



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • SEPTEMBER 13, 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: FY 2021-22 Proposed Budget -
2. Public Hearing for the Purpose of Considering the Application for an Alcohol License for Kingsland BBQ, LLC, D.B.A. Sonny's BBQ/Josh McCall, Acting Agent -

Mr. Josh McCall, Acting Agent for Kingsland BBQ, LLC, d.b.a. Sonny's BBQ, located at 1380 Boone Street, is applying for a new Alcohol License for distilled spirits, beer and wine consumption on premise.

3. Public Hearing for Variance-105 East Farmers Street - Map & Parcel K11 01 015 -

Amirah Johnson is requesting a variance to ordinance Article II-Nuisance Abatement, Sec. 14.25-Orders for Corrective Action. The purpose of the request is to allow the applicant to repair the house on the property back to a habitable state for a cost of more than half the value. The applicant has stated that the home has been in her family for several generations and she does not want the house demolished. Zoning is R-1 (Single Family Residential).

4. Public Hearing for Re-Zoning - Parcel - 120 008K 001 -

Sawdawg, LLC has applied for a re-zoning of parcel 120 008K 001 containing approximately 6.39 acres located on the north side of Laurel Island Parkway and on the west side of Winding Road. The applicant is requesting the parcel be re-zoned to C2 (General Commercial) and the applicant is asking for a special exception to allow the use of a mini warehouse storage facility. Current zoning is PD/R-1.

5. Public Hearing- Re-Zoning - Parcel 108 050 -

Laurel Island Holdings, LLC has applied for a re-zoning of parcel 108 050 containing approximately 129 acres located on the south side of Highway 40 West and on the east side of South 50th Avenue. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development Mixed Use) for the purpose of a retail/residential development. Current Zoning is I-G (General Industrial).

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr.	Mayor
James W Galloway	Councilman
Farran Fullilove	Councilman
Kristy Chance	Councilwoman
Alex Blount	Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

- 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

VII. OLD BUSINESS

- 1. Approval Of: Resolution 2021-09 - Protection for Okefenokee Swamp -
A resolution to help protect the integrity of the Okefenokee Swamp and the natural resources many communities depend on.

VIII. PLANNING AND ZONING

- 1. Approval of Variance - 105 East Farmers Street - Map & Parcel K11 01 015 -
Amirah Johnson is requesting a variance to ordinance Article II-Nuisance Abatement, Sec. 14.25-Orders for Corrective Action. The purpose of the request is to allow the applicant to repair the house on the property back to a habitable state for a cost of more than half the value. The applicant has stated that the home has been in her family for several generations and she does not want the house demolished. Zoning is R-1 (Single Family Residential). *Planning Commission recommends approval of the variance request with the following condition:*
 - 1) *A building permit must be obtained and all work must be completed by a certified general contractor.*

The following condition was removed by the Planning Commission:

- 2) *Construction must start no later than November 1, 2021 and completed within 12 months.*

2. Approval of Re-Zoning-Parcel- 120 008K 001 -

Sawdawg, LLC has applied for a re-zoning of parcel 120 008K 001 containing approximately 6.39 acres located on the north side of Laurel Island Parkway and on the west side of Winding Road. The applicant is requesting the parcel be re-zoned to C2 (General Commercial) and the applicant is asking for a special exception to allow the use of a mini warehouse storage facility. Current zoning is PD/R-1. *Planning Commission recommends approval.*

3. Approval of Re-Zoning-Parcel 108 050 -

Laurel Island Holdings, LLC has applied for a re-zoning of parcel 108 050 containing approximately 129 acres located on the south side of Highway 40 West and on the east side of South 50th Avenue. The applicant is requesting the parcel be re-zoned to PD/MU (Planned Development Mixed Use) for the purpose of a retail/residential development. Current Zoning is I-G (General Industrial). *Planning Commission recommends approval.*

4. Approval of Home Occupation - 205 Lake Forest Drive - Map & Parcel 107H 025 -

Amanda Ramos has applied for a Home Occupation Permit doing business as "Super Sweet Bake Shop". The purpose of the business will be for an online bakery business. The applicant will be processing and cooking the bakery items in her home and she has provided a copy of her cottage food license from the Department of Agriculture. 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.*

5. Approval of Home Occupation - 121 Almond Circle - Map & Parcel 107H 025 -

Ana Rodriguez has applied for a Home Occupation Permit doing business as "Ana's Corner Aromatherapy". The purpose of the business will be for an online and public market sales of bracelets and aromatherapy oils. The applicant has been notified and agrees to the requirements of a Home Occupation Permit as noted in KLADO. Zoning is PD/R-1. *Planning Commission recommends approval.*

6. Approval of Home Occupation-105 Crestwood Court- Map & Parcel 082H 059 -

Joshua Gustafson has applied for a Home Occupation Permit doing business as "The Tactical Submariner". The purpose of the business will be for online gun sales. 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 with the following conditions:*

- 1) *Applicant must adhere to the following city ordinance:*

Sec. 110.10 Manufacture and/or Sale of Firearms/Explosives. The manufacturing of firearms will not be allowed under any home occupation classification. No product may be manufactured which contains explosive materials, including but not limited to bullets. Online sales of firearms and ammunition will only be allowed in the "Home Occupation" classification.

2) Discharging of any firearms on the property is strictly prohibited with regard to the home occupation business.

7. Approval of Final Plat - Lake Victoria Phase IV -

The final plat for Lake Victoria Phase IV will consist of 27 single family lots on a total of 15.47 acres. This project will be a continuation of the Lake Victoria development and will connect Pistachio Lane to Soncel Drive. The developer, Soncel, Inc., will still abide by the original PD (Planned Development) that was approved in 2006 by City Council. Zoning is PD/R-1. *Planning Commission recommends approval.*

IX. NEW BUSINESS

1. Approval Of: Application for an Alcohol License for Kingsland BBQ, LLC, D.B.A. Sonny's BBQ/Josh McCall, Acting Agent -

Mr. Josh McCall, Acting Agent for Kingsland BBQ, LLC, d.b.a. Sonny's BBQ, located at 1380 Boone Street, is applying for a new Alcohol License for distilled spirits, beer and wine consumption on premise.

2. Proclamation - National Assisted Living Week 2021 -

3. Approval Of: Resolution 2021-11 - Support of the St. Marys Tabby Ruins Trail with the Winding Road Connector to the East Coast Greenway -

4. Approval Of: Professional Services Agreement Between City of Kingsland and Camden Connection for Consulting Services for the American Rescue Plan Act of 2021 -

5. Approval Of: Georgia Power Illumination Contract - 518 South Arizona Street -
Staff recommends approval.

6. Approval Of: Georgia Power Illumination Contract - 403 East Thrift Street -
Staff recommends approval.

7. Approval Of: Georgia Power Illumination Contract - 110 Cypress Bend -

8. Bid Award: Sugar Maple Way Road Construction -

Scope of work includes removing existing asphalt, grading existing lime rock, paving, and installing stop bar using thermoplastic and reflective beads. *Staff recommends sole bidder, Seaboard Construction, for \$67,565.57.*

9. Approval Of: TDS Telecommunications Service Agreement for TDS TV for Fire Station 3, Fire Station 4, Fire Station 5 and Police Department - Downtown Office
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X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED