CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES ● JANUARY 13, 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

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

1. Public Hearing - Abandonment of an Unopened Section of South Island Street -

The City of Kingsland is seeking to abandon an unopened section of South Island Street. This section has never been opened for public use and there is no benefit of ever opening this section.

Mr. Ed Paro, owner of adjacent parcel, addressed council regarding access to his property for this abandonment.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:02 PM.

III. ROLL CALL

Paul E. Chamberlin	Councilman
Farran Fullilove	Councilman
Kristy Chance	Councilwoman
Alex Blount	Mayor Pro Tem
Charles Grayson Day Jr.	Mayor

IV. INVOCATION AND PLEDGE TO THE FLAG

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

V. OATH OF OFFICE

1. Oath of Office -

1. Paul Chamberlin - City Council Member - Post 1

2. Farran Fullilove - City Council Member - Post 2

Councilman Paul Chamberlin and Councilman Farran Fullilove were sworn in.

VI. CONSENT DOCKET

Councilman Fullilove made a motion to add his appointment for the Planning Commission.

RESULT:	**APPROVED AS AMENDED [UNANIMOUS]**
MOVER:	Farran Fullilove, Councilman
SECONDER:	Alex Blount, Mayor Pro Tem
AYES:	Chamberlin, 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

VII. GRANTING AUDIENCE TO THE PUBLIC

1. Steve Braziel, 801 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Mr. Braziel's concerns were the number of townhomes planned for the development and increased traffic at the intersection causing dangerous conditions.

2. David Huck, 1518 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Mr. Huck's concerns were the increased traffic and moving the entrance off of Bristol Hammock Circle.

3. Marvin Rice, 714 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Mr. Rice's concerns included road conditions with increased traffic, protection of the marsh and wetlands and the need for increased density in the number of homes.

4. Pamela Huck, 1518 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Ms. Huck's concerns included increased traffic causing safety issues and environmental issues with the existing wetlands and marsh.

5. Brian Gilvey, 1050 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Mr. Gilvey's concerns included increased drainage issues and road conditions not supporting extra traffic.

6. Gina Gilvey, 1050 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Ms. Gilvey's concerns included traffic and construction noise, safety at the intersection and environmental concerns with the existing wetlands.

7. Nick Davies, 1108 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Mr. Davies concerns included the current road not being wide enough for larger vehicles.

8. Nick Otzel, 857 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Mr. Otzel's concerns included traffic safety and the number of homes in the development.

9. Clyde Urquhart, 1160 Bristol Hammock Circle, Kingsland, spoke in opposition of the planned rezoning. Mr. Urquhart's concerns included the location of the planned amenity center and the builder guidelines of development.

VIII. OLD BUSINESS

There was no old business.

IX. PLANNING AND ZONING

1. Approval of Rezoning & PD Approval of Parcels 106 037 & 106 037A -

Ronald Sawyer with Sawdawg, LLC has applied for a rezoning of parcels 106 037 & 106 037A containing approximately 212 acres located on the north side of Laurel Island Parkway and on the east side of Bristol Hammock Road. The applicant is requesting the parcels be rezoned to PD/R-2 (Planned Development/Medium Density Residential) for a proposed 630 lot subdivision that will include single family homes and town homes. The applicant has also submitted a PD for approval that has been reviewed and approved by the Planning Department staff. Current zoning is PD/R-1.

Planning Commission recommends denying the rezoning application.

Councilman Blount stated that there had been changes made to the planned development after the Planning Commission meeting held in December 2024, where this item was tabled at that time. These plans were not allowed to be presented at the January 2025 Planning meeting as the item was listed under "Old Business" and no presentation opportunity was allowed for the developer.

Mr. Sawyer stated that these plans show the amenity center has been moved to the middle of the development and the main entrance for the development is now tied in to Wildcat Drive and Laurel Island Parkway at the existing traffic light.

