



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • DECEMBER 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 at 6:00 PM via WEBEX online conference.

1. Public Hearing: Rezoning 597 Harrietts Bluff Road -

The City of Kingsland Planning Commission and City Council will hold public hearings on the application from Lunique Petiotte to rezone parcel 081 042B to R-2 (Low Density Residential District) for the purpose of purchasing the property for a duplex home. The parcel is located at 597 Harrietts Bluff Road containing a total of approximately 0.74 acres.

No one asked to speak on this request.

2. Public Hearing: Rezoning of 909 E. King Avenue -

The City of Kingsland Planning Commission and City Council will hold public hearings on the application from R. Michael Souther, Trustee to rezone parcel K22A 01 007 to MU (Mixed Use) for the purpose of Coffee/Sandwich Shop and Residence. The parcel is located at 909 E. King Avenue containing a total of approximately 0.75 acres.

No one asked to speak on this request.

Mayor Day closed the Public Hearing at 6:03 PM.

II. CALL TO ORDER AND WELCOME GUESTS

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

James W Galloway

Michael J McClain

Charles Grayson Day Jr.

Mayor Pro Tem (Remote)

Councilman (Remote)

Councilman (Remote)

Mayor (Remote)

V. CONSENT DOCKET

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

- 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

Mr. Dennis Downs of 113 Lake Wisteria Court, Kingsland, GA addressed the Mayor and Council in regards to safety issues on Middle School Road, Lakes Blvd. East and Gross Road. Mr. Downs stated that a multi-use sidewalk needs to be put in on Middle School Road going towards Camden Plaza and along Lakes Blvd. East. going towards Gross Road. He stated that people walking to the shopping plaza and Howard Peeples Park are creating a hazard for drivers on the road.

Mr. Downs stated that the lack of a crosswalk at Howard Peeples Park and Gross Road is unsafe for pedestrians as traffic does not observe the posted speed limit.

Mr. Downs also addressed the lack of handicap access to area's of Howard Peeples Park and other updates he feels is needed. Mr. Downs stated he had talked with the PSA but felt that nothing was being done. Mr. Downs said he would be happy to meet with whomever to show them his concerns.

Mayor Day advised Mr. Downs that he was on the PSA Board and would take these recommendations back to the board. Mayor Day also said that the disabled access would be addressed also.

VII. OLD BUSINESS

None

VIII. PLANNING AND ZONING

1. Approval of: Rezoning - Parcel 081 042B - 597 Harrietts Bluff Rd. -

Lunique Petiotte has applied for a rezoning of one parcel containing approximately 0.74 acres located at 597 Harrietts Bluff Road, at the intersection of Harrietts Bluff Road and Kinlaw Road. The applicant is requesting the parcel be rezoned to R-2 (Low Density Residential District) from C-2 (General Commercial) for the purpose of a Duplex home in which the applicant will be living in one side. The applicant purchased the property through owner financing and is currently residing at the property. In the process of the applicant now trying to acquire a personal mortgage for the property, it was discovered that the property is zoned C-2 (General Commercial) and according to the applicant, this information was not disclosed at the time of owner financing purchase. City Ordinance does not allow commercial property to be used for residential purposes.

Planning Commission recommends approval.

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

2. Approval Of: Rezoning - R. Michael Souther, Trustee - Tax Parcel K22A 01 007

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Owner, R. Michael Souther, Trustee has authorized Debra Johnson and James McCollom to act as the agents in submitting the application to request a rezone of parcel K22A 01 007 to MU (Mixed Use) from C-2 (General Commercial) for the purpose of a Coffee/Sandwich Shop on one side and a personal residence on the other side of the building, which will be owned by Debra Johnson. The parcel is located at 909 E. King Avenue containing approximately 0.75 acres. In order for the applicant to have a business and reside at the property at the same time, the property would need to be rezoned to MU (Mixed Use).

Planning Commission recommends approval.

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

3. Approval Of: Final Plat - Bennett Surveying, Inc. - Ryans Cove Phase 2 -

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC has submitted an application for approval of the final plat for Phase 2 of Ryans Cove. With this phase of the development, the developer wishes to offer twenty two (22) duplex lots on 8.60 acres. Lot 25 and 26 are located in a wetland area and the developers have submitted a mitigation permit with the Army Corp of Engineers to be able to fill in and build on these two lots. The developer submitted a memo to the Planning Department that states the permit should be finalized by the Army Corp of Engineers by the first quarter of 2021. All engineering reviews have been completed and accepted for Phase 2 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD/R-2.

Planning Commission recommends approval with the following condition: no clearing or construction will take place on lots 25 and 26 until the wetland mitigation permit from the Army Corp of Engineers is finalized and submitted to the Kingsland Planning Department.

Councilman Blount made the motion to approve the Final Plat with the condition that no clearing or construction would take place on lots 25 and 26 until the wetland mitigation permit from the Army Corp of Engineers is finalized and submitted to the Planning Department.

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

IX. NEW BUSINESS

1. Mayor and Council Appointment to the Camden County Joint Development Authority -

Councilman Galloway made a motion to re-appoint Ms. Rachel Baldwin to the Camden County Joint Development Authority. Councilman Blount seconded the motion. The motion passed unanimously.

Councilman Blount made a motion to appoint Danny Wheeler to the Camden County Joint Development Authority to replace Farran Fullilove. Councilman Galloway seconded the motion. The motion passed unanimously.

2. Approval Of: 2021 Georgia Municipal Association Membership Dues -

2021 Georgia Municipal Association (GMA) Membership Dues are due in the amount of \$6,153.03.

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

3. Approval Of: 2021 Alcohol Beverage License Renewals -

City Manager Lee Spell stated that license #3766, Laurel Island Link LLC, is now license #4589.

Councilman Blount asked Police Chief Robert Jones if there were any known problems with any of the establishments listed. Chief Jones responded that there were not any issues.

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

4. Bid Award: 2020/2021 Dodge Charger Patrol Interceptors -

Purchase of up to five (5) 2020/2021 Dodge Charger Patrol Interceptors.

Police Department recommends no award.

Mayor Day asked Chief Robert Jones if he would like to explain why no bid was awarded. Chief Jones stated that they had only received one bid for these cars and that the bidder could not guarantee a specific delivery date for the vehicles.

RESULT: NO ACTION TAKEN

5. Bid Award: 2020/2021 Ford Explorer Patrol Interceptors -

Purchase of up to five (5) 2020/2021 Ford Explorer Patrol Interceptors.

Police Department recommends Allan Vigil Ford for five (5) Ford Explorer Patrol Interceptors at \$32,785 each, for a total of \$163,925.

Chief Jones stated that Allan Vigil Ford had the lowest bid and could guarantee a delivery date of all five (5) vehicles.

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

6. Bid Award: Equipment and Installation on 2020 Dodge Chargers -

Purchase of equipment (including installation) for three 2020 Dodge Chargers (Police Interceptors).

Police Department recommends West Chatham Warning Devices, up to \$48,400.59 for equipment, installation and delivery.

Councilman Blount stated that he appreciated the Police Department and the Purchasing Department for rebidding this project. By rebidding this equipment, the city saved \$5,000.

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

7. Approval Of: Resolution #2020-12 - Special Election to Fill the Unexpired Term of Council Post #3 -

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Galloway wished everyone a Merry Christmas.

Mayor Day said "Good Work" to all volunteers, city staff and members of the Downtown Development Authority that worked the Christmas in Kingsland event on December 14, 2021. Mayor Day also gave special thanks to Paula Chamberlin for making sure there were plenty of sanitizing stations and following social distancing guidelines. He stated that it was a good opportunity for all to enjoy fellowship while outdoors. Mayor Day also stated that the new location on Williams Avenue worked great.

Mayor Day and Councilman Galloway asked for continued prayers for a long term employee.

Mayor Day wished all staff and Citizens a Merry Christmas.

XI. ADJOURNED

Councilman Blount made a motion to adjourn.
Councilman Galloway seconded the motion.
The motion passed unanimously.

The meeting adjourned at 6:33 PM.