



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • APRIL 13, 2026

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for the purpose of considering an alcohol license for Hardika Patel with Sheeraj26, Inc. dba Snappy Foods located at 1870 Harriett's Bluff Road. The purpose of the alcohol license is to sell packaged beer and wine.

Hardika Patel with Shreeaj26 Inc., dba Snappy Foods, has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1870 Harrietts Bluff 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

1. 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. PLANNING AND ZONING

1. Right of Way Acceptance - Lake Juniper Phases IV & V

Charles Gilman, Jr., with Lake Manor West, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 60-foot right of way (ROW) including all infrastructure within the continuation of Verano Street and all of Whistler Drive and Sundance Street. An inspection of the infrastructure was completed by the Planning Dept. and Public Works on November 1, 2025, and all infrastructure was in good working order. Zoning is PD/R-1.

Planning Commission Recommends Approval

2. Home Occupation - 138 Laurel Marsh Way-Parcel 120F 058

Dustin Hanson has applied for a Home Occupation Permit for a land clearing business known as "Hanson Land Solutions, 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

3. Home Occupation - 207 Norwood Drive - Parcel 082N 008A

Brenda Prestridge has applied for a Home Occupation Permit for a residential cleaning business known as "B's Cleaning". 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

4. Special Use Permit - 451 East Hilton Avenue - Parcel K16 01 015

Jared Murphy, with Elite Land Development Group, Inc., is requesting a Special Use Permit to be able to continue the existing use of a laydown yard and outside equipment storage on parcel K16 01 015. Zoning is R-1

Planning Staff recommends approval with the following conditions:

- 1) Applicant must install opaque fencing and approved landscaping along the property that fronts East Hilton Avenue.
- 2) Hours of Operation will be from 7:00 am to 6:00 pm Monday–Saturday.

Planning Commission Recommends Approval with the recommended conditions by a vote of 3-1.

5. Special Use Permit - 162 Verano Street - Parcel 107T02 059

Evelynn Ralston is requesting approval of a Special Use Permit to be able to operate an in home children's daycare (maximum of 6 children) at her residence located at 162 Verano Street. Zoning is PD/R-1. Planning Staff recommends approval with the following conditions:

- 1) Hours of Operation will be Monday — Friday from 7:00 am to 6:00 pm.
- 2) No parking of vehicles in the street.

Planning Commission Recommends Approval with the following conditions: 1. Hours of Operation will be Monday-Sunday 5:30am- 6:00pm at the request of the applicant. 2. No parking of vehicles in the street

6. Re-Plat - Laurel Preserve Phase 1A

Ron Sawyer with Sawdawg, LLC has submitted an application for a Re-Plat of Laurel Preserve Phase 1A, consisting of 18 single family lots on approximately 4.5 acres. The purpose of the Re-Plat is to revise the amenity center tract and lots 53 and 54. This will remove the easement across tract 2 and add an easement along common lot lines of lots 53 and 54. Zoning is PD/R-1.

Planning Commission Recommends Approval**IX. NEW BUSINESS**

1. Approval of: Public Hearing for the purpose of considering an alcohol license for Hardika Patel with Sheeraj26, Inc. dba Snappy Foods located at 1870 Harriett's Bluff Road. The purpose of the alcohol license is to sell packaged beer and wine.

Hardika Patel with Shreeaj26 Inc., dba Snappy Foods, has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1870 Harrietts Bluff Road.

2. Approval of: Resolution 2026-08 - Readoption of the Georgia Municipal Association Certified City of Ethics

3. Approval of: Amended bid award for Cured In Place Pipe (CIPP)

Amending the Cured In Place Pipe bid award for an additional \$1,792.00 to increase 60 LF of pipe to 66 LF. Total bid award is \$74,120.00.

Staff recommends approval.

4. Approval of: EPD Consent Order

Approval of EPD Consent Order

Staff recommends approval

5. Bid Award: Purchase of Infield Groomer for Parks Department

The City solicited bids for the purchase of an Infield Groomer for the Lions Park ball fields. Two bids were received, both submitted by Wesco Turf. The first proposal is for a 2024 Toro 6040 (demo model), and the second proposal is for a 2026 Toro 6040 (new model). Funding for this purchase will be provided through PSA SPLOST 8 funds designated for the Kingsland Lions Park in the amount of \$38,369.60, with the remaining \$1,260.16 to be funded from the City's General Fund Parks Department budget.

Staff recommends awarding the purchase to Wesco Turf for the 2026 Toro 6040 (new model) for \$39,629.76 based on equipment condition and long-term reliability.

6. Approval of: Disposal of Surplus Real Property.

Approval of sales agreement and authorization to transfer deed for parcels K08 01 003 and K08 01 003G

Staff recommends approval.

7. Approval of: Bid Award for Laurel Island (AA) Pump Station Upgrades and Sewer Force

Main

City Engineer recommends low bidder, Legacy Water Group, LLC at a total base bid amount of \$2,775,395.00

8. Approval of: Lakes Boulevard East Change Order #1

Change Order #1 for 1) Conversion of 4.57 acres of road shoulder ROW area from sod as originally bid to hydroseed grassing, and 2) Installation of a pedestal inlet at the northwest corner of the Wildcat and Lakes Blvd East intersection where the two RCP drainage culverts converge. The two changes, if approved, will reduce the total project cost by \$123,242.

Staff recommends approval

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED