



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • MARCH 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 Pro Tem Alex Blount called the Public Hearing to order at 6:00 PM via WEBEX online conference.

1. Public Hearing for Special Use Permit-Mitch Clary-Overkill Motorsports, Inc.- 1800 Village Drive - Tax Parcel 121 007S -

Mitch Clary with Overkill Motorsports, Inc., tax parcel 121 007S, has applied for a Special Use Permit to be able to temporarily use the existing billboard located in front of the property within the City Right of Way. Zoning is C-2.

Planning Director Scott Kimball read an email from Kingsland resident Terry Landreth in opposition of the special use permit.

No one else came forward to speak.

2. Public Hearing for Re-Zoning - Hillpointe, LLC - Tax Parcel 120 015-Winding Road and Lake Point Drive -

Hillpointe, LLC has applied for a re-zoning of one parcel containing approximately 49.38 acres located at the intersection of Winding Road and Lake Point Drive. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Residential District) for the purpose of a multi-family residential development consisting of apartments. Current Zoning is R-2.

No one came forward to speak.

3. Public Hearing for Annexation-Danny Wheeler-1608 Boone Street - Tax Parcel 108 052B -

Danny Wheeler has applied for Annexation of approximately 0.37 acres of tax parcel 108 052B located at 1608 Boone Street and on the east side of Chris Drive, in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed commercial development. Current Zoning is C-G (County). The applicant is requesting a C-2 (General Commercial) zoning designation for the parcel if the annexation is approved.

No one came forward to speak.

The Public Hearing was closed at 6:08 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Pro Tem Alex Blount called the regularly scheduled meeting to order at 6:08 PM.

III. INVOCATION AND PLEDGE TO THE FLAG

Councilman Fullilove gave the Invocation and led in the Pledge to the Flag.

IV. ROLL CALL

Alex Blount	Mayor Pro Tem (Remote)
Farran Fullilove	Councilman (Remote)
James W Galloway	Councilman (Remote)
Charles Grayson Day Jr.	Mayor (Absent)

V. CONSENT DOCKET

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

- A. Approve the Council Minutes of the last regular Council Meeting
For meeting held February 22, 2021
- 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. Michael Lusk of 991 Maycreek Drive, Kingsland, GA came forward to speak. Mr. Lusk stated that his property was at the corner of Maycreek Drive and Scrubby Bluff Road and that the drainage ditch and culvert needed to be cleaned out. Mr. Lusk stated that the water runoff from the neighborhood has caused sediment build up and that water will not flow into the ditch. Mr. Lusk stated that he had spoken to council at the June 22, 2020 meeting in regards to this issue. Mayor ProTem Blount stated that he would get in touch with City Manager Lee Spell and that they would look in to the issue.

VII. OLD BUSINESS

There was no old business.

VIII. PLANNING AND ZONING

1. Approval Of: Special Use Permit-Mitch Clary-Overkill Motorsports, Inc.-1800 Village Dr.- Tax Parcel 121 007S -

Mitch Clary with Overkill Motorsports, Inc. has applied for a Special Use Permit to be able to temporarily use the existing billboard located in front of the property within the City Right of Way. Zoning is C-2.

Staff Recommendation: The applicant made an agreement with the city to have the mitigation of the wetlands, and the billboard removed from the Right of Way completed by June of 2020. Due to the agreement not being met, Staff recommends the Special Use Permit be granted for only 18 months, with the understanding that the billboard cannot be moved to Mr. Clary's property for a permanent use unless the city sign ordinance is amended with the 18-month time period to allow for Mr. Clary to do so.

Planning Commission recommends approval for 18 months.

Councilman Fullilove asked Planning Director Scott Kimball for clarification as to why we are allowing Mr. Mitch Clary to apply for an extension if he did not have the billboard moved by June 2020 as previously approved. Mr. Kimball stated that Mr. Clary had not had the billboard moved due to COVID and due to not having the wetland mitigation completed. Mr. Clary stated that he was waiting on the city, county and state to have the wetlands in the right of way mitigated. City Manager Lee Spell stated that the right of way wetlands would not be mitigated until the Boone Street Extension was completed and that there was no timeline for that project to be started and/or completed. Councilman Fullilove asked what would happen after eighteen months if the billboard hadn't been moved and Mr. Clary stated that we would be right back where we started. Councilman Galloway asked Mr. Spell that it was his understanding that the billboard has to be moved either way. Mr. Spell agreed. Councilman Galloway made a motion to table this item until the March 22, 2021 meeting so that he can visit the location to have a better understanding of what is needing to be done. Councilman Fullilove seconded the motion.

RESULT:	TABLED [UNANIMOUS]	Next: 4/12/2021 6:00 PM
MOVER:	James W Galloway, Councilman	
SECONDER:	Farran Fullilove, Councilman	
AYES:	Blount, Fullilove, Galloway	

2. Approval Of: Re-Zoning-Hillpointe, LLC-Tax Parcel 120 015 - Winding Road and Lake Point Drive -

Hillpointe, LLC has applied for a re-zoning of one parcel containing approximately 49.38 acres located at the intersection of Winding Road and Lake Point Drive. The applicant is requesting the parcel be re-zoned to R-3 (Medium & High Residential District) for the purpose of a multi-family residential development consisting of apartments. Current Zoning is R-2. Staff recommends approval.

Planning Commission recommends approval.

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

3. Approval Of: Ordinance 2021-06 - Annexation - Danny Wheeler-1608 Boone Street - Tax Parcel 108 052B -

Danny Wheeler has applied for Annexation of approximately 0.37 acres of tax parcel 108 052B located at 1608 Boone Street and on the east side of Chris Drive, in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcel for a proposed commercial development. Current Zoning is C-G (County). The applicant is requesting a C-2 (General Commercial) zoning designation for the parcel if the annexation is approve. Staff recommends approval.

Planning Commission recommends approval.

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

4. Approval Of: Home Occupation-Tiffany Garner-110 Yellowood Drive - Tax Parcel 107W 02 016 -

Tiffany Garner has applied for a Home Occupation Permit doing business as "Tiffany's Project Shop". The purpose of the business will be for an art and woodworking business. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

Planning Commission recommends approval.

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

IX. NEW BUSINESS

1. Approval Of: Municipal Court Solicitor Agreement -

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Blount, Mayor Pro Tem
SECONDER:	Farran Fullilove, Councilman
AYES:	Blount, Fullilove, Galloway

2. Bid Award: Street Sign Replacements -

First phase includes replacing 293 street signs to meet requirements in the Georgia Manual on Uniform Traffic Control Devices. *Staff recommends low bid, Custom Products Corporation, for \$5,930.07.* Funding is SPLOST VIII.

Councilman Fullilove asked if this also included fixing the sign for Fire Station #3. City Manager Lee Spell stated that this was for street signs only. Mayor Pro Tem Blount stated that any sign updates were probably to be included with the fire station remodeling, but that we may need to have it done sooner. Public Works Manager Bill Coleman stated that the sign for Fire Station #3 would be covered under the Highway 40 widening project.

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

Mayor Pro Tem Blount wished a speedy recovery to Mayor Day.

Councilman Fullilove said thank you to all city staff for the wonderful job they do and for helping him in his first few months in office.

XI. ADJOURNED

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

The meeting adjourned at 6:28 PM.