



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • APRIL 20, 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 Agenda as Presented

V. NEW BUSINESS

1. Approval of: Resolution 2026-09 - Extension of the Moratorium on Multi-family Dwellings

This resolution extends the City's temporary moratorium on multi-family residential construction for an additional 90 days, or until lifted by council. The extension applies only to the issuance of building permits, while continuing to allow the review and preliminary approval of development applications. This additional time will support completion of an impact fee study to evaluate infrastructure capacity and ensure that future development contributes proportionately to public facility needs.

Staff recommends approval.

2. Approval of: Resolution 2026-10 - Transfer of Deeds for Parcels K08 01 003 and K08 01 003G

This resolution will approve the conveyance of two City-owned tax parcels to the Kingsland Development Authority for resale to third parties, and will authorize execution of necessary deeds and related documents.

Staff recommends approval.

VI. MAYOR AND COUNCIL ANNOUNCEMENT

VII. ADJOURNED

**RESOLUTION EXTENDING TEMPORARY MORATORIUM ON
APPROVAL OF MULTI-FAMILY CONSTRUCTION
RESOLUTION 2026-09**

WHEREAS, the Mayor and Council of the City of Kingsland previously adopted Resolution 2025-05 on April 28, 2025, imposing a temporary moratorium on the acceptance, receipt, and approval of applications related to the development and construction of multi-family residential dwellings; and

WHEREAS, said moratorium was enacted to allow the City sufficient time to study, assess, and evaluate the impacts of multi-family residential development on public infrastructure, utilities, transportation systems, and public safety services; and

WHEREAS, the City of Kingsland is currently conducting a comprehensive impact fee study to evaluate the proportionate impacts of new development, including multi-family residential development, on public facilities, infrastructure capacity, and capital improvement needs, in accordance with applicable Georgia law; and

WHEREAS, the impact fee study includes analysis of stormwater system capacity, roadway and traffic impacts, public safety service demands, and other capital infrastructure necessary to serve projected growth; and

WHEREAS, preliminary findings from the impact fee study indicate that existing infrastructure and public facilities may be insufficient to support continued high-density residential growth without the implementation of updated impact fees, capital improvements, and potential amendments to the City's development regulations; and

WHEREAS, the impact fee study remains ongoing, and additional time is required to finalize the technical analysis, develop a capital improvements element, determine appropriate impact fee levels, and consider implementing ordinances consistent with the study's findings; and

WHEREAS, the Mayor and City Council find that there must be a reasonable nexus between new development and the need for additional public facilities, and that any regulatory or financial obligations imposed on such development must be roughly proportional to the impacts created by that development; and

WHEREAS, the Mayor and City Council further find that completion of the impact fee study is necessary to establish and document such nexus and proportionality, including the identification of system improvements and the fair allocation of costs attributable to multi-family residential development; and

WHEREAS, the Mayor and City Council find that the conditions and concerns that led to the adoption of Resolution 2025-05 continue to exist, and that allowing the moratorium to expire prior to completion and implementation of the impact fee study could result in development that is not proportionately contributing to the cost of necessary public facilities; and

WHEREAS, the Mayor and City Council find that, in an effort to lessen the impact of the moratorium on property owners, developers, and ongoing project planning activities, it is appropriate to narrowly tailor the extension of the moratorium to apply only to the issuance of building permits for multi-family residential construction; and

WHEREAS, the Mayor and City Council find that extending the moratorium in this limited manner is necessary to ensure that future multi-family development occurs in a manner that is fiscally responsible, adequately mitigates its impacts, and protects the public health, safety, and welfare; and

WHEREAS, Georgia law authorizes local governments to maintain and extend temporary moratoria where justified by ongoing planning, infrastructure analysis, and regulatory review efforts; and

WHEREAS, the Mayor and City Council deem it necessary and in the best interest of the City to extend the existing moratorium for a limited additional period in order to complete the impact fee study and consider appropriate implementing measures;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Kingsland, Georgia, as follows:

SECTION ONE.

The temporary moratorium imposed pursuant to Resolution 2025-05 is hereby extended for an additional period of ninety (90) days, beginning upon the expiration of the current moratorium period, or until such time as it is lifted by the Mayor and City Council.

SECTION TWO.

Notwithstanding any provision of Resolution 2025-05 to the contrary, and in order to lessen impacts on property owners and developers, the scope of the moratorium during this extension shall be limited solely to the issuance of building permits for multi-family

residential dwellings. The City may continue to accept, process, review, and conditionally approve applications for zoning, land disturbance, site plan, or other development approvals; however, no building permits for multi-family residential construction shall be issued during the term of this moratorium.

SECTION THREE.

Except as expressly modified herein, all other provisions, restrictions, and requirements set forth in Resolution 2025-05 shall remain in full force and effect.

SECTION FOUR.

The Mayor and City Council expressly reserve the right to terminate this moratorium at any time prior to the expiration of the ninety (90) day extension or to further extend the moratorium if deemed necessary, including upon completion or substantial progress of the impact fee study.

