



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • OCTOBER 15, 2024

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

Mayor Pro Tem Blount opened the Public Hearing at 6:00 PM.

1. Public Hearing for a Proposed Amendment to Tax Allocation District 1 (Exit 3 Commercial and Entertainment District) -

This proposed amendment to the City of Kingsland 2012 Redevelopment Plan will update the boundaries of the TAD and amend the Plan.

Ken Bleakly with KB Advisory Group, gave council an overview of proposed changes to TAD #1. This overview included project changes, adding additional properties and some funding sources. Mayor Pro Tem Blount clarified that Kingsland would not be contributing its portion of SPLOST funds towards portions of this project, but that some of it was being funded as a Countywide Tier 2 SPLOST contribution.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Pro Tem Blount opened the regularly scheduled meeting at 6:13 PM.

III. ROLL CALL

James W Galloway

Councilman

Farran Fullilove

Councilman

Kristy Chance

Councilwoman

Alex Blount

Mayor Pro Tem

Charles Grayson Day Jr.

Mayor (Absent)

IV. INVOCATION AND PLEDGE TO THE FLAG

Mayor Pro Tem Blount gave the Invocation and led in the Pledge to the Flag.

V. CONSENT DOCKET

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. 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 Annexation Ordinance 2024-09 & Zoning Designation - Parcels 121 009A, 121 009BPZ, and 121 009CPZ -

William H. Gross with Georgia Florida Gateway, LLC and Haddock Road Holdings, LLC is requesting to annex parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres located on the east and west sides of Haddock Road. The applicant is also requesting a zoning designation of C-8 (Interchange Transitional). The purpose of the request is to be able to connect to the city water and sewer service for a purposed mixed use project consisting of commercial, industrial, and residential uses. *Planning Commission recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kristy Chance, Councilwoman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

2. Approval of PD Approval - Parcels 121 009A, 121 009BPZ, and 121 009CPZ -

Bill Gross with Georgia/Florida Gateway, LLC and Haddock Road Holdings, LLC has submitted a PD approval application for the proposed mixed use development consisting of residential, commercial, and light industrial uses on parcels 121 009A, 121 009BPZ, and 121 009CPZ containing approximately 278 acres, located North of Exit 1 on Haddock Road. The Planning Department had several meetings with the developer and collaborated on the text of the PD. The Planning Director and Building Official have reviewed and approved the final submitted PD and Land Use Map. Zoning is C-8 (Interchange Transitional) - Contingent on approval of annexation.

Planning Commission recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

3. Approval of Home Occupation - 102 The Villas Way - Parcel 107 01 045A -

Janelle Martinez has applied for a Home Occupation Permit for an on-line clothing and accessory business known as "Styled-By-JM". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/MU. *Planning Commission recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James W Galloway, Councilman
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

4. Approval of Re-Plat-Brookshire Green -

Ronald H. Sawyer II has submitted a Re-Plat and final plat application for Brookshire Green consisting of 61 single family lots on approximately 18.98 acres. The original final plat consisted of 64 single family lots. The final plat was originally approved by the City Council on July 15, 2024. Zoning is PD/R-2. *Planning Commission recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

5. Approval of Final Plat - Fiddler's Cove Phase 5 -

Ron Sawyer with Sawyer & Associates, Inc. has submitted a final plat application for Fiddler's Cove Phase 5 consisting of 16 single family lots on approximately 8.23 acres. The developer will continue to follow the same PD that was used in Phases 1 through 4. Zoning is PD/R-1. *Planning Commission recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

6. Approval of PD Amendment to Original PD for Parcel 106 040 -

Ron Sawyer with Sawyer & Associates, Inc. has submitted a PD Amendment to the original PD for parcel 106 040 containing approximately 49.14 acres. The PD Amendment will allow for Townhomes to be built on 16 acres of the parcel. The original PD only allowed for commercial uses. Zoning is PD/C-2. *Planning Commission recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kristy Chance, Councilwoman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

7. Approval of Variance - 1508 Boone Street - Parcel 108 002 -

Marisa Kolman, acting agent for Texas Roadhouse Restaurant has submitted a variance application for parcel 108 002 containing approximately 2.93 acres located at 1508 Boone Street. The applicant is requesting a variance to Article XXII, Sec. 120- Signs- Maximum Sign Area (Square Feet) which would allow for the main wall sign for the restaurant to be 127 square feet instead of the maximum allowance of 50 feet so that travelers on Highway 40 will have better visibility to the sign and restaurant. The Planning Director and Building Official see no issues with the variance request. Zoning is C-2 (General Commercial). *Planning Commission recommends approval.*

RESULT: **APPROVED [3 TO 1]**
MOVER: James W Galloway, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Chance, Blount
NAYS: Fullilove

IX. NEW BUSINESS

1. Approval Of: Coastal Incentive Grant Award Agreement -

Award Agreement to provide financial assistance through the Coastal Incentive Grant for the city's Cycle 27 project "First Floodplain, Second Storm Water-Kingsland's Path Towards Increased Resiliency."

Staff recommends approval.

Mayor Pro Tem Blount clarified with City Manager Lee Spell that the city's responsibility is the same as prior Coastal Incentive Grant Award Agreements. Mr. Spell stated that it was the same as prior agreements; in-kind services match and not a cash match.

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

2. Approval Of: GMC Professional Services Agreement Amendment -

An amendment to the April 12, 2021 agreement with Goodwin Mills Cawood, LLC, to provide additional professional consulting services to assist the city with, "First Floodplain, Second Stormwater - Kingsland's Path Towards Increased Resiliency," which is funded through a Cycle 27 Coastal Incentive Grant from Georgia DNR, Coastal Resources Division.

Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Councilman
SECONDER:	James W Galloway, Councilman
AYES:	Galloway, Fullilove, Chance, Blount

3. Approval Of: Tax Specialist of Georgia-Southeast, LLC Agreement -

To authorize and engage TSG to conduct a review of the City's records pertaining to any and all Wastewater and Drinking Water Treatment projects for the purpose of determining if any Georgia Sales Tax was paid by any and all general contractors or their sub-contractors on purchases which qualify for Sales Tax exemption. Upon findings, TSG will file all necessary documentation required, contact, and/or meet with representatives of Georgia Department of Revenue for the sales tax refund claim. TSG will bear all costs incurred in the process in exchange for 20% of the total proceeds recovered from all findings. City is under no financial obligation to pay any sum to TSG if the City does not collect any proceeds.

Staff recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kristy Chance, Councilwoman
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

4. Bid Award: Purchase of Two Police Investigation Division Vehicles -

Staff recommends two (2) new Dodge RAM 1500 Tradesman Quad Cab 4X4 from Bennett Group @ \$39,980.00 each.

RESULT: **APPROVED [3 TO 0]**
MOVER: James W Galloway, Councilman
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance
ABSTAIN: Blount

5. Bid Award: Purchase of One 3/4 Ton Pickup Truck for Fleet Department -

Staff recommends Bennett Chrysler Dodge Jeep for the lower mileage at \$37,965.

RESULT: **APPROVED [3 TO 0]**
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance
ABSTAIN: Blount

6. Appointment to the Kingsland Downtown Development Authority Board -

Councilman Fullilove made a motion to appoint Nick McCoy to the KDDA Board.
Councilwoman Chance seconded the motion.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Fullilove thanked everyone for their calls and prayers for his wife's recent illness.

XI. ADJOURNED

Councilman Fullilove made a motion to adjourn the meeting.

Councilman Galloway seconded the motion.
The motion passed unanimously.
The meeting adjourned at 6:28 PM.