CITY OF KINGSLAND, GEORGIA

CITY COUNCIL
AGENDA ● AUGUST 10, 2026
MINUTES

Regular Meeting	**City Council Chamber** 107 South Lee Street - City Hall, Kingsland, GA 31548	**6:00 PM**

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

ABSENT:

III. INVOCATION AND PLEDGE TO THE FLAG

Councilwoman Chance gave the Invocation and led in the Pledge to the Flag.

IV. CONSENT DOCKET

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

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

No one came forward to speak.

VI. OLD BUSINESS

There was no Old Business.

VII. PLANNING AND ZONING

1. Home Occupation — 102 Lake Manor Drive — Parcel 107R 041

   Alice Miner has applied for a home occupation permit for a craft business known as "Whimsical Little Wonders." The applicant has been notified and agrees to the requirements of a Home Occupation as noted int KLADO. Zoning PD/R. **Planning Commission recommends approval.**

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

2. Final Plat - The Preserve at Camden Woods Phase 2E

   Ron Sawyer with LIH Holdings, LLC has submitted a final plat application for The Preserve at Camden Woods Phase 2E, consisting of 15 family lots on approximately 2.15 acres. The plat was originally part of The Villas at Camden Woods Phase 2 Final Plat. This plat includes part of Collin Nicholas Drive. Zoning is PD/MU. **Planning Commission recommends approval.**

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

3. Final Plat - Canopy Oak Phase 2

   Richie Sawyer with Gross Road Development, LLC has submitted a final plat application for Canopy Oak Phase 2, consisting of 87 family lots on approximately 32.58 acres. The final plat for Phase 1 was approved by City Council on July 14, 2025. Zoning is PD/R-2. **Planning Commission recommends approval.**

RESULT:	**PASSED [UNANIMOUS]**
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilwoman Kristy Chance

AYES:	Alex Blount, Paul Chamberlin, Kristy Chance, Farran Fullilove

4. Update for Information Only — Preliminary Plat - Miles Branch Subdivision

   Bill Gross, with Haddock Road Holdings, LLC has submitted a Preliminary Plat application for Millers Branch Subdivision, consisting of 279 single family lots on approximately 69.99 acres. This is the first phase of the GA/FL Gateway Project on Exit 1. Zoning is C-8 (Interchange Transitional).

5. Special Use Permit - Kristopher Cagle - K25 08 002

   Kristopher Cagle is requesting approval of a Special Use Permit to be able to operate a Mini-Storage Facility on parcel K25 08 002 containing approximately 1.1 acres located on the west side of South Lee Street. Zoning is C-2, and is located in C-1A Commercial Corridor District.

   The Downtown Development Authority expressed opposition to the requested Special Use Permit, finding that the proposed use is not consistent with the intent or requirements of the C-1A Commercial Corridor Zoning District. The Planning Commission recommends approval of the request.

A discussion was held regarding any comments from the Downtown Development Authority (DDA), layout of the proposed development and fencing requirements. Councilman Fullilove made a motion to Table the item until more information regarding the plans could be shared.

RESULT:	**TABLED [3]-[2]**
MOVER:	Councilman Farran Fullilove
SECONDER:	Councilwoman Kristy Chance
AYES:	Kristy Chance, Grayson Day, Jr., Farran Fullilove
NAYS:	Alex Blount, Paul Chamberlin

VIII. NEW BUSINESS

1. Approval of: Capital Recovery Fee Prepayment Agreement

   This agreement is between the City of Kingsland and Haddock Road Development Company, LLC. Under the terms of the agreement, the developer prepays capital recovery fees, giving the City upfront funding to move forward with the Haddock Road utility extension sooner. In return, the developer receives credits that can be used against future capital recovery fees for residential dwelling units constructed within the property. The agreement includes a limited refund if the City does not proceed, but once the project is authorized to move forward, the prepayment is non-refundable.

   Staff and City Attorney recommend approval.

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

2. Approval of: Addendum to Water Tank Maintenance Contract with Utility Service Co., Inc.

The amendment includes the repainting of the Harrietts Bluff elevated water tank to the City's "True Blue" color scheme, installation of a new City logo, and repositioning of the logo as requested, at a one-time cost of $69,397.00. The addendum also revises the maintenance schedule by advancing the exterior rehabilitation of the Harrietts Bluff tank from 2031 to 2028 and deferring the South Grove Boulevard tank rehabilitation from 2028 to 2031. This schedule adjustment does not change the total contract cost but shifts the timing of the associated annual maintenance fees. All other terms and conditions of the original agreement remain unchanged.

Staff recommends approval.

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

3. Approval of: Georgia Power Easement - Water Treatment Plant #3

Consider approval of a Georgia Power easement at Water Treatment Plant #3 to allow for the installation, operation, and maintenance of electrical infrastructure necessary to serve the facility.

Staff recommends approval

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

4. Approval of: Fire Department Furniture Purchase via Piggyback Contract

The Police Department recently completed a competitive bid process for furniture and awarded the contract to Icon USA as the lowest responsive and responsible bidder. The Fire Department is requesting approval to utilize (piggyback) this existing contract to purchase 47 pieces of furniture at the same unit pricing for

Fire Station 3 upon completion of the remodel. This approach ensures cost efficiency and avoids duplication of the procurement process. The total cost for the Fire Department purchase is $20,041.26 and is within the department’s budget.

Staff recommends approval.

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

5. Bid Award: Lions Park Redevelopment Construction Services

The City solicited sealed proposals from qualified firms to provide construction services for the redevelopment of Lions Park.

Based on the scoring matrix, staff and the project architect recommend awarding the contract to Lavender & Associates, Inc with a total base price not to exceed $7,684,405.
Following award, all parties involved will work through value engineering to identify potential adjustments and substitutions that may reduce the overall contract price while maintaining the project’s essential scope, quality, and function. Any value engineering recommendations that are accepted will be subject to City approval and through contract modification.

Councilman Blount noted that the base price for the project is set not to exceed $7,684,405. He expressed that this amount could be further reduced through Value Engineering, potentially bringing the savings to between $1 million and $1.2 million. Additionally, he highlighted that approximately $3.2 million in funding would be allocated towards the project, comprising $2.88 million from SPLOST 9 Tier 2 and $450,000 from SPLOST 9 - PSA Collections.

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

6. Bid Award: Purchase of One (1) Wheel Balancer

Consideration of bid award for the purchase of a wheel balancer for the Fleet Department. Although this item was not included in the current budget, the existing unit is inoperable, has no warranty, and cannot be repaired. Funds have been reallocated from the computer maintenance and equipment rental line items to capital outlay to provide budget capacity for this purchase.

Staff recommends the low bid from O'Reilly Auto Parts for $9,059.

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

IX. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Fullilove noted that he would not be in attendance at the August 24, 2026 meeting.
Mayor Day asked everyone to use extreme caution when driving around town with school being back in session and students out and about.

X. ADJOURNED

The meeting adjourned at 6:22 PM.