



**CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • OCTOBER 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 John Kormalos, owner of Karv Bistro LLC.

John Kormalos, owner of Karv Bistro, LLC, has applied for an alcohol license for the sale of beer and wine by the drink to be consumed on the premises. The business is located at 102 Marsh Harbour Drive, Suite 100.

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. RECOGNITION

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. PLANNING AND ZONING

1. Home Occupation - 113 Oleander Drive - Parcel 107 005D003

Dustin Conway has applied for a Home Occupation Permit for a printing business known as "Joyful Impressions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-3.

Planning Commission recommends approval.

2. Final Plat - Laurel Preserve Phase 1A

Ron Sawyer with Sawdawg, LLC has submitted a Final Plat application for Laurel Preserve Phase 1A consisting of 18 single family lots on approximately 4.5 acres. The plat was originally part of the Fairways Edge Phase 2 Final Plat. However, due to tax purposes the applicant will now final plat the development in smaller phases with the new name of Laurel Preserve. This plat will include Birdie Drive and part of Spyglass. Zoning is PD/R-1.

Planning Commission recommends approval.

3. Settlers Hammock Phase 4 - ROW Acceptance

Ashley Durrance with LSSD Settlers Hammock, LLC has submitted a Quit-Claim deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Daniel Trent Way and Pioneer Way. The one-year warranty period ended in May 2025. An inspection of the infrastructure was completed by the Planning Department and Public Works on August 7, 2025, and no issues were found. All the infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. Zoning is PD/R-1.

Planning Commission recommends approval.

X. NEW BUSINESS

1. Approval of: Alcohol License for John Kormalos, owner of Karv Bistro LLC.

John Kormalos, owner of Karv Bistro, LLC, has applied for an alcohol license for the sale of beer and wine by the drink to be consumed on the premises. The business is located at 102 Marsh Harbour Drive, Suite 100.

2. Approval of: Agreement Between the City of Kingsland and the Camden County Chamber of Commerce For Business & Economic Development Services and Approving Resolution.

The Agreement between the City of Kingsland and the Camden County Chamber of Commerce establishes a formal partnership for the provision of business and economic development services, community and tourism event coordination, and marketing and promotional activities benefiting the City.

Staff recommends approval.

3. Approval of: Resolution 2025-13 - Senior Citizen Homestead Exemption Amendment; Councilman Blount

Discussion and Approval on Reducing the Minimum Age Requirement for the Senior Homestead Exemption from 65 to 62

4. Bid Award: Disaster Debris Removal Services

Based on scoring matrix, staff recommends T.F.R. Enterprises, Inc.

5. Bid Award: Purchase of Curbside Collection Carts for Residential Trash

Staff recommends purchase of full load, 580 cans, for a total cost of \$34,918.38 from

Toter, LLC.**6. Approval of: PI No.: 0016566 Contract Item Agreement Old Still Road**

Under the terms of the Agreement, GDOT will incorporate the necessary sewer adjustment work into its roadway construction contract, with the City of Kingsland reimbursing the Department for the City's share of costs. The total pre-let estimate for the work is \$670,310.00, with GDOT contributing \$134,587.50 (25% of in-kind costs) in Utility Aid and the City of Kingsland responsible for \$535,722.50, including 75% of in-kind and 100% of betterment costs.

Staff recommends approval.**7. Approval of: Al Gay Road Paving Change Order #1**

Field inspection found the subgrade unsuitable to support the designed pavement and heavy truck traffic. The Contractor will undercut the material and install GDOT approved lime rock graded aggregate base.

Change Order #1 from The Scruggs Company for \$126,485.39 covers this work. Roberts Civil Engineering endorses and recommends approval.

Staff recommends approval.**8. Approval of: Purchase and Sale Conveyance Agreement for Parcel 108 050D**

A conveyance agreement between the City of Kingsland and Raydient, LLC conveying approximately 2.00 acres of land to the city for public infrastructure purposes.

Staff recommends approval.**9. Approval of: Leads Online Upgrade "Blackhawk" Module**

The Criminal Investigations Division (CID) is requesting authorization to utilize NightHawk, a digital data analytics platform that collects and analyzes phone records, social media activity, vehicle data, and other digital sources. The system will assist investigators in compiling and presenting comprehensive digital evidence to support ongoing and future cases.

Staff recommends approval.**10. Approval of: Ordinance 2025-16 - Zoning Ordinance Amendment**

This zoning ordinance amendment will limit the number of ground banner signs per parcel in the C-2 and C-4 Zoning Districts.

Staff recommends approval.**XI. MAYOR AND COUNCIL ANNOUNCEMENT****XII. ADJOURNED**