



**CITY OF KINGSLAND, GEORGIA**  
**CITY COUNCIL**  
**AGENDA • JUNE 22, 2026**

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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 Nishabahen Patel with 20265, LLC

Nishabahen Patel has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1155 East King Avenue.

**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. PRESENTATION**

1. Presentation and Discussion of Draft Impact Fee Study

The Mayor and Council will receive a presentation from the Impact Fee Study Consultants on its draft rate calculations for development impact fees and provide direction on next steps.

**VII. GRANTING AUDIENCE TO THE PUBLIC**

**VIII. OLD BUSINESS**

**IX. PLANNING AND ZONING**

1. Home Occupation - 216 Daniel Trent Way - Parcel 107Z 218

Chad Hullinger has applied for a home occupation permit for an on-line gun sales business known as "Enfilade Arms, LLC". The applicant has been notified and agrees to the

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

Staff recommends approval with the following condition:

1. Manufacturing of ammunition is not allowed.

**Planning Commission recommends approval with the condition that manufacturing of ammunition is not allowed.**

2. Home Occupation - 125 Woodhaven Drive - Parcel 082E 020C

Emily Knoll has applied for a home occupation permit for a home bakery business known as "Hearthcore Bakery, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

**Planning Commission recommends approval.**

3. Home Occupation - 183 Lakewood Drive - Parcel 107C 001B

Delinerys Martin has applied for a home occupation permit for a home bakery business known as "Sweet Crust." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

**Planning Commission recommends approval.**

4. Home Occupation - 227 Bulkhead Drive - Parcel 058A 220A

Rebecca Williams has applied for a home occupation permit for a packaged tea business known as "Howl & Hop Tea." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

**Planning Commission recommends approval.**

5. Annexation Request and Zoning Designation - 739 Martin Luther King Jr., Boulevard - Parcel 082C 02 008A

Bryant Walker has applied for the Annexation of Parcel 082C 02 008A containing approximately 1.0 acre at 739 Martin Luther King Jr., Boulevard. The purpose of the Annexation is to have access to city sewer services. The applicant is already connected to city water services. This applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this area.

**Planning Commission recommends approval.**

6. Annexation Request and Zoning Designation - Parcel 108 004

Bill Gross with Haddock Corner, LLC has applied for the Annexation of Parcel 108 004, containing approximately 5.01 acres located on the south side of Al Gay Drive and on the east side of Haddock Road. The purpose of the Annexation is to have access to city water and sewer services. The applicant is also requesting a zoning designation of C-2 (General Commercial) for a proposed hotel and retail commercial lot.

**Planning Commission recommends approval.**

7. Preliminary Plat - Scrubby Bluff 57

Bill Gross with Scrubby Bluff Holdings, LLC has submitted a preliminary plat application for Scrubby 57 subdivision, consisting of 191 single family lots on approximately 56.76 acres.

This subdivision is part of the GA/FL Sports Park Master Plan. The PD for the project was

approved by City Council on June 9, 2025.

**Planning Commission recommends approval.**

8. Preliminary Plat - Friendship 42

Bill Gross with Camden County 42, LLC has submitted a preliminary plat application for Friendship 42 subdivision, consisting of 124 single family lots on approximately 41.73 acres. The PD for the project was approved by City Council on January 12, 2026.

**Planning Commission recommends approval.**

9. Kingsland Downtown Development Authority Boundary Expansion

The Kingsland Downtown Development Authority has applied to expand the C-1A Business Corridor District westward on West King Avenue from Seaboard Street to Henrietta Street.

This will not affect the underlying zoning of any parcels within the expanded boundary lines. A zoning map and list of parcels included in the proposed expansion area is included with this report. Current Zoning over multiple parcels within the expansion area includes Residential, Commercial and Industrial zonings.

**Planning Commission recommends approval.**

10. Variance Requests (3) - 211 Woodbridge Road - Parcel 082I 022

Kenneth B. Smith is requesting three (3) variances to KLADO, Article VIII, Section 82.1.2 - Accessory and Temporary Buildings:

1. A 2.5-foot reduction of the required 5-foot side yard setback.
2. A 2.5-foot reduction of the required 5-foot rear yard setback
3. A 7-foot reduction to the required 10-foot distance from the primary structure on the parcel.

**Planning Commission does not recommend approval.**

**X. NEW BUSINESS**

1. Approval of: Alcohol License for Nishabahen Patel with 20265, LLC

Nishabahen Patel has applied for an alcohol license for the sale of packaged beer and wine. The business is located at 1155 East King Avenue.

2. Approval of: Resolution 2026-14 - To Establish 2026 Qualifying Dates and Times

This resolution establishes the qualifying dates, times, and fees for candidates seeking election to the offices of Mayor and City Council Posts #3 and #4 in the City of Kingsland's 2026 General Election.

3. Approval of: Declaration and Sale of Surplus Equipment

Approval to declare certain city-owned equipment as surplus property. These items are no longer needed for municipal purposes due to age, condition, or replacement. Upon declaration, staff is authorized to dispose of the equipment in accordance with city policy,

including sale through public auction or other approved methods, with any proceeds returned to the appropriate fund.

**Staff recommends approval.**

4. Approval of: Amendment to City Code of Ordinances Chapter 3 - Alcoholic Beverages  
The amendments include revisions to eligibility requirements for license holders and other administrative changes deemed necessary for effective implementation and enforcement of the ordinance.

**Staff recommends approval.**

5. Reappointment of Craig Root as non-public representative on the Coastal Regional Commission Council
  
6. Approval of: MOU between Camden County Board of Commissioners and City of Kingsland for providing onsite clinical medical services by Camden County to employees of the City of Kingsland.

The City has participated in the shared clinic since 2014. The proposed MOU reflects an annual cost of \$82,588.00, representing a slight decrease of \$3,206.54 over the current agreement. Based on the average of the City of Kingsland's steady usage of the clinic over the past four fiscal quarters (Q42025 - 12.23%, Q12026 - 11.91%, Q22026 - 12.63% and Q32026 - 13.33%) it is determined that the portion for the new fiscal year will be 12.52% of the clinic's new budget of \$659,651.

**Staff recommends approval.**

7. Bid Award: Purchase and Installation of Office Furniture  
Purchase and installation of office furniture for new police headquarters. Funding is from the capital projects fund.

**Staff recommends ICON Contract, the lowest responsive bidder, in the amount of \$72,462.97. The proposed pricing includes delivery, installation, and a 15-year warranty. ICON will donate 1% of project revenue directly to the Lutheran Food Bank of Camden County and the Camden Community Food Bank - two organizations serving food-insecure families in our community. Final award will be contingent upon staff's satisfactory inspection of the furniture quality prior to acceptance.**

8. Bid Award: One-time Service Agreement for City-wide Generators  
One-time generator maintenance and load-bank testing for 9 fixed units and 11 portable units.

**Staff recommends lowest quote, Safe Industries, for a total of \$22,833.19.**

9. Approval of: Contracted Service Agreement for School Resource Officers  
An Intergovernmental Agreement between the City of Kingsland and the Camden County School District for the provision of three (3) School Resource Officers (SROs) assigned to schools within the City of Kingsland. The agreement establishes the responsibilities of both parties, outlines staffing and operational requirements, and provides for reimbursement of

applicable personnel and related costs by the School District.

**Staff recommends approval.**

**XI. MAYOR AND COUNCIL ANNOUNCEMENT**

**XII. ADJOURNED**