



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • APRIL 13, 2020

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 a Variance Request from Renee Vila (Dalton Signs, Inc.) Representing Harbor Worship Center Church of God at 140 Colerain Road. This Request is for a Variance to the Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120.6 - Permitted Signs by Type and Zoning District, Which Would Allow for the Applicant to Erect a Monument Ground Sign on the Property, Located in a R-1 Zoning District. -
2. Public Hearing for Adoption of Ordinance #2020-04 to Amend Ordinance 2002-08 (Kingsland Zoning and Land Development Ordinance) KLADO, Sec. 110.10 Manufacture And/Or Sale of Firearms/Explosives and Sec 110.15 Use Allowed in Each Classification (2) Home Occupations. the Amendment Shall Allow On-Line Sales of Firearms and Ammunition for a "Home Occupation" for Qualified Applicants. -

II. CALL TO ORDER AND WELCOME GUESTS

III. INVOCATION AND PLEDGE TO THE FLAG

IV. ROLL CALL

Charles Grayson Day Jr.
Alex Blount
James W Galloway
Michael J McClain
LaMar Stokes

Mayor
Mayor Pro Tem
Councilman
Councilman
Councilman

V. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

1. Approval Of: Home Occupation, Wendell Brown, 158 W Woodhaven Drive -

Mr. Brown has filed a home occupation application for "Kingsland Auto Detailing, LLC". The purpose of the business will be to do mobile detailing of vehicles for customers and applicant will be using his home as an office only. Applicants has been notified and agrees to have no customer contact on the property, no advertisement material on the property, and any equipment associated with the business must be stored in an enclosed area. *Staff recommends approval.*

2. Approval Of: Variance Request from Renee Vila (Dalton Signs, Inc.) Representing Harbor Worship Center Church of God at 140 Colerain Road. the Request is for a Variance to the Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120.6 - Permitted Signs by Type and Zoning District, Which Would Allow for the Applicant to Erect a Monument Ground Sign on the Property, Located in a R-1 Zoning District. -

Staff recommends approval.

3. Approval Of: Ordinance #2020-04 Amendment to Ordinance #2002-08 (KLADO) Online Firearm Sales -

State law prohibits local governments from having stricter gun selling regulations than the state does, The City of Kingsland's Ordinance is in conflict with state law. This amendment shall allow on-line sales of firearms and ammunition for a "Home Occupation" for qualified applicants. *Staff recommends approval.*

IX. NEW BUSINESS

1. Approval Of: Intergovernmental Agreement for Emergency Preparedness and Response Support Services -
2. Approval Of: Quit Claim Deed Between REO Funding Solutions V, LLC and COK -

Staff recommends approval.

3. Approval Of: Voting Delegate from City of Kingsland to the GMA Annual Membership Business Meeting -
4. Approval Of: Camden Pointe Utility Easement -

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

City Council Meeting Date: March 23, 2020

Agenda Item: Variance for 140 Colerain Rd., Map & Parcel 070 055B

Background: Applicant, Renee Vila (Dalton Signs, Inc.) representing Harbor Worship Center Church of God is requesting a variance to Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120.6 - Permitted Signs by Type and Zoning District. The request is to allow for the applicant to erect a monument ground sign on the property, located in a R-1 Zoning District. City ordinance does not allow for permanent grounds signs in a R-1 zoning district. Staff feels like if the city is going to allow places of worship in a R-1 zoning district, then the place of worship should be allowed to have a monument ground sign as other places of worship do throughout the city.

Zoning: R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Attachment: harbor church variance (3063 : Approval Of: Variance Request from Renee Vila (Dalton Signs, Inc.))



Google Earth

© 2020 Google

55 ft

Order Release Form

Monument Option 4 PROOF 1

Letter Visibility Chart

Viewing Distance	Min. Letter Height
100Ft	4"
250Ft	10"
360Ft (city block)	16"
500Ft	22"
750Ft	33"
1000Ft	43"
1320Ft	57"

COLORS

- ☐ COLOR
- ☐ COLOR
- ☐ COLOR
- ☐ COLOR
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610 North Lee Street • Kingsland, GA 31548
912.376-8858 • 912.376-8866 F
WWW.DALTONSIGNS.COM



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CLIENT:

CONTACT:

CITY/STATE:
Kingsland, GA

DATE:
12.6.19
ESTIMATE/ORDER #:

DESIGNER:
KG
PROJECT MANAGER:
PJ

PROOF#
\\ARTMAIN\\ArtDirectory\\Harbor Worship Center\\
2019\\Foamcraft Monument

CUSTOMER ASSUMES FINANCIAL RESPONSIBILITY OF ANY DESIGN FEES INCURRED ON CUSTOMER'S BEHALF IN THE EVENT THAT CUSTOMER DECIDES NOT TO FOLLOW THROUGH WITH PRODUCTION OF PRODUCT.

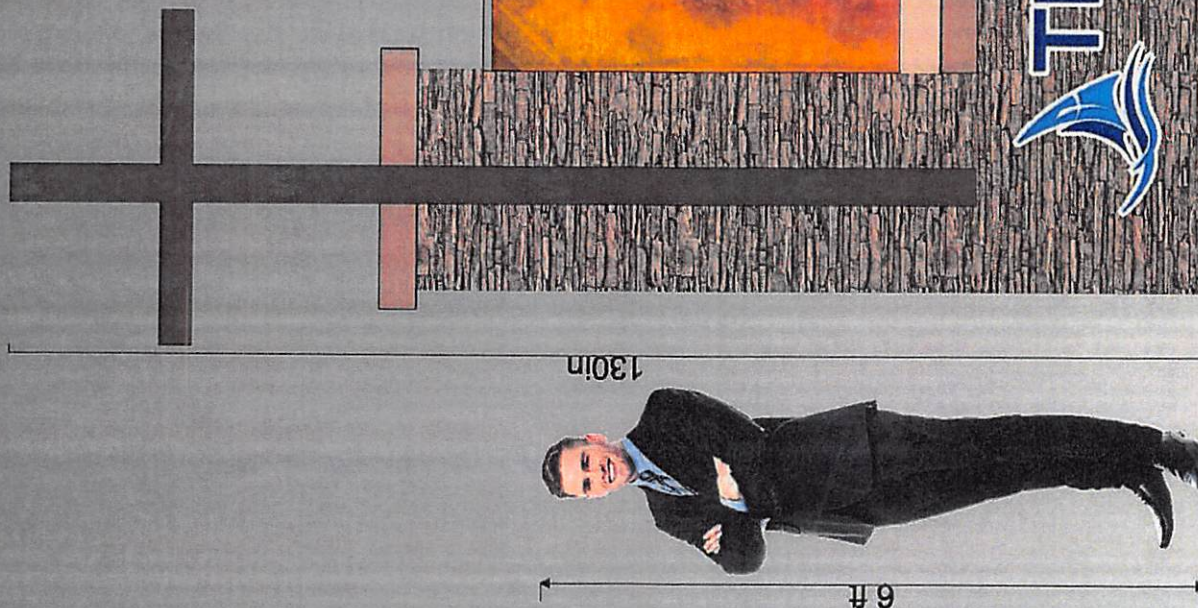
YOUR ORDER IS ON HOLD UNTIL THIS PROOF SHEET IS RETURNED WITH A SIGNATURE.
*NOTE: COLORS ON YOUR SCREEN MAY NOT EXACTLY MATCH PRINTED PRODUCT.

DALTON SIGNS, INC. ALLOWS TWO CHANGE REQUESTS BEFORE ADDITIONAL DESIGN FEES ARE INCURRED. I authorize Dalton Signs to begin production on this project. I agree the colors, spelling, layout, verbiage, numbers, punctuation, and positioning are

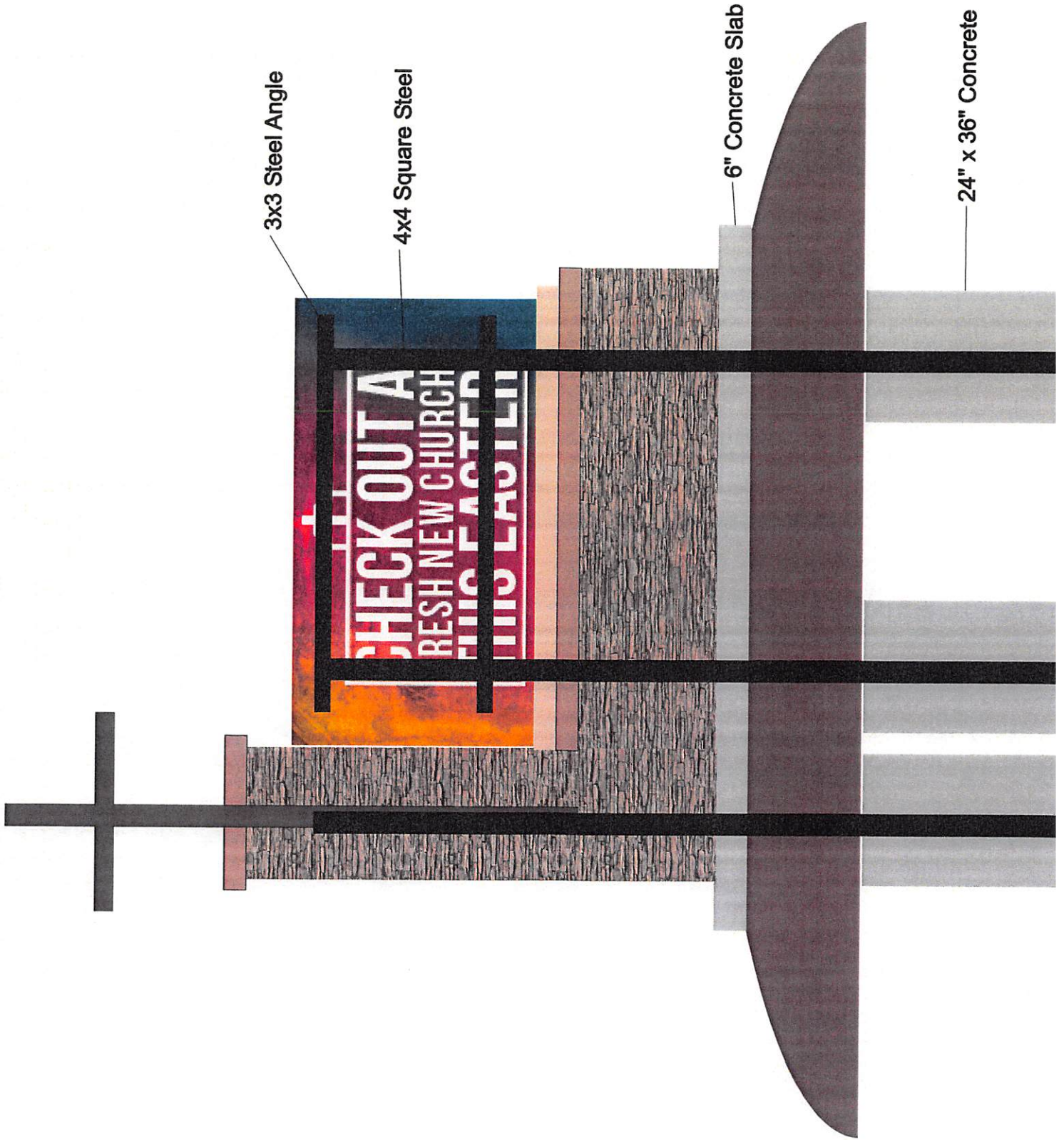
EXACTLY AS I REQUEST AND

ACCEPT FINANCIAL RESPONSIBILITY

for the production of this product as illustrated



THE HARBOR
WORSHIP CENTER







The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: April 6, 2020

City Council Meeting Date: April 13, 2020

Agenda Item: Variance for 140 Colerain Rd., Map & Parcel 070 055B

Background: Applicant, Renee Vila (Dalton Signs, Inc.) representing Harbor Worship Center Church of God is requesting a variance to Kingsland Zoning and Land Development Ordinance, Article XII, Sec. 120.6 - Permitted Signs by Type and Zoning District. The request is to allow for the applicant to erect a monument ground sign on the property, located in a R-1 Zoning District. City ordinance does not allow for permanent grounds signs in a R-1 zoning district. Staff feels like if the city is going to allow places of worship in a R-1 zoning district, then the place of worship should be allowed to have a monument ground sign as other places of worship do throughout the city.

Zoning: R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Attachment: April 2020-Variance-Renee Vila (Dalton Signs) (3048 : Variance-Renee Vila (Dalton Signs, Inc.)-140 Colerain Rd.)

Attachment: variance request (3063 : Approval Of: Variance Request from Renee Vila (Dalton Signs, Inc.))

ORDINANCE NO. 2020-04

AN ORDINANCE TO AMEND ORDINANCE NO. 2002-08, "KINGSLAND ZONING AND LAND DEVELOPMENT ORDINANCE"

WHEREAS, the City of Kingsland desires to amend the ordinance to encourage business development for home occupations that offer urban type services; and

WHEREAS, the City of Kingsland desires this ordinance not to be in conflict with State Law;

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, as follows:

Ordinance No. 2002-08, *Kingsland Zoning and Land Development Ordinance*, adopted February 14, 2011, is hereby amended by adding the following use which is included in **Article XI, Sec. 110.10 and Sec. 110.15 (2)** and by prohibiting the use in the ordinance as **Sec. 110.15 (3)**.

