



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

---

<b>Regular Meeting</b>	<b>City Council Chamber</b>	<b>6:00 PM</b>
	107 South Lee Street - City Hall, Kingsland, GA 31548	

---

**I. CALL TO ORDER AND WELCOME GUESTS**

Mayor Day called the regularly scheduled meeting to order at 6:00 PM.

**II. ROLL CALL**

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

PRESENT: Councilman Paul Chamberlin  
Councilwoman Kristy Chance  
Mayor Grayson Day, Jr.  
Councilman Farran Fullilove

ABSENT: Councilman Alex Blount

**III. INVOCATION AND PLEDGE TO THE FLAG**

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

**IV. CONSENT DOCKET**

Item number 8 under New Business, Pilot Program for Cellular AMI Retrofit of Water Meters, was removed during Consent Docket to allow for more research.

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**

1. Pastor James Ham, 125 Chestnut Court, Kingsland, spoke in favor of the Special Use Permit for a Personal Care Home (Item 8 in Planning). He stated there is a need for housing for veterans in the area and asked council to consider approving this item.
2. Schara Kerbo, 114 Holston Circle, Kingsland, spoke in favor of the Special Use Permit for a Personal Care Home.
3. Dawn Bush, 137 Lake Manor Drive, Kingsland, spoke against the Special Use

Permit for a Personal Care Home. She stated the area is all single family homes and that is how it should stay.

4. Glenda Weber, 139 Lake Manor Drive, Kingsland, spoke against the Special Use Permit for a Personal Care Home. She is concerned about increased traffic on an already crowded road.
5. Sierra [Last Name Unknown], Jacksonville, FL, spoke in favor of the Special Use Permit for a Personal Care Home.

## VI. OLD BUSINESS

There was no 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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Farran Fullilove
<b>SECONDER:</b>	Councilman Paul Chamberlin
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

### 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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Paul Chamberlin
<b>SECONDER:</b>	Councilman Farran Fullilove
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

### 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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Kristy Chance
<b>SECONDER:</b>	Councilman Paul Chamberlin
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

**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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Paul Chamberlin
<b>SECONDER:</b>	Councilwoman Kristy Chance
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

**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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Farran Fullilove
<b>SECONDER:</b>	Councilwoman Kristy Chance
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

**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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Farran Fullilove
<b>SECONDER:</b>	Councilman Paul Chamberlin
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

**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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Kristy Chance
<b>SECONDER:</b>	Councilman Paul Chamberlin
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

**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.**

Councilman Fullilove asked the applicant questions regarding the care home, which she answered.

Councilwoman Chance made a motion to approve. There was no second.

Councilman Fullilove made a motion to table the item until the first meeting in April to allow the applicant adequate time to meet with neighbors and answer any questions.

Councilman Chamberlin seconded the motion to table the item.

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

**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.

Councilman Chamberlin made a motion to appoint Amanda Szokoly as the city attorney for a one-year term.

**RESULT:** PASSED [UNANIMOUS]  
**MOVER:** Councilman Paul Chamberlin  
**SECONDER:** Councilman Farran Fullilove  
**AYES:** Paul Chamberlin, Kristy Chance, Farran Fullilove

**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

**RESULT:** PASSED [UNANIMOUS]  
**MOVER:** Councilman Paul Chamberlin  
**SECONDER:** Councilman Farran Fullilove  
**AYES:** Paul Chamberlin, Kristy Chance, Farran Fullilove

**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**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Paul Chamberlin
<b>SECONDER:</b>	Councilwoman Kristy Chance
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

**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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Farran Fullilove
<b>SECONDER:</b>	Councilman Paul Chamberlin
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

**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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Kristy Chance
<b>SECONDER:</b>	Councilman Farran Fullilove
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

**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.**

Councilman Chamberlin made a motion to award the bid to Bent Pine Construction for \$2,384,814, with the expectation that value engineering (VE) will be used to reduce construction costs, similar to the approach used during the Station 4 renovation.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Farran Fullilove
<b>SECONDER:</b>	Councilman Paul Chamberlin
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

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.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Paul Chamberlin
<b>SECONDER:</b>	Councilman Farran Fullilove
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove

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.**

Removed during Consent Docket.

**IX. MAYOR AND COUNCIL ANNOUNCEMENT**

Councilman Fullilove thanked everyone for their thoughts and prayers during his recent surgery. He also advised he would be absent for the first meeting in April. Councilman Chamberlin reminded everyone about the Spring Carnival at The Lawn March 13-15, 2026.

**X. ADJOURNED**

The meeting adjourned at 6:45 PM.

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilman Farran Fullilove
<b>SECONDER:</b>	Councilwoman Kristy Chance
<b>AYES:</b>	Paul Chamberlin, Kristy Chance, Farran Fullilove