CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES ● SEPTEMBER 14, 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 via on-line conference at 6:00 PM.

1. A Public Hearing on the Application from Mr. Keith Whaley, Acting Agent for Howard C. Waye to Rezone Parcels 081 042 and 081 046 to R-6 (Single Family Large Tract Residential) for the Purpose of Building a Single Family Home and Barn. the Parcels Are Located at 425 Harrietts Bluff Road and 1310 Kinlaw Road Containing a Total of Approximately 22.07 Acres. -

Mr. Mitchell Waye addressed the Mayor and City Council. Mr. Waye stated that there are a number of conflicts regarding this property. Mr. Waye reported that the property is heirs property and has not been probated for a clear title and the title company that is doing the search for Mr. Whaley has acknowledged this.

Mr. Waye also reported other heirs to the property would like to speak, but are having a difficult time with the teleconference.

Mr. Morrison Waye addressed the Mayor and City Council. Mr. Waye stated he is also an heir to the property and would like to wait for this property to be probated.

Mayor Day stated since there is a discussion on the true ownership of this property the Council will take this into consideration tonight and may need to defer to a future meeting.

No one else asked to speak on this item.

2. A Public Hearing on a Variance Request from Mr.Sherill Dean West at 125 Edwards Drive. This Request is for a Variance to the Kingsland Zoning and Land Development Ordinance, Article V, Section 58.2 - Travel Trailer, Hauling Trailers, or Boat Trailers Shall be Permitted If Parked or Stored Behind the Front Yard Building Line. Mr. West Requested This Variance to be Able to Park a Camper/Trailer in the Front Yard of His Home. -

Mr. Andrew Lambert directed a question to the Mayor and City Council regarding this item. Mr. Lambert inquired if this Variance request is any different than the last few that have been denied.

Councilman Blount stated he cannot recall all that have been denied but he is interested in a general approach. Councilman Blount stated he would like to define terms of hardship and perhaps go back and review others. This particular request is not one where neighbors have expressed any grievances. Councilman Galloway agreed with Councilman Blount.

No one else asked to speak.

3. Public Hearing: FY 2020-21 Proposed Budget -

Ms. Filiz Morrow, Finance Director addressed the Mayor and Council. Ms. Morrow stated that the only change in the budget was the CID met and changed their millage rate from 5ml to 1ml or $5401.00 to $1080.00

No one else asked to speak.

Mayor Day closed the Public Hearing at 6:16 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regular scheduled meeting to order at 6:16 PM via on-line conference.

III. INVOCATION AND PLEDGE TO THE FLAG

Councilman Galloway 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

Mayor Day stated that the Agenda would need to be amended, under Item 9, New Business, It should state Discussion only, not Approval of.

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

A. Approve the Council Minutes of the last regular Council Meeting

1. City Council - Regular Meeting - Aug 24, 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

Mr. Paul Chamberlin, Downtown Development Authority (DDA) Board Chairman, 103 E. Lily Street addressed the Mayor and City Council. Mr. Chamberlin stated he would like to speak about the application for the Pet Crematory. Mr. Chamberlin stated that the mission of the DDA is to partner with the City of Kingsland to foster revitalization in the Kingsland Commercial District where this application is pending. Mr. Chamberlin reported that the DDA Board unanimously voted of not recommending this application based on the vision for the downtown.

Mr. Chamberlin stated the Ordinance in Article 6, section 61-1-2 in Kingland Land and Development Ordinance requires certain conditions for businesses in the Central District which are objectionable for a reason of odor and smoke. This Ordinance also stated that "No Processing or Treatment of Material Goods or Products" is allowed and a Pet Crematory would not be allowed.
Mr. Chamberlin stated that the DDA welcomes businesses but they do not recommend this one for the Downtown District. The DDA asks Mayor and Council to not approve of the license request.

Ms. Faith Hall, 202 Braeburn Lane addressed the Mayor and City Council. Ms. Hall stated that this is not the fault of the owner of the Crematory or the Real Estate Agent, but this business has no interest in Main Street Historic District. Ms. Hall stated that as a resident she has an intense self interest in the Kingsland life-style including a vibrant downtown. Ms. Hall asked the Mayor and City Council to help shape to our vision, preserve historic downtown with success and beauty; we cannot have a short sighted plan.

Ms. Lisa Bell, Kingsland stated that she had concerns about a fire hazard with the Crematory.

VII. OLD BUSINESS

None

VIII. PLANNING AND ZONING

1. Approval Of: Re-Zoning-Keith Whaley-Tax Parcels 081 042 and 081 046 -

Mr. Keith Whaley has applied for a re-zoning of (2) parcels to be combined containing approximately 22.07 acres located north of Harrietts Bluff Rd. and west of Kinlaw Rd. The applicant has been given authorization from the property owner, Mr. Howard C. Waye, to act as agent. The applicant is requesting the parcels to be re-zoned to R-6 (Single Family Large Tract Residential) and is requesting to be exempt from connecting to city sewer. The purpose of the re-zone request is for the property to be used for the applicant's homestead to include a barn and livestock. The current zoning of parcel 081 042 is C-2 (General Commercial) and the current zoning of parcel 081 046 is R-2 (Low Density Residential).

Planning Commission recommends approval.

Mayor Day stated that there could be some potential ownership issues and he was going to turn it over to the Council for discussion.

Councilman Blount stated it is not the role of Council to litigate and suggested the city postpone until there is a clear path forward.

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

2. Approval Of: Variance-Sherill Dean West-125 Edwards Dr. (082K 019) -

Mr. Sherill Dean West is requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and Parking of Trailers and Commercial Vehicles, Including Boats. The purpose of the request is for the applicant to be able to park their camper in the front yard of the home. The applicant states that due to the location of the property lines and fence, he is unable to park the camper in the back yard. However, Mr. West notified the Planning Staff that he has a secured space at a storage facility for the camper until a decision has been made on his variance request. Zoning is PD/R-2.

Planning Commission recommends approval.

Councilman Blount stated he looked at this property and felt it would be a hardship for the owner to remove the necessary trees and it would decrease his property value.

Councilman Galloway asked if there had been any complaints from neighbors. Mr. Scott Kimball, Planning and Zoning Director stated just the initial complaint to Code Enforcement about parking in the driveway in front yard.

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

3. Approval Of: Home Occupation-Latrina Browning-118 Crestwood Ct. -

Ms. Latrina Browning has applied for a Home Occupation for "Yanas 1st Closet" at 118 Crestwood Ct. (Tax Parcel 082H 066). Zoning is PD/R-1. The purpose of this business will be for on line sales of clothes and vintage items. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Kingsland Land and Development Ordinance (KLADO).

Planning Commission recommends approval.

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

4. Approval Of: Home Occupation-Tamisha Davis-210 Redwood St. -

Ms. Tamisha Davis has applied for a Home Occupation for "Crown Elite Care, LLC" at 210 Redwood St. (Tax Parcel 095 023). Zoning is R-5. The purpose of the business will be for a commercial cleaning business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in Kingsland Land and Development Ordinance (KLADO).

Planning Commission recommeds approval.

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

5. Approval Of: Business License for a Pet Crematory-Kyle Nelson-108 S. Lee St. -

Mr. Kyle Nelson has applied for a business license in the name of "Rainbow Bridge Pet Crematory, LLC". The location of this proposed business is at 108 S. Lee St. (Tax Parcel K21 01 008) located in the C-1 Central Business District.

Planning Commission approved by a vote of 3 - 2 with the following conditions: sign will not have pet crematory on store front facade, and all customers and deliveries will come through the back entrance of building.

Councilman Blount reported that a few points were brought up this week, some in favor and some opposed to the Crematory. In referring to Section 61.1.2 in KLADO a Pet Crematory is not one mentioned. Councilman Blount said general concerns have been made and an argument was made with the new technology but he has seen smoke on high humidity days and ash on public works vehicles that were near the old Crematory. He expressed concern that the combination of both of these anchored by the proposed location downtown would not be a proper location for this facility.

Mr. Jimmy Nelson, Co-owner with his son addressed the Mayor and Council's concerns. Mr. Nelson said he was on the phone today with the manufacturer of this brand new unit he would be using. They said there is no odor, no smoke and if the smoke units get hot they will automatically shut off and he has the documents to show this. Mr. Nelson said they would like to be a part of a better downtown area and stated that 90-95% of his business is through the local veterinarians services and his driver will pick up and deliver behind the back to a rolling door. Mr. Nelson stated for those who come to the Crematory the process takes about 4 hours in that time they can visit the local restaurants.

Mayor Day thanked Mr. Nelson and stated he is a former member of the Downtown Development Authority and he did not feel comfortable with this business so close to restaurants, a bakery and residents. Mayor Day said he does not feel this is the best use of this property nor is it in line with the Downtown Corridor District's vision.

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

6. 3203 : Approval Of: Preliminary Plat-Jeff Foster-AKM Surveying-Settlers Hammock-Phase 3 -

Jeff Foster-AKM Surveying has applied for a Preliminary Plat on behalf of Lamar Smith Signature Homes, LLC for Settlers Hammock-Phase 3 in Settlers Hammock on Daniel Trent Way (Parcel 107 023C 001). Zoning is PD/R-1. Number of proposed lots is 29 single family lots totaling 7.94 acres.

