



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • AUGUST 10, 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

Mayor Day called the Public Hearing to order at 6:00 PM via on-line conference due to the Coronavirus (COVID 19) Declaration of Emergency.

1. Public Hearing on the Application from Sid Gross to Rezone a 1.45 Acre Portion of Parcel K17 01 003 to C-2 (General Commercial District). Parcel to be Included in the C-1A Business Corridor District. Parcel is Located at 715 E. King Avenue. -

No one spoke on this issue.

2. Public Hearing on the Application from Camden County 42, LLC to Rezone Parcel K19 01 004 to MU (Mixed Use) for the Purpose of a Residential/Commercial Development and to Request a Conditional Use Permit for the Property to Allow a Combination of Residential and Commercial Use on Separate Levels Provided that All Dwelling Units Have Direct Access to the Abutting Street or Parking Area. the Parcel is Located on the South Side of Highway 40 West, Containing Approximately 41.72 Acres. -

No one spoke on this issue.

3. Public Hearing on the Application from Sawyer & Associates, Inc. to Rezone Parcel 107 034 to PD/MU (Planned Development Mixed Use) for the Purpose of a Residential/Commercial Development. the Parcel is Located on the East Side of Camden Woods Parkway, Containing Approximately 43 Acres. -

No one spoke on this issue.

Mayor Day closed the Public Hearing at 6:04 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regular scheduled Council Meeting to order at 6:04 PM.

III. INVOCATION AND PLEDGE TO THE FLAG

Mayor Day gave the Invocation and led in the Pledge to the Flag.

IV. ROLL CALL

Alex Blount	Mayor Pro Tem	(Remote)
James W Galloway	Councilman	(Remote)
Michael J McClain	Councilman	(Remote)
LaMar Stokes	Councilman	(Remote)
Charles Grayson Day Jr.	Mayor	(Remote)

V. CONSENT DOCKET

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James W Galloway, Councilman
SECONDER:	Michael J McClain, Councilman
AYES:	Blount, Galloway, McClain, Stokes

- A. Approve the Council Minutes of the last regular Council Meeting
 - 1. City Council - Regular Meeting - Jul 27, 2020 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

No one spoke.

VII. OLD BUSINESS

None

VIII. PLANNING AND ZONING

- 1. Approval Of: Rezoning-Sidney Gross-715 E. King Ave. (Parcel K17 01 003) -

Sidney Gross has applied for a rezoning of a 1.45 acre portion of Tax Parcel K17 01 003 located west of I-95 at 715 E. King Ave. adjacent to O'Reilly's Auto Parts Store. The applicant is requesting the parcel to be rezoned to C-2 (General Commercial) and also to be included in the C-1A Business Corridor District. The purpose of the r-zone request is for the property to be used for commercial purposes. The current zoning of the parcel is R-1 (Single Family Residential) and the 1.45 acre parcel has been recently surveyed and the plat has been recorded with the county. *Planning Commission recommends approval.*

Councilman Blount asked Mr. Scott Kimball, Planning and Zoning Director if there was any discussion with Planning Commission concerning the east bound traffic

turning left in this area because the city does not have a good understanding of what business is going there.

Mr. Kimball stated that no traffic study was done, but the city can go to Department of Transportation (DOT) if one is needed. Mr. Kimball said that the C-1A Ordinance does not allow for high volume traffic.

Councilman Blount asked how do you define high volume traffic. Mr. Kimball stated that the business would have to submit a traffic study to DOT and they would determine. Councilman Blount asked Mr. Kimball if Council approves this rezoning as written does this mean that a traffic study would need to be done. Mr. Kimball stated "yes".

Councilman Galloway asked Mr. Kimball if there were any objections from the citizens in this area. Mr. Kimball Stated "no".

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Blount, Mayor Pro Tem
SECONDER:	James W Galloway, Councilman
AYES:	Blount, Galloway, McClain, Stokes

2. Approval Of: Rezoning-Camden County 42, LLC-Parcel K19 01 004 -

Camden County 42, LLC has applied for a rezoning of (1) parcel (K19 01 004) containing approximately 41.72 acres located on the south side of Hwy. 40, W. The applicant is requesting the parcel be rezoned to MU (Mixed Use) along with a Conditional Use Permit to allow a combination of residential and commercial use on separate levels provided that all dwelling units have direct access to the abutting street or parking area. The purpose of the re-zone request is for commercial/residential development. The current zoning of the property is R-1. *Planning Commission recommends approval.*

Councilman Blount asked Mr. Scott Kimball, Planning and Zoning Director to share his concerns about the issue with storm water run off and drainage in this area.

Mr. Kimball stated that at this time they are just rezoning the property and Mr. Barbour turned in a conceptual site plan after he met with the Downtown Development Authority (DDA) and Planning and Zoning. The conceptual site plan has not been approved and an engineering study for storm water improvement would need to be done.

Mr. Barbour was present at the meeting and stated the plan had designated green space/retention pond areas and he was willing to do what was needed.

Councilman Blount said he did not want to make an existing situation worse and hoped Mr. Barbour would put his willingness to do what was needed in writing.

Mayor Day asked if this was the property that backed up to Stone & More and Wolf Bay, please make sure no other drainage issues are added in this area.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: LaMar Stokes, Councilman
AYES: Blount, Galloway, McClain, Stokes

3. Approval Of: Rezoning-Sawyer & Associates, Inc.-Parcel 107 034 -

Sawyer & Associates, Inc. has applied for a rezoning of (1) parcel (107 034) containing approximately 43 acres located on the east side of Camden Woods Pkwy. The applicant is requesting the parcel be rezoned to PD/MU (Planned Development/Mixed Use). The purpose of the rezone request is for a commercial/residential development containing (2) commercial tracts along with 89 multi-family lots. The current zoning of the parcel is PD/R-3 (Planned Development /Medium & High Residential). Sawyer & Associates submitted a PD to the City Planning office that has been reviewed and accepted. *Planning Commission recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Blount, Galloway, McClain, Stokes

4. Approval Of: Home Occupation Permit, Mr. Harold Cohn, 213 Greenbriar Road -

Mr. Cohn has applied for a Home Occupation Permit for "Hydro Masters" located at 213 Greenbriar Road (Tax Parcel 095H 062), R-1 Zone. The purpose of the business will be for a pressure washing business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. *Planning Commission recommends approval.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: LaMar Stokes, Councilman
AYES: Blount, Galloway, McClain, Stokes

5. Approval Of: Home Occupation-Angela Halliwell-122 Bedford Ct. -

Angela Halliwell has applied for a Home Occupation Permit for "The Vintage Sailor" located at 122 Bedford Ct. (Tax Parcel 108D 022)in a PD/R-1 zone. The purpose of the business will be for on-line sales of signs. The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. *Planning Commission recommends approval.*

RESULT: APPROVED [UNANIMOUS]
MOVER: LaMar Stokes, Councilman
SECONDER: James W Galloway, Councilman
AYES: Blount, Galloway, McClain, Stokes

IX. NEW BUSINESS

1. Adoption Of: Resolution #2020-07, a Resolution of the City of Kingsland, Georgia (City) to Authorize the Execution of the Coronavirus Relief Fund (CRF) Terms, and Conditions, Agreement; to Authorize the Acceptance of Grant Payments, Including All Understandings and Assurances Contained Within Such Agreement; to Direct and Authorize the Person Identified as the Official Representative of the City, or the Designee of the City to Act in Connection with the Grant Application; and to Provide Such Additional Information as May be Required. -

Reviewed and approved by legal counsel.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Blount, Galloway, McClain, Stokes

2. Adoption Of: Resolution #2020-08, East Coast Greenway -

Resolution to support the City of St. Marys submission of an application for funding from the Georgia Department of Natural Resources' Georgia Outdoor Stewardship Program in order to construct St Marys Tabby Ruins Trail - with the Winding Road Connector to the East Coast Greenway

Mayor Day asked Mr. Lee Spell, City Manager, about this resolution. Mr. Spell stated it was a re-application due to no funding in the prior year. Mr. Spell stated that we would only be required to provide dirt, if needed.

RESULT: ADOPTED [UNANIMOUS]
MOVER: James W Galloway, Councilman
SECONDER: LaMar Stokes, Councilman
AYES: Blount, Galloway, McClain, Stokes

3. Bid Award: One 2020 Dodge Charger (Police Package, V8 HEMI) -

Police vehicles were originally bid out on October 29, 2019. Two of the vehicles awarded were cancelled by the manufacturer due to a shortage in production and inventory. This Dodge Charger was ordered for a smaller city that has frozen their budget and is unable to purchase it. Price is \$26,278 including delivery. Purchasing this vehicle will reduce the count requested for next year's budget. *Mayor and Council were polled on this item on July 28, 2020. A unanimous vote in favor of the purchase was received.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Blount, Galloway, McClain, Stokes

4. Approval and Acceptance Of: FEMA 2020 Firefighters Grant Award -
Staff recommends approval

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James W Galloway, Councilman
SECONDER: Michael J McClain, Councilman
AYES: Blount, Galloway, McClain, Stokes

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Blount stated that the city will have the agreement with Camden County's Mainpoint Health Clinic on the next agenda. Councilman Blount stated that he met with the commissioners and posed some questions and concerns.

Mayor Day reported his concerns with the number of COVID19 cases that are climbing to a number that he was not comfortable with. Mayor Day reminded everyone that while masks are not mandatory, please do what is best for you and your family.

XI. ADJOURNED

Councilman Blount made a motion to adjourn. Councilman Stokes seconded the motion. Motion carried.

The meeting adjourned at 6:27pm.

Dr. C. Grayson Day, Jr. , Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk