



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • MARCH 9, 2026

Regular Meeting

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

6:00 PM

I. CALL TO ORDER AND WELCOME GUESTS

II. ROLL CALL

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

III. INVOCATION AND PLEDGE TO THE FLAG

IV. 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

V. GRANTING AUDIENCE TO THE PUBLIC

VI. OLD BUSINESS

VII. PLANNING AND ZONING

1. Lift Station Acceptance - Canopy Oaks Subdivision

Ron Sawyer with LIH Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept the Lift Station and a 20-foot utility easement located at 117 Canopy Crossing. An inspection was completed by the Planning Department and Public Works on January 29, 2026, and the lift station was in good working order. Zoning is PD/R-2.

Planning Commission recommends approval.

2. Right of Way Acceptance - The Preserve at Camden Woods

Ron Sawyer with LIH Holdings, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50-foot right of way (ROW) including all infrastructure within the finished 2,171.8 linear feet portion of Collin Nicholas Drive. An inspection of the infrastructure was completed by the Planning Department and Public Works on January 27, 2026, and all infrastructure was in good working order. Zoning is MU (Mixed Use).

Planning Commission recommends approval.

3. Home Occupation - 75 Lake Pointe Drive, Apartment 3207 - Parcel 121 023A

Whitley Countryman has applied for a Home Occupation Permit for a mobile florist business known as "December Eleven, LLC". The applicant has been notified and agrees to the

requirements of a Home Occupation as noted in KLADO. Zoning is C-2.

Planning Commission recommends approval.

4. Home Occupation - 205 Sugar Maple Way - Parcel 082R 019

Jessica Shirah has applied for a Home Occupation Permit for a tote rental and organizing business known as "Organized Chaos Solutions, 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.

5. Home Occupation - 101 Lake Forest South Court - Parcel 107R 068

Kristin Hill has applied for a Home Occupation Permit for an embroidery business known as "Salty Stiches Embroidery". 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.

6. Home Occupation - 101 Huntington Drive - Parcel 082M 023

Lauren Harms has applied for a Home Occupation Permit for a microgreens farming business known as "The Harmstead, 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.

7. Home Occupation - 255 Merriwood Court - Parcel 082N 027A

Branden Krull has applied for a Home Occupation Permit for a baked bread business known as "Salt & Starter Bread Co., 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.

8. Special Use Permit - 133 Lake Manor Drive - Parcel 107T 039

Sabrina Hannan, with Timeless Care Homes, LLC has applied for a Special Use Permit to be able to operate a Personal Care Home at her residence, located at 133 Lake Manor Drive. Personal Care Homes are inspected and subject to the rules of the Department of Human Resources and are not regulated by The City of Kingsland. Zoning is PD/R-1.

The Planning Staff does not recommend approval.

If approved, the Planning Staff recommends adding the following condition:

- 1) At any time, there may be no parking in the street.

Planning Commission and staff does not recommend approval.

VIII. NEW BUSINESS

1. Appointment of City Attorney

Appointment of a City Attorney to provide legal services and representation for the City in accordance with Georgia law. The City Attorney will advise the Council, staff, and city boards on legal matters, draft ordinances and contracts, and represent the City in legal proceedings.

2. Appointments to the Kingsland Development Authority Board

1. Reappointment of Elijah Von Behren - Term to expire December 31, 2030
2. Reappointment of: Steven Sainz - Term to expire December 31, 2030

3. Approval of: Data Center Ordinance 2026-03

A Data Center Ordinance that establishes zoning standards, development requirements, and operational guidelines tailored to this use. The ordinance is designed to protect community interests, ensure compatibility with surrounding land uses, and provide clear criteria for future applications.

Staff recommends approval

4. Approval of: Resolution 2026-07 - Adoption of the Section 125 POP Agreement

With the Section 125 Premium Only Plan, employees will save on insurance premiums they pay through payroll deduction. Also, for every \$1000 of insurance our employees deduct (pre-tax) from their payroll checks, the city saved about \$80 in FICA taxes.

Staff recommends approval.

5. Approval Of: City of Kingsland and Camden County Public Service Authority IGA

The purpose of this Agreement is to establish the terms and conditions under which Kingsland will be reimbursed for the cost of improvements made to parks and recreation facilities as part of the PSA SPLOST VIII Projects from the remaining unspent SPLOST VIII proceeds designated for Kingsland owned parks. All reimbursements under this Agreement shall be limited strictly to expenditures that are authorized under the SPLOST VIII Referendum and permitted by applicable Georgia law.

Staff recommends approval.

6. Bid Award: Renovation of Fire Station #3

The City solicited proposals for the renovation of Fire Station #3, located at 595 East King Avenue. The project includes renovation and modernization of the existing facility, with interior, exterior, and building systems improvements as outlined in the project plans and specifications. The lowest responsive base bid exceeds the current project budget by \$424,814. To proceed, staff will request additional funding through a transfer from the General Fund to the Capital Projects Fund in FY 2026–2027.

Staff recommends the low bid, Bent Pine Construction, for a base bid of \$2,424,814 with a deduction of alternate number 4 (landscaping allowance) of \$40,000, for a contract award of \$2,384,814.

7. Approval Of: Purchase of PSA Surplus Equipment

Two Exmark mowers and two Polaris side by sides for a total of \$23,500.

Staff recommends approval.

8. Approval Of: Pilot Program for Cellular AMI Retrofit on Water Meters

The City solicited quotes for a pilot program to install and test 100 cellular Advanced Metering Infrastructure (AMI) retrofit registers on existing 5/8" water meters. This pilot will evaluate the performance of cellular technology in specific service areas, including Harriet's Bluff, North Shore, and Meadows. The system will provide hourly meter reads, leak detection alerts, and a customer portal for real-time usage monitoring.

The pilot program will help determine the reliability of cellular signal coverage and overall system functionality in Kingsland's service area. Advantages of the new AMI technology include improved billing accuracy, early leak detection to reduce water loss, faster customer service response times, and increased convenience for residents through online access to consumption data. Results from the pilot will guide future decisions on citywide conversion and meter replacement, which may be considered for implementation in the next budget year.

Staff recommends approval.

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. ADJOURNED