Councilman Fullilove asked where in the development construction would be started. Mr. Sawyer advised him it would start from the entrance at Wildcat Drive. There would be right turn lane added at the Bristol Hammock entrance of the development, but he felt that the majority of homeowners would use the main entrance to enter/exit at the existing traffic light.

Councilman Blount made a motion to approve the Rezoning and PD with the changes shown by Mr. Sawyer.

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

2. Approval of Home Occupation-121 East Lakemont Drive - Map & Parcel 121E 010B -

Matthew Liddell has applied for a Home Occupation Permit for a mobile detail business known as "First Response Mobile Detail, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3. **Planning Commission recommends approval.**

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kristy Chance, Councilwoman
SECONDER:	Alex Blount, Mayor Pro Tem
AYES:	Chamberlin, Fullilove, Chance, Blount

3. Approval of Home Occupation-145 West Woodhaven Drive - Map & Parcel 082E 030C -

Chonda S. Foster has applied for a Home Occupation Permit for a printing business known as "Customized Hustle, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. **Planning Commission recommends approval.**

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

4. Approval of Home Occupation-236 The Villas Way - Map & Parcel 107 01 011B -

Leslie Thomas Carpenter has applied for a Home Occupation Permit for an E-Commerce on-line sales business known as "1 of a Kind by Leslie, LLC". The applicant has been notified and has agreed to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/MU. **Planning Commission recommends approval.**

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

X. NEW BUSINESS

1. Appointment Of: Mayor Pro Tem 2025 -

Pursuant to the City of Kingsland Charter, at its first regular meeting after qualification and upon organization, or as soon thereafter as practicable, the council shall elect one of their number Mayor Pro Tem.

Councilman Fullilove made a motion to appoint Councilman Blount as Mayor Pro Tem.
Councilman Chamberlin seconded the motion.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Farran Fullilove, Councilman
SECONDER:	Paul E. Chamberlin, Councilman
AYES:	Chamberlin, Fullilove, Chance, Blount

2. City Officer Appointments for 2025 -

Pursuant to the City of Kingsland Charter, the following City Officers shall be appointed by Mayor and Council at its first regular meeting after qualification and upon organization, or as soon thereafter as practicable.

a) City Clerk (Tax Receiver) - Incumbent Ms. Jo Seigler-Horne

b) City Marshall (Chief of Police) - Incumbent Mr. Rickey Evans

c) City Treasurer (Finance Director/Tax Collector) - Incumbent Ms. Filiz Morrow

a) Councilman Blount made a motion to reappoint Ms. Seigler-Horne as City Clerk. Councilman Fullilove seconded the motion. The motion passed unanimously.
b) Councilman Blount made a motion to reappoint Mr. Evans as Chief of Police. Councilwoman Chance seconded the motion. The motion passed unanimously.
c) Councilman blount made a motion to reappoint Ms. Morrow as Finance Director. Councilman Fullilove seconded the motion. The motion passed unanimously.

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

3. Council Appointments to the Kingsland Planning Commission - -

Councilman Chamberlin Appointment -

Councilwoman Chance Appointment -

Mayor and Council Collective Appointment -

Councilman Chamberlin appointed Mike Anderson to the Planning Commission.
Councilwoman Chance appointed Gina Hall to the Planning Commission.
Councilman Fullilove appointed Angie Halliwell to the Planning Commission.

The Mayor and Council Collective appointment was tabled until the January 27, 2025 meeting.
Councilman Blount made the motion, Councilman Fullilove seconded the motion. The motion passed unanimously.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 1/27/2025 6:00 PM**
MOVER:	Alex Blount, Mayor Pro Tem	
SECONDER:	Farran Fullilove, Councilman	
AYES:	Chamberlin, Fullilove, Chance, Blount	

4. Appointments to the Kingsland Downtown Development Authority -

a) Council appointment of Council Member -

b) Incumbent Jolene Anderson

a) Councilman Fullilove made a motion to appoint Councilman Chamberlin to the Kingsland DDA. Councilwoman Chance seconded the motion. The motion passed unanimously.
b) Councilwoman Chance made a motion to reappoint Jolene Anderson. Councilman Blount seconded the motion. The motion passed unanimously.