SECTION FIVE.

This Resolution shall become effective immediately upon its adoption.

SO RESOLVED AND ADOPTED, this 20th day of April, 2026.

CITY OF KINGSLAND, GEORGIA

BY: _____

Dr. C. Grayson Day Jr., Mayor

ATTEST: _____

Jean O. Seigler, City Clerk

Prepared by/ Return to:
Blair C. Strain, P.C.
P.O. Box 5070
St. Marys, GA 31558
File No. 20260605.TOWNSEND
Parcel K 08 01 003 & K 08 01 003G

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF CAMDEN

THIS INDENTURE, made the ____ day of April, 2026 between
CITY OF KINGSLAND,
a Municipal Corporation
of the first part, hereinafter called "grantor", and
KINGSLAND DEVELOPMENT AUTHORITY,
a Development Authority and Public Body Corporate and Politic,
as party or parties of the second part, hereinafter called Grantee (words
“Grantors” and “Grantee” to include their respective heirs, successors and
assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of one
dollar (\$1.00) and other valuable considerations in hand paid at and before the
sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, by these presents does hereby remise, convey and forever
QUITCLAIM unto the said Grantee all his interest in all that certain land,
situate in **Camden County**, State of Georgia, as follows:

[SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT “A”]

TO HAVE AND HOLD the said described premises to the Grantee, so
that neither Grantors nor any persons claiming under Grantors shall at any
time, by any means or ways, have, claim or demand any right or title to said
premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

Witness

_____^{L.S.}
DR. C. GRAYSON DAY, JR., MAYOR

ATTESTED:

Notary Public
My Commission Expires:

JO SEIGLER-HORNE, CITY CLERK

EXHIBIT "A"
LEGAL DESCRIPTION

Tract I:

All that lot, tract or parcel of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, more particularly described as follows:

For a point of reference, commence at an iron pin found in the Easterly right-of-way line of U.S. Highway No. 17 a.k.a. State Road No. 25 or North Lee Street, said iron pin being 996.30 feet from its intersection with Martin Luther King Blvd., a.k.a. Caney Branch Rd., said point also being the Southwesterly corner of that tract of land shown in Deed Book 108, Page 32 of the Camden County, Georgia public records; thence, run North 11° 45' 00" West 200.00 feet to a ½" rebar and the point of beginning. From the point of beginning described, thence run North 11° 45' 00" West 50 feet to a ½" rebar in the Southwesterly corner of lands now or formerly of Sylvia Johnson Townsend, as shown in Deed Book 230, Page 54; thence running North 78° 15' 00" East 200 feet to a ½" rebar; thence, running South 11° 45' 00' East 50.00 feet to a mag-nail and disc; thence, running South 78° 15' 00' West 200.00 feet to the point of beginning. Containing 0.23 acres, more or less, as more fully and accurately shown and described on that certain plat of survey by Park D. Privett, Jr., Georgia Registered Land Surveyor No. 2218, dated October 30, 2012.

Being Parcel No.: K08 01 003

Tract II:

TBD

RESOLUTION NO. 2026-10

A RESOLUTION OF THE KINGSLAND MAYOR AND CITY COUNCIL TO APPROVE THE EXECUTION OF A DEED TO CONVEY TAX PARCELS K08 01 003 and K08 01 003G; AND FOR OTHER PURPOSES.

WHEREAS, it appears that the City of Kingsland (“City”) received, on August 2, 1994, certain real property currently designated as Map Parcel Numbers K08 01 003 and K08 01 003G by way of a tax sale deed; and

WHEREAS, the City now elects to convey the properties to the Kingsland Development Authority in order to sell to third-party purchasers; and

WHEREAS, the City Council voted to approve the sale of both properties described herein; and

WHEREAS, the matter has been duly considered;

NOW, THEREFORE, BE IT RESOLVED by the Kingsland City Council hereby approves the execution of a Quit Claim Deed to the Kingsland Development Authority and the subsequent sale of both properties to third parties listed in that certain Purchase and Sale Agreement dated April 2, 2026 (as it pertains to parcel No.: K08 01 003G), as amended, and that certain Purchase and Sale Agreement dated March 25, 2026 (as it pertains to Parcel No.: K08 01 003), as amended.

BE IT FURTHER RESOLVED that the Mayor, City Manager and City Clerk be and are hereby authorized, directed, and empowered to execute said *Quit Claim Deed to the Kingsland Development Authority for the subsequent sale of the tax parcels described herein*, and any other associated documents necessary to do all the acts and things necessary in order to carry out the purposes and intent of this Resolution.

SO RESOLVED this _____ day of April, 2026.

CITY OF KINGSLAND, GEORGIA

BY: _____
DR. C. GRAYSON DAY, JR., MAYOR

ATTEST:

JO SEIGLER-HORNE, CITY CLERK