul Chamberlin
NAYS:	Kristy Chance, Grayson Day, Jr., Farran Fullilove

6. Approval of: Alcohol License for Patrick Rodriguez, Manager with Nouria Energy Retail, LLC.

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

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.

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

XI. MAYOR AND COUNCIL ANNOUNCEMENT

There were no announcements.

XII. ADJOURNED

The meeting adjourned at 6:51 PM.

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