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

5. Appointment to the Camden County Joint Development Authority Board -

Councilman Blount made a motion to appoint Ken Kessler to the Camden County Joint Development Authority Board.
Councilman Fullilove seconded the motion.

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

6. Approval Of: IGA Between City of Kingsland and Camden County for ROW Acquisition -

Kingsland is currently engaged in the Transportation Alternatives Program GDOT grant for the Highway 40 and Boone Extension Pedestrian Improvements Project. Camden County holds the required GDOT Local Administered Projects (LAP) Certification and is therefore assisting Kingsland with the ROW acquisitions required in the grant project. Camden County approved and executed the IGA on January 7, 2025.

Staff recommends approval.

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

7. Approval of: Intergovernment Agreement with Camden County Board of Commissioners for TAD #1 -

Approval of an Intergovernmental Agreement (IGA) between the City of Kingsland and the Camden County Board of Commissioners regarding the Kingsland Tax Allocation District (TAD) #1.

Staff recommends approval.

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

8. Bid Award: Water Treatment Plant No. 3 -

Successful bidder will furnish all material, equipment, and labor necessary to construct a water treatment plant as outlined in the RFP specifications.

City engineer recommends low bid, Sawcross, Inc, for $10,775,400.

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

9. Bid Award: East Regional Force Main and May Creek Sewer -

Successful bidder will furnish all material, equipment, and labor necessary to perform the work for the project as outlined in the RFP specifications.

City engineer recommends low bid, Popco, Inc, for a total base bid amount of $6,297,448.80.

There is an option available for a lower DR rating on the pipe as potential cost savings. This would result in an approximately $215,000 reduction if the City elected to go with the thinner-walled pipe.

Councilman Blount made note that this is included going with the thicker-walled pipe as recommended by the engineer.

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

10. Approval Of: Asset Disposition Services Agreement -

The Police department is in need of disposition services for confiscated items. These services will be conducted through a full-service auction process. Three companies were reviewed.

Staff recommends PropertyRoom.com.

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

11. Bid Award: Meadows Subdivision Culvert Replacement -

Successful bidder will furnish all material, equipment, and labor for the removal and replacement of 14 culvert pipes impacting 3 paved residential streets as outlined in the RFP specifications.

Staff recommends Curb and Gutter Professionals, Inc, for $154,520.

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

12. Approval of: Resolution 2025-01 - Abandonment of an Unopened Section of South Island Street -

The City of Kingsland is seeking to abandon an unopened section of South Island Street. This section has never been opened for public use and there is no benefit of ever opening this section.

Staff recommends approval.

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

13. Approval of: Ordinance 2025-01 - To Amend Chapter 8 - Commnity Risk Reduction -

An amendment to Kingsland Code of Ordinances Chapter 8-Community Risk Reduction, to provide for prohibited acts, enforcement, and penalties for violation of Article III related to the Control and Containment of Hazardous Materials.

Staff recommends approval.

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

14. Discussion - Georgia House Bill 581 - The Local Opt -Out Floating Homestead Exemption & Floating Local Option Sales Tax (FLOST) - Mayor Pro Tem Alex Blount

Discussion regarding Georgia House Bill 581, its implications for local governance, and potential impacts on city operations.

Councilman Blount stated that HB 581 requires a quick answer and that the time frame to opt out was coming quickly. He stated there were too many unknown variables involved with this bill and he doesn't see how it can serve all communities with only one set of guidelines. Councilman Blount recommended starting the process of opting out saying it was not in the best interest for the city.
Mayor Day repeated Councilman Blount's thoughts directed staff to start the opt out process.

XI. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Fullilove stated he would be absent for the January 27, 2025 council meeting.

XII. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.
Councilman Fullilove seconded the motion.
The motion passed unanimously.
The meeting adjourned at 7:12 PM.