All ordinances and parts of ordinances in conflict with this ordinance are hereby expressly repealed.

Ordained this 13th day of April, 2020, by the Mayor and Council of the City of Kingsland, Georgia.

CITY OF KINGSLAND, GEORGIA

BY: _____
Dr. C. Grayson Day Jr., Mayor

ATTEST: _____
Linda O' Shaughnessy, City Clerk

Yellow- Additions

Red- Removed

ARTICLE XI. - HOME OCCUPATIONS

Sec. 110. - Home occupations.

110.10 Manufacture and/or Sale of Firearms/Explosives. The manufacturing, ~~sale or importing~~ of firearms will not be allowed under any home occupation classification. No product may be manufactured ~~sold or imported~~ which contains explosive materials, including but not limited to bullets. **Online sales of firearms and ammunition will only be allowed in the "Home Occupation" classification.**

110.15 Use Allowed in Each Classification.

2) "HOME OCCUPATION" - Uses allowed in the home occupation classification are, but not necessarily limited, to the following, none of which may have clients coming to the residence and, if applicable, all sales of manufactured and/or ready-made products must be made outside of the home:

- Any uses permitted under "Home Office"
- Art Studio
- Bakery good (cakes, pies, etc.)
- Catering service
- Computer programming
- Direct sale product distribution (Amway, Avon, Tupperware, etc.)
- Dressmaking (sewing, alterations, etc.)
- Financial Planning
- Flower arranging
- Home crafts
- Home cooking and preserving
- House painting and/or repairs
- Laundry/ironing service
- Photo developing
- Upholstering
- **Online Sales of Firearms and Ammunition (Qualified Applicants Only)**

3) "RESIDENTIAL BUSINESS" - Uses allowed in the home business classification are, but not necessarily limited to, the following:

- Any uses permitted under "Home Office" and "Home Occupation" but will allow clients to come to the home, **but not to include the use: Online Sales of Firearms and Ammunition.**



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development
Staff Report

Planning Commission Meeting Date: April 6, 2020

City Council Meeting Date: April 13, 2020

Agenda Item: 2020-04 Ordinance Amendment to Ordinance 2002-08 (KLADO)

Background: There is a State Law in place that prohibits a local gov't from having stricter gun selling regulations than the state does. As of now, our city ordinance is in conflict with State Law.

