



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • FEBRUARY 8, 2021

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 Variance-Britt Goodson - Parcel 107 017C - NW of Highway 40 & Middle School Road -

Britt Goodson of Carolina Holdings, Inc. is requesting a variance to Ordinance Article V, Sec. 52.2.3, #7 Required Parking Spaces for Shopping Centers. The purpose of the request is to reduce the required parking spaces for the proposed shopping center from (7) spaces for each 1,000 square feet of floor area to (5) spaces for each 1,000 square feet of floor area. Zoning is C-2 (General Commercial)

2. Public Hearing for De-Annexation - Scott E. Gay - 327 Haddock Road -

Scott E. Gay has applied for a De-Annexation of his property located at 327 Haddock Road (Tax Parcel 108 004A) containing approximately 5.00 acres.

3. Public Hearing for the Purpose of Considering a Temporary Special Event Alcohol Beverage License for Walkabout Camp & RV Park -

Ms. Katie Kilner, Walkabout Camp & RV Park, has submitted an application for a temporary special event alcohol beverage license for a Music Festival to be held on March 6, 2021. The event will take place at 742 Old Still Road, Woodbine, Georgia 31569.

4. Public Hearing for the Purpose of Considering the Application for Alcohol Beverage License -

Mr. Alex Wong is applying for an Alcohol Beverage License for On-Premise Consumption for "Outerbanks Seafood and Steaks". The business is located at 140 The Lakes Blvd., Kingsland, Georgia

5. Public Hearing of Ordinance Amendment-Ordinance 2021-03 to Amend Ordinance 2015-18-Buildings & Building Regulations -

Ordinance 2021-03 to Amend the Ordinance 2015-18 Chapter 5-Buildings & Building Regulations, Sec.5.1-technical codes and Sec. 5.2-finished floor elevation. The amendment shall establish new adopted technical building codes with the Georgia Supplements and update the finished floor elevation requirements.

6. Public Hearing for City of Kingsland - Parcels 094 035 and 094 035A -

The City of Kingsland has applied for a re-zoning of two (2) parcels containing approximately 45.19 acres located on Royal Parkway. The applicant is requesting the parcels be re-zoned to C-ED (Commercial & Entertainment District) for the purpose of an Entertainment Venue. Current Zoning is R-4.

7. Public Hearing for Residential Business - Coty Thebo - 121 Cedar Circle Drive -

Coty Thebo has applied for a Residential Business Permit doing business as "Momma Gone Strong" at 121 Cedar Circle Drive (Tax Parcel 107H02 096). The purpose of the business will be for a one on one personal gym training. Zoning is PD/R-1.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr.

Alex Blount

Farran Fullilove

James W Galloway

Mayor

Mayor Pro Tem

Councilman

Councilman

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

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

January 25, 2021

B. Approve the Agenda as Presented

C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. RECOGNITION

VII. PRESENTATION

1. Carter & Sloope - Water Treatment Plant #1 Improvement Updates -

VIII. GRANTING AUDIENCE TO THE PUBLIC

IX. OLD BUSINESS

X. PLANNING AND ZONING

1. Approval of Home Occupation-Kristen Hill - 101 Lake Forest South Court -

Kristen Hill has applied for a Home Occupation Permit at 101 Lake Forest South Court (Tax Parcel 107R 068) doing business as "Seaside Smocks, LLC". The purpose of the business will be for on line sales of children's clothing and accessories. Zoning is PD/R-1. *Planning Commission recommends approval.*

2. Approval of De-Annexation - Scott E. Gay - 327 Haddock Road -

Scott E. Gay has applied for a De-Annexation of his property located at 327 Haddock Road. (Tax Parcel 108 004A) containing approximately 5.00 acres. *Planning Commission recommends approval.*

3. Approval of Residential Business - Coty Thebo - 121 Cedar Circle Drive -

Coty Thebo has applied for a Residential Business Permit doing business as "Momma Gone Strong" at 121 Cedar Circle Drive (Tax Parcel 107H02 096). The purpose of the business will be for a one on one personal gym training. Zoning is PD/R-1. *Planning Commission recommends approval with the condition:*

- 1) Customers must only park in the driveway provided at the property.

4. Approval of Variance - Britt Goodson - Parcel 107 017C - NW of Highway 40 & Middle School Road -

Britt Goodson of Carolina Holdings, Inc. is requesting a variance to Ordinance Article V, Sec. 52.2.3, #7 Required Parking Spaces for Shopping Centers. The purpose of the request is to reduce the required parking spaces for the proposed shopping center from seven (7) spaces for each 1,000 square feet of floor area to five (5) spaces or each 1,000 square feet of floor area. Zoning is C-2 (General Commercial). *Planning Commission recommends approval.*

5. Approval of - Re-Zoning - City of Kingsland - Tax Parcels 094 035 & 094 035A -

The City of Kingsland has applied for a re-zoning of (2) parcels containing approximately 45.19 acres located on Royal Parkway. The applicant is requesting the parcels be re-zoned to C-ED (Commercial & Entertainment District) for the purpose of an Entertainment Venue. Current zoning is R-4. *Planning Commission recommends approval.*

6. Approval of Ordinance Amendment 2021-03 to Amend Ordinance 2015-18 - Buildings & Building Regulations -

Ordinance 2021-03 to Amend the Ordinance 2015-18 Chapter 5-Building & Building Regulations, Sec. 5.1-technical codes and Sec. 5.2-finished floor elevation. The amendment shall establish new adopted technical building codes with the Georgia Supplements and update the finished floor elevation requirements. *Planning Commission recommends approval.*

XI. NEW BUSINESS

1. Approval Of: 2020 - 2022 Watershed Protection Scope of Work and Service Agreement - Public Works Director Bill Coleman

Nutter & Associates Professional Services contract in the amount of \$22,140 to assist the city with implementation of the required 2021 and 2022 water quality monitoring, associated data analysis and management, 2021 biological sampling, and completion of 2020 and 2021 annual status reports pursuant to the approved February 2012 Watershed Protection Plan.

2. Approval Of: Resolution for Coastal Incentive Grant Application Submittal - City Manager Spell, Supervisor Kimball

A Resolution in support of, and authorizing the submittal of Kingsland's full application for the Coastal Incentive Grant.

The Coastal Resources Division has reviewed our Pre-Application for the Coastal Incentive Grant and has invited us to submit our Full Application for the project titled, "Enhancing Floodplain Management in the City of Kingsland through Entry into the Community Rating System (CRS) Program".

3. Approval Of: Temporary Special Event Alcohol License for Walkabout Camp & RV Park -

Special Event Permit for a One Day Alcohol Beverage License. Ms. Katie Kilner, Walkabout Camp & RV Park, has submitted an application for a temporary special event alcohol beverage license for a Music Festival to be held on March 6, 2021. The event will take place at 742 Old Still Road, Woodbine, Georgia 31569.

4. Approval Of: Application for Alcohol Beverage License for On-Premises Consumption from "Outerbanks Seafood and Steaks", Owner Alex Wong. Location of Business is 140 the Lakes Blvd, Kingsland, Georgia. -

Mr. Alex Wong is applying for an Alcohol Beverage License for On-Premise Consumption for "Outerbanks Seafood and Steaks". The business is located at 140 The Lakes Blvd., Kingsland, Georgia

XII. MAYOR AND COUNCIL ANNOUNCEMENT

XIII. ADJOURNED