



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • APRIL 12, 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 Grayson Day called the public hearing to order at 6:00 PM via hybrid meeting, (WEBEX and in-person)

1. Public Hearing for Special Use Permit - 61 Clarks Bluff Road- Parcel K20 01 012 - Parking of RV on Property. -

Pastor Neal Blizzard with the First United Pentecostal Church of Kingsland has applied for a Special Use Permit to be able to park an RV on the church property to be used for a temporary housing for visiting evangelists and for migrant workers doing work on the church. The RV will be located on the west side of the church out of sight from any residential property. Zoning is C-2.

No one came forward to speak.

2. Public Hearing for Re-Zoning - Parcel K10 03 013A -

Jarone and Vanessa Smith have applied for a re-zoning of one parcel containing approximately 0.50 acres located at the west side of Camden Street and the south side of West Dills Avenue. The applicants are requesting the parcel be re-zoned to R-4 (Single Family-Mobile Home) for the purpose of placing a Mobile Home on the property for residential use. Current zoning is R-1.

No one came forward to speak.

3. Public Hearing for Re-Zoning-Parcels K31 01 001 and K31 01 002 -

Ronald Sawyer, II has applied for a re-zoning of two parcels containing approximately 2.84 acres located at the intersection of Highway 17 and Boone Avenue and Highway 17 and East Royal Avenue. The applicant is requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of an office and an enclosed Boat/RV storage facility. Current zoning is R-1.

No one came forward to speak.

4. Public Hearing for Re-Zoning - Parcel 095 009 -

Mark Cann with Rockbridge Energy, LLC, authorized agent for the property owner Olin Wooten has applied for a re-zoning of one parcel containing approximately 137.95 acres located on the east and west sides of Greentree Drive. The applicant is requesting the parcel be re-zoned to R-6 (Single Family Large Tract Residential) for the purpose of an Intermediate Scale Solar Energy System Facility. Current zoning is PD/R-3 & PD/R-1.

No one came forward to speak.

5. Public Hearing for Variance - 106 Kathryn Bailey Drive - Parcel 120D 033A -

Denny Meece is requesting a 10' variance to rear building setback requirements of the Planned Development Agreement for Laurel Landing Subdivision. The purpose of the request is to be able to build an enclosed 10 X 15 screen porch within the building restriction line of the property. Zoning is PD/R-2.

No one came forward to speak.

The Public Hearing was closed at 6:05 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:05 PM

III. ROLL CALL

James W Galloway

Farran Fullilove

Kristy Chance

Alex Blount

Charles Grayson Day Jr.

Councilman (Remote)

Councilman

Councilwoman

Mayor Pro Tem

Mayor

IV. INVOCATION AND PLEDGE TO THE FLAG

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

V. CONSENT DOCKET

RESULT: APPROVED [UNANIMOUS]

MOVER: Alex Blount, Mayor Pro Tem

SECONDER: Farran Fullilove, Councilman

AYES: Galloway, Fullilove, Chance, Blount

- 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. RECOGNITION

None

VII. PRESENTATION

None

VIII. GRANTING AUDIENCE TO THE PUBLIC

Mr. Paul Rushing of 503 S. Lee Street, Kingsland with Stateline Gutters spoke regarding his interactions with Planning & Zoning and Code Enforcement. Mr. Rushing stated he felt that he and his employees were being treated unfairly regarding storage of material violations that Code Enforcement had verbally cited him for. He stated that he had contacted the city and had received no follow up.

Mayor Day informed Mr. Rushing that he would make sure that he received a clear and detailed list of guidelines that he needs to follow. Mr. Rushing stated that his interpretation of the guidelines differed from those of Planning Director Scott Kimble. Mayor Day then stated that we would work with him to be in compliance.

IX. OLD BUSINESS

1. Approval Of: Special Use Permit-Mitch Clary-Overkill Motorsports, Inc.-1800 Village Drive - 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.