(Example): The Macon-Bibb County P&Z Committee was recently challenged and petitioned on this issue and had to amended their ordinance that prevented residents from selling firearms from their residence as a home occupation.

This amendment shall allow on-line sales of firearms and ammunition for a "Home Occupation" for qualified applicants.

Amendment is attached.

Is proposal consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning Director

Attachment: April 2020-Ordinance Amendment-Online Firearm Sales (3050 : 2020-04 Ordinance Amendment to Ordinance 2002-08 (KLADO))-

Attachment: Firearms Article XI (3067 : Approval Of: Ordinance #2020-04 Amendment to Ordinance #2002-08 (KLADO) Online Firearm Sales)

STATE OF GEORGIA
COUNTY OF CAMDEN

**INTERGOVERNMENTAL SERVICES AGREEMENT FOR
EMERGENCY PREPAREDNESS AND RESPONSE SUPPORT SERVICES**

This Intergovernmental Services Agreement for Emergency Preparedness and Response Support Services is entered into this ____ day of _____, 2020, by and between the CAMDEN COUNTY BOARD OF COMMISSIONERS, hereinafter called "County" and the CITY OF KINGSLAND, hereinafter called "Kingsland."

WITNESSETH

WHEREAS, Kingsland operates a Fire & Rescue Department for the purpose of providing residents and transient public with emergency services including, but not limited to, emergency medical response, public safety services, fire response and prevention related services; and

WHEREAS, Camden County Emergency Management Agency is responsible for the management of all emergency preparedness program areas within the County. Using the provisions of Georgia statutes, the Agency is responsible for developing and implementing comprehensive disaster planning, mitigation, and response activities within Camden County; and

WHEREAS, Camden County Emergency Management Agency activates the Emergency Operations Center in preparation and response to emergencies for all types of natural, health, and man-made hazards, and provides the analysis and recommendations necessary to make decisions that will effectively save lives and protect property in such emergencies; and

WHEREAS, the County and Kingsland would both mutually benefit from the shared services of the Kingsland Fire Lieutenant and IT Director, whose responsibilities would include, but are not limited to, performing managerial and technical work in the administration, emergency preparedness, and response of emergencies under the direction of Camden County's Emergency Management Agency; and

WHEREAS, the County desires to contract with Kingsland to provide emergency preparedness and response support services; and

WHEREAS, the Kingsland staff possesses the necessary skills, training, and experience to perform the duties and to provide Camden County with the aforementioned Support Services; and

WHEREAS, Kingsland, as a government, is authorized by §O.C.G.A. 36-34-2 (5) to enter into intergovernmental services agreements; and

WHEREAS, the Camden County Board of Commissioners is authorized to make and execute contracts with municipalities in the same county where the city of Kingsland is located;

NOW THEREFORE, in consideration of the mutual conditions, covenants, and performances called for herein, the parties hereto agree:

- A. Kingsland will provide to the County, and the County will receive from Kingsland, Emergency Preparedness and Response Support Services as needed to include, but not necessarily be limited to, the following, as directed by the County Emergency Management Agency Director:

General

The Deputy Director Auxiliary of Emergency Management position reports to the Director of Emergency Management, or Fire Chief Kingsland / Camden County in absence of the Director of EMA, and will coordinate with the Deputy Director EMA. Deputy Director Auxiliary has been established to support the successful implementation of the Camden County and City of Kingsland Emergency Management program goals and objectives. This position is responsible for assisting in the management and administration of the unified Emergency Management Agency and for the provision and coordination of Emergency Management services for Camden County, Kingsland, as well as liaison and support to other local municipalities.

