



**CITY OF KINGSLAND, GEORGIA  
CITY COUNCIL  
AGENDA • DECEMBER 8, 2025**

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**Regular Meeting**

**City Council Chamber**

**6:00 PM**

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

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**I. PUBLIC HEARING - STARTS AT 6:00PM**

1. Public Hearing for the Purpose of Considering an Alcohol License for Publix Supermarket #1865

Johnny Wilcox, District Manager for the new Publix Supermarket #1865, has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1521 East King Avenue.

2. Public Hearing for the Purpose of Considering an Alcohol License for Axes & 8ights, LLC  
Debra Quinn, owner of Axes & 8ights, LLC, has applied for an alcohol license for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 258 Haddock Road.

**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. GRANTING AUDIENCE TO THE PUBLIC**

**VII. OLD BUSINESS**

**VIII. PLANNING AND ZONING**

1. Home Occupation - 111 Azalea Court - Parcel 107G 008  
Elizabeth Ross has applied for a Home Occupation Permit for a cleaning service business known as "Magically Spotless, LLC". The applicant has been notified and agrees to the

requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

**Planning Commission recommends approval.**

2. Home Occupation - 201 Winding Road, Unit 2112 - Parcel 120 015

Sabrina Boyd has applied for a Home Occupation Permit for a home baking vending business known as "Onyx Magnolia Farms". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3.

**Planning Commission recommends approval.**

3. Home Occupation - 97 Oleander Drive - Parcel 107 005D

Glenn Barnard has applied for a Home Occupation Permit for a business known as "Glenn's Carpentry, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2.

**Planning Commission recommends approval.**

4. Easement Agreement - Settler's Hammock Phase 5

Smith Family Homes, LLC has submitted an easement agreement to the city for a 20-foot utility easement within Settler's Hammock Phase 5. The Planning Department and Public Works both agree with the location and width of the easement. Zoning is PD/R-1.

**Planning Commission recommends approval.**

5. Annexation and Zoning Designation - Parcels 108 052A and 108 002I - Ordinance #2025-21

Jeffrey Johns, with Southern Marsh Properties, has applied for the Annexation of Parcels 108 052A and 108 002I containing a total of approximately 4.10 acres located on the North side of Al Gay Drive and on the East side of Chris Drive in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcels for future development. There is existing water and sewer access in the area. The applicant is also requesting a Zoning Designation of C-2 (General Commercial), which is consistent for this area. Current Zoning is I-G - General Industrial (County).

**Planning Commission recommends approval.**

6. Rezone-Parcel 056 001K

James Coughlin, with the Camden County Joint Development Authority is requesting that a 60.08-acre portion of parcel 056 001K be rezoned to I-G (General Industrial) for the purpose of allowing industrial businesses to be located in the new JDA Commerce Park. The parcel is located on the West side of US 17 at the Harriett's Bluff Intersection. There are several Industrial parcels in the area. Current zoning is PD.

**Planning Commission recommends approval.**

7. Rezone - Parcel K11 01 009

Kasandra Allen is requesting that Parcel K11 01 009 be rezoned to C-2 (General Commercial) and still be located within the C-1A Business Corridor District. The purpose of the rezone is for a proposed Take-Out Restaurant. Current zoning is R-1 (Single Family Residential). Staff recommends approval with the following condition:

1) If the business is terminated for any reason, the portable building must be removed from the property within 45 days.

**Planning Commission recommends approval.****8. Rezone and PD Approval**

Kevin Jund, acting agent for DLP Kingsland Ventures, LLC is requesting that parcel 095 027 be rezoned to PD/R-1 (Planned Development/Single Family Residential) for a proposed 600 single family lot development. The applicant is also asking to approve the PD that has been submitted. Current zoning is PD/C-2(Planned Development/General Commercial).

**Planning Commission recommends approval.****IX. NEW BUSINESS****1. Approval of: Resolution #2025-16 : FY 2024-25 Year-End Budget Revisions**

A resolution to amend the Fiscal Year 2024-2025 budget.

**Staff recommends approval.****2. Approval of: Alcohol License for Publix Supermarket #1865**

Johnny Wilcox, District Manager for the new Publix Supermarket #1865, has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1521 East King Avenue.

**3. Approval of: Alcohol License for Axes & 8ights, LLC**

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**4. Approval of: 2026 Alcohol License Renewals****5. Approval of: Georgia Power Easement for Kingsland Police Headquarters**

The proposed easement has been reviewed by city staff and is consistent with standard utility easement agreements. Granting this easement will allow Georgia Power to proceed with necessary site improvements and support the timely completion of the Kingsland Police Headquarters.

**Staff recommends approval.****6. Bid Award: Purchase of Regenerative Air Street Sweeper**

**Staff recommends awarding the purchase of a Tymco 600 Regenerative Air Street Sweeper to Adams Equipment, the second lowest bidder, in the amount of \$318,400. Although this bid is \$3,700 higher than the lowest bidder, staff recommends Adams Equipment because the City currently maintains approximately \$5,000 in existing parts inventory for the Tymco brand, and fleet employees are already familiar with servicing this model as it matches the City's previous unit.**

7. Approval of: Contract Services Between City of Kingsland and Camden Community Crisis Center, Inc.

The City is in need of a safe shelter to provide food, lodging, clothing and other valuable services for victims and potential victims of family violence when the Police Department finds it necessary to remove these persons from an unsafe environment for their safety. This service contract shall be for an initial period of one (1) year commencing on January 1, 2026, and terminating on December 31, 2026. The City shall pay to the Center for its services to victims of family violence the sum of \$7,500.

8. Approval of: Resolution 17 - Amendment No. 1 To The Tax Allocation District #2 – Camden Woods Development Agreement

A Resolution Approving Amendment No. 1 To The Tax Allocation District #2 – Camden Woods Redevelopment Plan Developer Development Agreement Between City of Kingsland, Georgia, Camden County Joint Development Authority, And Sawyer And Associates Inc.; To Modify Certain Completion Deadlines And Reimbursement Amounts; And For Other Purposes.

**Staff recommends approval.**

**X. MAYOR AND COUNCIL ANNOUNCEMENT**

**XI. ADJOURNED**