



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • 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

Mayor Day called the Public Hearing to order at 6:00 PM via WEBEX online conference at 6:00 PM.

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)

No one came forward to speak.

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.

No one came forward to speak.

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.

No one came forward to speak.

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

No one came forward to speak.

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.

No one came forward to speak.

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.

No one came forward to speak.

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.

No one came forward to speak.

Mayor Day closed the Public Hearing at 6:08 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order via WEBEX at 6:08 PM.

III. ROLL CALL

Alex Blount
Farran Fullilove
James W Galloway
Charles Grayson Day Jr.

Mayor Pro Tem (Absent)
Councilman (Remote)
Councilman (Remote)
Mayor (Remote)

IV. INVOCATION AND PLEDGE TO THE FLAG

Councilman Galloway gave the Invocation and led the Pledge to the Flag.

V. CONSENT DOCKET

RESULT: **APPROVED AS AMENDED [UNANIMOUS]**
MOVER: James W Galloway, Councilman
SECONDER: Farran Fullilove, Councilman
AYES: Fullilove, Galloway
ABSENT: Blount

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

January 25, 2021

B. Approve the Agenda as Amended

Councilman Galloway made a motion to remove the presentation by Carter & Sloope as it had already been presented.

Councilman Fullilove seconded the motion.

The motion passed unanimously.

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 -

This presentation was removed during the Consent Docket.

VIII. GRANTING AUDIENCE TO THE PUBLIC

No one asked to speak.

IX. OLD BUSINESS

None

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.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Fullilove, Galloway
ABSENT: Blount

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.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James W Galloway, Councilman
SECONDER: Farran Fullilove, Councilman
AYES: Fullilove, Galloway
ABSENT: Blount

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.

Councilman Fullilove made the motion to approve the Residential Business with the condition that customers must only park in the driveway provided at the property. Councilman Galloway seconded the motion.
The motion passed unanimously.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Fullilove, Galloway
ABSENT: Blount

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.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James W Galloway, Councilman
SECONDER: Farran Fullilove, Councilman
AYES: Fullilove, Galloway
ABSENT: Blount

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.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Fullilove, Galloway
ABSENT: Blount

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.*

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Fullilove, Galloway
ABSENT: Blount

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.

Public Works Director Bill Coleman stated that this is an annual requirement through Environmental Protection Division (EPD) to test water runoff and drainage.

City Manager Lee Spell stated that this program was implemented in 2014 and that the city has been using Nutter & Associates for the last 5 years for monitoring. Mr. Spell stated that the city currently has a Request for Proposal (RFP) to be issued to insure that this process is being handled competitively.

Councilman Fullilove asked questions regarding how this testing is handled and if anyone could submit results. City Manager Lee Spell advised him that any firm doing this monitoring must be qualified and authorized by the EPD. Mr. Spell stated that Nutter & Associates helped push this requirement through legislation, so they are very familiar with the program.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James W Galloway, Councilman
SECONDER:	Farran Fullilove, Councilman
AYES:	Fullilove, Galloway
ABSENT:	Blount

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".

City Manager Lee Spell stated this grant would span a time frame of two years and would get the city through the process to become part of the Community Rating System(CRS). The CRS is similar to the Insurance Services Office (ISO) in that it would help lower flood insurance costs for our citizens.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Councilman
SECONDER:	James W Galloway, Councilman
AYES:	Fullilove, Galloway
ABSENT:	Blount

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.

Councilman Fullilove asked why they city was approving a license if the Walkabout Camp & RV Park is located in Woodbine. Councilman Galloway stated that their physical location was actually within city limits. Mr. Kilner with Walkabout stated that their mailing address was listed as Woodbine for postal reasons, but that their physical location is actually within city limits. Councilman Galloway asked if there were any plans to have off duty police officers on hand for security like they had done in the previous year. Mrs. Kilner stated that they have one Camden County Sheriff's Officer scheduled and were needing one more. Chief Robert Jones stated that he would like to have a Kingsland officer scheduled since the location was within city limits and Kingsland jurisdiction. Chief Jones asked Mrs. Kilner to please contact him in regards to scheduling another off duty officer.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Councilman
SECONDER:	James W Galloway, Councilman
AYES:	Fullilove, Galloway
ABSENT:	Blount

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

Councilman Fullilove asked Mr. Alex Wong what the seating capacity was for Outerbank Seafood and Steaks. Mr. Wong replied that their capacity was sixty eight (68) people.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Councilman
SECONDER:	James W Galloway, Councilman
AYES:	Fullilove, Galloway
ABSENT:	Blount

XII. MAYOR AND COUNCIL ANNOUNCEMENT

Mayor Day stated that he appreciated everyone's patience at the start of the prior meeting as he was dealing with technical difficulties. Mayor Day then stated that with the IT departments help, he was able to log on much more quickly for this meeting.

XIII. ADJOURNED

Councilman Fullilove made a motion to adjourn the meeting.
Councilman Galloway seconded the motion.

The meeting adjourned at 6:33 PM.