Essential Duties

- a. This position will provide leadership to the Incident Management Team and serve as the Deputy Director of the Emergency Operations Center (EOC) when activated.
- b. This position ensures organization, staffing, resourcing and technology systems are mission ready at all-times to activate and operate the Emergency Operations Center during emergency situations.
- c. Ensures the Situation Unit is activated prior to full EOC activation with sufficient time to conduct threat assessments and information briefs to all stakeholders.
- d. Develops and maintains, as approved by the Director, IMT training and qualification plan for Camden County and the City of Kingsland to include direct communication with county/city IMT members to ensure compliance.
- e. Oversee the agencies logistical functions related to emergency preparedness, to include but not limited to; all systems and equipment remain mission ready. Where readiness gaps are identified, they will be reported to the Director, and all actions necessary to rectify will be undertaken.
- f. This position will represent the Director of EMA on the Executive Policy Group meetings, as well as provide leadership and representation on local and regional emergency-related boards and committees, and liaison with local cities ensuring Director is provided updates on key issues.

- g. Ensures WebEOC updates are made as required during routine, urgent, and emergency operations. Ensures WebEOC standing files are up-to-date, and contain mission essential information to support IMT when normal data files cannot be accessed.
- h. Coordinates disaster and emergency planning with state and local law enforcement, fire departments and affiliated agencies in both the public and private sectors.
- i. Ensures all LEOP Annexes are up-to-date ensuring discussion with lead and support agencies / organizations necessary to validate planning elements, and where considered necessary conduct drills or exercises to test.
- j. Develops and publishes emergency management plans and standard operating procedures; revises and updates plans as needed.
- k. Ensures Damage Assessment Teams are trained, equipped and organized to carry-out assigned duties.
- l. Assist in the development of drills and exercises as directed.
- m. Works with assigned Public Information Officer to ensure routine and emergency internal, external stakeholders, and public messaging efforts are timely and effective.
- n. Leads all monthly Local Emergency Planning Committee meetings to include setting agenda that supports strategic goals of Camden County and Kingsland emergency management, as well as ensuring LEPC is provided training and development opportunities to build team and unit cohesion.
- o. Establishes and maintains effective working relationships with elected officials, department heads, local governing authorities, agencies and citizens.
- p. Coordinates with public and private sector schools, day care centers, nursing homes, businesses and churches for emergency planning and coordination to include maintaining up-to-date contact information that will reside in WebEOC, while also developing group contact list within CodeRED.
- q. Develops, and maintains master county resource list within WebEOC.
- r. When directed, organizes and coordinates the operation of shelters via VOAD, or internal via County resources.

- s. Coordinates and critiques hospital, nursing home, and school safety/ emergency plans; assists industries and schools in the development of emergency plans.
 - t. Conducts hazard analysis to determine potential for disasters; participates in weekly radio checks; analyzes communications potential.
 - u. Ensures EMA/EOC supplies and recourses are maintained in sufficient quantity, ensuring that all procurement transactions are processed and tracked against emergency accounting code.
 - v. Coordinates the recruiting and training of volunteer personnel; provides training programs for county, municipal, industrial personnel.
 - w. Monitors daily, and weekly weather forecast, or other threat vectors ensuring SITREPS are provided to appropriate stakeholders as required.
- B. The County agrees to pay to Kingsland, as compensation for providing the services described in this agreement above, and Kingsland agrees to accept the payment as total compensation for providing to the County the services described in this agreement above. Billing for services described in agreement above shall be on a monthly basis as shown on Exhibit A, which is attached and incorporated by reference in this agreement. Kingsland will provide the County with a monthly invoice for services rendered and any accrued mileage. The County will submit payment to Kingsland in a timely manner. It is understood that compensation and IRS Travel Reimbursement Rates as called for in this paragraph may change on annual basis, to be agreed upon by both parties.
- C. It is further understood that there will be times when the City of Kingsland will be unable to provide the said services due to vacation and sick days, current or pressing projects of the City of Kingsland, or an unforeseen circumstance or emergency. If such an event occurs, Kingsland will make every effort to provide appropriate staffing assistance.
- D. This agreement may be terminated by either party upon the following terms and conditions:
- a. Notice must be provided in writing, and
 - b. Notice must include a termination date of no less than thirty- (30) days from the date of notification.
- E. The initial term of this Agreement shall be retroactive to January 20, 2020 once executed and shall expire on December 31, 2020 and is automatically renewable annually until either party provides written notice of termination no less than thirty- (30) days from the date of notification.