Mayor Pro Tem Alex Blount made a motion to bring this item back for discussion. Councilman Fullilove seconded the motion. The motion passed unanimously.

Councilman Fullilove asked why we would need to extend this Special Use Permit another eighteen (18) months if nothing had been completed during the original time frame given. Councilman Fullilove stated he felt this needed to be dealt with now.

Councilman Galloway agreed with Councilman Fullilove and stated that he had not seen any work completed from when this issue was brought before Council in February 2021 to current.

Councilman Galloway made a motion that the billboard needs to be moved no later than December 31, 2021. If not removed by December 31, 2021, the city would then remove it.

Councilman Fullilove seconded the motion. The motion passed unanimously.

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

X. PLANNING AND ZONING

1. Approval of Special Use Permit-61 Clarks Bluff Rd.-Parcel K20 01 012 - Parking of RV on Property -

Pastor Neal Blizzard with the First United Pentecostal Church of Kingsland has applied for a Special Use Permit to be able to park an RV on the church property to be used for a temporary housing for visiting evangelists and for migrant workers doing work on the church. The RV will be located on the west side of the church out of sight from any residential property. Zoning is C-2.

Conditions recommended:

1. The RV septic system cannot be attached to the city sewer system and must be emptied on a regular basis by a septic service company.
2. The Special Use Permit will be reviewed yearly for any code enforcement violations or complaints from citizens. If the violations are deemed to be of a serious nature or complaints become excessive, the Planning Director will have the authority to bring the Special Use Permit back to the Planning Commission and City Council for continued approval or denial.

Planning Commssion recommends approval with listed conditions.

Mayor Pro Tem Blount asked for clarification regarding the use of the RV. Planning Director Scott Kimble stated that the RV would not be permanently stored at the church. RV's would only be used by visiting individuals to the church who provided their own RV.

Mayor Pro Tem Blount made a motion to approve this permit with the amendment that the permit be reviewed every six(6) months, not twelve (12) months as stated in Condition #2 and that only one RV would be present at any given time.

Councilman Fullilove seconded the motion.

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

2. Approval of Re-Zoning - Parcel K10 03 013A -

Jarone and Vanessa Smith have applied for a re-zoning of one parcel containing approximately 0.50 acres located at the west side of Camden Street and the south side of West Dills Avenue. The applicants are requesting the parcel be re-zoned to R-4 (Single Family-Mobile Home) for the purpose of placing a Mobile Home on the property for residential use. Current zoning is R-1.

Planning Commission recommends approval.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
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3. Approval of Re-Zoning-Parcels K31 01 001 and K31 01 002 -

Ronald Sawyer, II has applied for a re-zoning of two parcels containing approximately 2.84 acres located at the intersection of Highway 17 and Boone Avenue and Highway 17 and East Royal Avenue. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of an office and an enclosed Boat/RV storage facility. Current zoning is R-1.

Planning Commission recommends approval.

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

4. Approval of Re-Zoning - Parcel 095 009 -

Mark Cann with Rockbridge Energy, LLC, authorized agent for the property owner Olin Wooten has applied for a re-zoning of one parcel containing approximately 137.95 acres located on the east and west sides of Greentree Drive. The applicant is requesting the parcel be re-zoned to R-6 (Single Family Large Tract Residential) for the purpose of an Intermediate Scale Solar Energy System Facility. Current zoning is PD/R-3 & PD/R-1.

Planning Commission recommends approval.

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

5. Approval of Variance - 106 Kathryn Bailey Drive - Parcel 120D 033A -

Denny Meece is requesting a 10 foot variance to rear building setback requirements of the Planned Development Agreement for Laurel Landing Subdivision. The purpose of the request is to be able to build an enclosed 10 X 15 screen porch within the building restriction line of the property. Zoning is PD/R-2.

Planning Commission recommends approval.

Mayor Day asked Planning Director Scott Kimble if there had been any negative response from the Home Owners Association (HOA) in regards to this request. Mr. Kimble stated that the HOA was in favor of this variance.

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

6. Approval of Preliminary Plat-The Meadows Phase VI-Parcels 082 001D, 081 110, 081 117, 081 118, 082 119 -

RCBF Properties, LLC is requesting approval for the Preliminary Plat of The Meadows Phase VI subdivision. Phase VI will consist of 91 residential lots on approximately 86.27 acres located between Colerain Road and Sugar Maple Way. Zoning is PD/R-1.

Planning Commission recommends approval.

Mayor Pro Tem Blount asked if there were going to be overlapping developers for this phase. Planning Director Scott Kimble stated that there were not going to be overlapping developers.

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

7. Approval of Home Occupation - 301 Island Street - Parcel K22 03 004 -

Joe Dooley has applied for a Home Occupation Permit doing business as "JDL Services". The purpose of the business will be for a handy man service and collectible sales on EBay. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-3.

Planning Commission recommends approval.

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

8. Approval of Home Occupation - 340 Daniel Trent Way - Parcel 107Z 024 -

Aimee Ledbetter has applied for a Home Occupation Permit doing business as "Aimee, The Cleaning Lady". The purpose of the business will be for a residential cleaning service. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. .

Planning Commission recommends approval.

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

XI. NEW BUSINESS

1. Bid Award: Water Tank Maintenance Contract -

This is a 15 year maintenance agreement for the water tank (clearwell) at water treatment plant #2. Includes interior & exterior renovation in year 1; visual inspections & emergency services in years 2, 4, 6, 10, 12, & 14; washout & emergency services in years 3, 5, 7, 9, 11, & 13; and exterior overcoat, visual inspection, & emergency services in years 8 & 15. *Staff recommends low bid, Suez/ Utility Service Co., Inc at a total cost of \$201,347 for the 15 year contract.*

Mayor Pro Tem Blount asked City Manager Lee Spell if the city was overall pleased with the prior work of Suez Utility. Mr. Spell stated that there were no issues with prior work.

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

2. Bid Award: Watershed Protection and Management Plan -

This is a two year contract for a long-term monitoring program as outlined in the Kingsland Watershed Protection plan approved by the Georgia Environmental Protection Division. Project will include water quality assessment, habitat and biological assessment, targeted watershed assessment, annual report preparation and submission to EPD. *Staff recommends low bid, Georgia Water & Environmental Services, LLC for a total cost of \$8,100 for the two year contract.*

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

3. Bid Award: Purchase of Three (3) Pickup Trucks -

These pickup trucks are budgeted in the water/sewer fund, one 1/2 ton for the water treatment plant, one 1/2 ton for sewer plant testing crew, and one 3/4 ton for maintenance crew. Staff recommends low bid, Allan Vigil Ford, for two (1/2 ton) at \$24,343 each and one (3/4 ton) at \$ 29,735 for a total cost of \$78,421 for all three.

Councilman Fullilove asked if the city would be able to auction off the older trucks that were being replaced to recover some of the costs. Public Works Director Bill Coleman stated we would not be able to receive much given the current state of the trucks.

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

4. Approval Of: Agreement with Goodwyn Mills Cawood, LLC. for Consulting Services -

This agreement with Goodwyn Mills Cawood, LLC. is for professional consulting services to assist the City of Kingsland with Enhanced Floodplain Management through entry into the Community Rating System (CRS) Program.

Mayor Pro Tem Blount asked how long the term of this contract is for. City Manager Lee Spell stated that it is a two (2) year contract and does not automatically renew.

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

XII. MAYOR AND COUNCIL ANNOUNCEMENT

Mayor Day stated it was good to see everyone that joined the council meeting in person.

XIII. ADJOURNED

Mayor Pro Tem Blount made a motion to adjourn the meeting.

Councilman Fullilove seconded the motion.

The meeting adjourned at 6:33 PM.