Planning Commission recommends approval with the following condition: must build a separate entrance for construction traffic before any construction begins and road must meet requirements of Building Official.

Councilman Blount asked Mr. Scott Kimball, Planning and Zoning Director if Lamar Smith Signature Homes, LLC agreed to the separate entrance. Mr. Kimball stated yes, they did.
Councilman Blount asked Mr. Scott Kimball and Mr. Lee Spell, City Manager if they were aware of any drainage issues, both stated they were not.

Councilman Blount made a motion to approve with the stipulation of the separate entrance. Councilman Stokes seconded. The motion carried.

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

IX. NEW BUSINESS

1. Approval Of: Ordinance 2020-07: Local Vendor Policy-To Amend Ordinance #2019-06, Chapter 2, Article IV, Purchasing Policies and Procedures - Mayor Pro Tem Alex Blount

To encourage an increase in local economic activity through more local jobs, tax revenues, business growth, and to entice business relocations to the City by enhancing the local vendor policy for businesses located within the municipal boundaries of the City of Kingsland. Local vendors may be given an opportunity to match the lowest price proposal, if the quotation or bid of the local vendor is within 5% of the lowest price proposal by a non-local vendor. First priority will be given to local vendors located within the municipal boundaries of the City of Kingsland, second priority will extend to local vendors within Camden County, and third priority will extend to local vendors within the State of Georgia.

Councilman Blount stated this is a continuation of identifying all the possibilities to do business with local vendors. This adds the City of Kingsland as a layer to it for our most local businesses.

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

2. Memorandum of Understanding Establishing a Cooperative Partnership Between the Camden County Board of Commissioners and the City of Kingsland -

Memorandum of Understanding establishing a cooperative partnership between the Camden County Board of Commissioners and the City of Kingsland for providing onsite clinical medical services by Camden County to employees of the City of Kingsland for the period of July 1, 2020 through June 30, 2021 in the amount of $62,638.32.

Council was polled on August 31, 2020.

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

3. Approval Of: Agreement for Medical Services Between City of Kingsland and Urgent Care of Coastal Georgia -

RESULT:	**APPROVED [UNANIMOUS]**
SECONDER:	LaMar Stokes, Councilman
AYES:	Blount, Galloway, McClain, Stokes

4. Bid Award: Professional Cleaning and Disinfecting Services -

Bid award is for an as needed basis per city building/facilty to meet DPH guidelines for cleaning and disinfecting as it relates to the COVID-19 public health emergency.

Councilman Blount made a motion to award the low bid. Councilman Stokes seconded the motion. The motion carried.

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

5. Approval Of: GEFA Loan Extension Letter for City's Waste Water Treatment Plant -

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

6. Approval Of: GEFA Second Extension Request Letter - Water Treatment Plant #1 -

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

7. Approval Of: City of Kingsland Waste Water Treatment Facility Renovations Project - Proposed Cost Proposal #10 (Walkways and Stairs at Clarifier Mechanism) -

Staff recommends approval.

Mr. Jared Wozny, Engineer with Carter and Sloope addressed the Mayor and City Council regarding the improvement needed on walkway and stairs. Mr. Wozny stated that serious rusting has occurred on the walkway and stairs and it has become a safety hazard.

Councilman Blount said he refuses to believe that the rust has occurred in the last six months and does not understand why these change orders are coming now. Councilman Blount stated his concern with change orders is the cost is probably higher now than had it been in the original project.

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

8. Approval Of: Georgia Power Encroachment Agreement -

For Grove Blvd. Sewer Improvement.

Staff recommends approval.

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

9. Discussion Of: CDBG-DR Homeowner Buyout Program - CDBG-DR Program Manager Justin Geedy

Mr. Justin Geedy, CDBG-DR Program Manager addressed the Mayor and City Council. Mr. Geedy stated that the city not go forth in applying for program because of changes to the original concept. Mr. Geedy stated that it would eliminate vulnerable properties, instead of pre market value before storm it would be post market value and the city cannot make anyone relocate in the same tax district.

X. MAYOR AND COUNCIL ANNOUNCEMENT

Mayor Day congratulated Councilman James Galloway for his promotion to Captain in the Sheriffs Department.

XI. ADJOURNED

Councilman Stokes made a motion to adjourn. Councilman Galloway seconded the motion.
The motion carried.

The meeting adjourned at 7:13 PM.

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Dr. C. Grayson Day, Jr., Mayor

ATTEST:

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Linda M. O'Shaughnessy, City Clerk