APPROVED by the Mayor and Council of the City of Kingsland on the ____ day of _____, 2020.

CITY OF KINGSLAND

ATTEST: _____

Linda O'Shaughnessy, City Clerk

BY: _____

Dr. C. Grayson Day, Jr., Mayor

APPROVED by the Camden County Board of Commissioners on the ____ day of _____, 2020.

CAMDEN COUNTY BOARD OF COMMISSIONERS

ATTEST: _____

Katie Bishop, County Clerk

BY: _____

James H. Starline, Chairman

EXHIBIT A

<u>Name/Position</u>	<u>Current Hourly Rate plus Benefits</u>
-----------------------------	---

Bill Carreira, IT Director

\$41.35/hour

Charles Roney, Fire Lieutenant

\$17.88/hour \$26.82/OT rate

Travel**Current IRS Rate**

IRS Travel Reimbursement Rate

57.5 cent per mile

AFTER RECORDING, RETURN TO:
Chad Henderson
Henderson Legal LLC
1350 Spring Street, Suite 485
Atlanta, Georgia 30309

Cross Reference: PLAT BOOK D26, PAGE 65

STATE OF GEORGIA
COUNTY OF CAMDEN

QUIT CLAIM DEED

THIS INDENTURE is made the ____ day of November, 2018, between REO FUNDING SOLUTIONS V, LLC, a Georgia limited liability company, hereafter referred to as the "Grantor" or "Declarant," and CITY OF KINGSLAND, a Georgia municipality, hereafter referred to as the "Grantee" or "City."

WITNESSETH:

That, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, remise, release, and forever QUITCLAIM unto the Grantee, its successors and assigns, certain parcel of real property located within the community known as Settlers Hammock, as described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property, with all and singular the rights, members, improvements and appurtenances to the said described premises in anywise

Attachment: quit claim deed REO Funding (3059 : Approval Of: Quit Claim Deed Between REO Funding Solutions V, LLC and COK)

appertaining or belonging, to the only proper use, benefit and behoof of the Grantee forever in fee simple.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

GRANTOR:

REO FUNDING SOLUTIONS V, LLC,
a Georgia limited liability company

Signed, sealed, and delivered
in the presence of:

Mattias D Sullivan
Witness

By: _____ (SEAL)

Karlen De Clercq
Vice President

S. E. L.
Notary Public

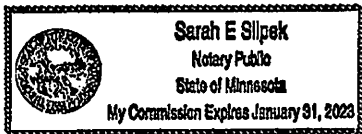


EXHIBIT A**Legal Description**

ALL THAT TRACT OR PARCEL of land lying and being in the City of Kingsland, 1606th G.M.D., Camden County, Georgia, being shown and depicted as "Tract 1" and "Tract 2" on that certain plat of survey titled Settlers Hammock, Phase 1C, dated June 18, 2015, recorded in Plat Book D26, Page 65, real estate records of Camden County, Georgia.

Tax Parcel ID 107Z 125A