



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • DECEMBER 9, 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 Day opened the Public Hearing at 6:00 PM.

1. Public Hearing for the Consideration of an Alcohol License for Krab N Go -

Eric Ly with Krab N Go, 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 1390 Boone Street.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:01 PM.

III. ROLL CALL

James W Galloway

Councilman

Farran Fullilove

Councilman

Kristy Chance

Councilwoman (Absent)

Alex Blount

Mayor Pro Tem

Charles Grayson Day Jr.

Mayor

IV. INVOCATION AND PLEDGE TO THE FLAG

Councilman Galloway gave the Invocation and led in the Pledge to the Flag.

V. CONSENT DOCKET

Item number 4 under New Business was removed at the Consent Docket.

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

- 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. RECOGNITION

1. Recognition of Kingsland Police Department -

The City of Kingsland Police Department has earned State Certification from the Georgia Association of Chiefs of Police. This achievement reflects the department's commitment to excellence, professionalism, and community trust and is a testament to the hard work, diligence, and dedication of the entire team. Being among the few agencies that have achieved this certification is truly commendable.

Mayor Day read the letter from the Georgia Association of Chiefs of Police and presented the plaque to Police Chief Evans.

VII. GRANTING AUDIENCE TO THE PUBLIC

1. Robin Waizenegger, 123 Camellia Drive, Kingsland, addressed Mayor and Council regarding the recent water outages. Ms. Waizenegger stated the city needs a better system in place to let residents know about water issues. She also asked if the contractors responsible for these breaks were being held responsible for costs of repairs. Ms. Waizenegger also asked about why some restaurants were closed while others were open during the boil water time frames and stated that we needed to work with the Department of Health on this matter. Ms. Waizenegger also questioned the water quality as her husband had recently had kidney stones and she also had a cat pass away from kidney stones.

2. Samuel Snead Jr., 540 Arizona Street, Kingsland, stated his concern with the proposed town homes being built near his family's property. Mr. Snead's concerns were how was this project going to impact the home values of current homes. He stated he's worried that this new development would increase existing home values and that senior citizens in the area would not be able to afford the property taxes. Councilman Blount stated that this type of development would help insulate current home values as the new homes would add value to the tax base.

3. David Huck, 1518 Bristol Hammock Circle, Kingsland, addressed Mayor and Council about the city water system. Mr. Huck said that every Tuesday, the fire hydrant near his

home is flushed and he's wondering why the city is not correcting the problem at the source. Mr. Huck asked if the city water system is capable of all the new growth coming to town given the two recent water main breaks and the sewer line break near his home. Councilman Blount stated that he wasn't sure where the idea was coming from that the city wasn't ready for growth, but that there are multiple water plants throughout the city with permits currently being pulled for a new plant. He stated that the sewer line break new Bristol Hammock was caused by the road work. Councilman Blount also stated that the city was in the process of passing an ordinance to hold contractors responsible for water main breaks, but that it was removed from the current agenda to ensure that was legally binding.

4. Kathy Helton, 140 Laurel Marsh Way, Kingsland, stated she had only found out about the current water issues and the city's Code Red system through the NextDoor App and was confused about the boil water advisory. City Manager Lee Spell stated that the information regarding the water outages and boil advisory's had been posted on the city's social media and city website. He also advised he has seen the information regarding Code Red signup on the NextDoor App.

VIII. OLD BUSINESS

There was no old business.

IX. PLANNING AND ZONING

1. Approval of Re-Zoning - Map & Parcel K25 04 003 -

Austin Sawyer is requesting that Parcel K25 04 003 located on the west side of South Orange Edwards Boulevard and on the north side of West Outlaw Avenue be rezoned to R-7 (Townhouse Residential District) for a residential project consisting of 16 townhomes. The parcel contains approximately 1.2 acres. **Planning Commission recommends approval.**

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

2. Approval of Home Occupation - 114 Fiddler's Cove Drive - Map & Parcel 120H 018 -

Heather Groom has applied for a Home Occupation Permit for an on-line Mental Health Counseling business known as (Heather Groom, LLC). The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. **Planning Commission recommends approval.**

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

3. Approval of Re-Zoning - Map and Parcel K15 01 003 and K15 01 004B -

Holley Capital, LLC is requesting that Parcels K15 01 003 and K15 01 004B be re-zoned to C-2 (General Commercial). The parcels are located at 180 North West Street and 411 West King Avenue containing a total of approximately 1.37 acres.

Planning Commission recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Blount
ABSENT: Chance

X. NEW BUSINESS

1. Approval of: Contract Renewal with CSRA Probation Services, Inc. for Kingsland Municipal Court -

CSRA Probation Services, Inc. coordinates and provides direct probation and program services to misdemeanor offenders sentenced under the jurisdiction of the Court.

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

2. Approval of: Alcohol License for Krab N Go -

Eric Ly with Krab N Go, 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 1390 Boone Street.

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

3. Approval of: 2025 Alcohol License Renewals -

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: Alex Blount, Mayor Pro Tem
AYES: Galloway, Fullilove, Blount
ABSENT: Chance

4. Approval of: Ordinance 2024-13 - Municipal Utilities Protection -

An Ordinance to promote the safety and protection of Municipal Utilities in compliance with the Georgia Utilities Protection Act, providing for penalties, restitution, and suspension of building permits for violations. **Staff recommends approval.**

This item was removed during Consent Docket.

RESULT: **POSTPONED [UNANIMOUS]** **Next: 12/17/2024 6:00 PM**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Blount
ABSENT: Chance

5. Resolution #2024-15: FY2023-2024 Year End Budget Revisions -

A resolution to amend the Fiscal Year 2023-2024 budget.

Staff recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Blount
ABSENT: Chance

6. Approval Of: Resolution #2024-17 : GEFA LSL2023093 Loan Agreement -

To authorize execution of loan documents and borrow up to \$120,000 from the Drinking Water State Revolving Fund, administered by Georgia Environmental Finance Authority. Up to \$30,000 is available for principal forgiveness. The funds will be used to conduct an inventory to identify existing lead service lines in the City's drinking water system through investigation activities and potholing.

Staff recommends approval.

Councilman Blount stated that while the loan amount is not a significant amount, it does come with \$30,000 in principle loan forgiveness.

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

7. Approval of: Ordinance 2024-12 to Amend Section 3-19.1 - Issuance of Temporary Permit for Sale of Alcoholic Beverages -

An amendment to add provisions related to "for-profit" business organizations and to require background checks before a permit is issued.

Staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Councilman
SECONDER:	Alex Blount, Mayor Pro Tem
AYES:	Galloway, Fullilove, Blount
ABSENT:	Chance

XI. MAYOR AND COUNCIL ANNOUNCEMENT

Paula Chamberlin with the Kingsland Downtown Development Authority invited everyone downtown on Thursday, December 12, 2024 for the Christmas in Kingsland Event.

Mayor Day reminded everyone about the Home for the Holidays Light Contest.

Police Chief Evans reminded everyone about the Kingsland for the Kids event they are having on Saturday, December 14, 2024 from 10AM - 12PM.

XII. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.

Councilman Fullilove seconded the motion.

The motion passed unanimously.

The meeting adjourned at 6:40 PM.