



# CITY OF KINGSLAND, GEORGIA

## CITY COUNCIL

MINUTES • SEPTEMBER 13, 2021

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Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

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### **I. PUBLIC HEARING - STARTS AT 6:00PM**

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

1. Public Hearing: FY 2021-22 Proposed Budget -

No one came forward to speak.

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.

No one came forward to speak.

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).

No one came forward to speak.

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.

No one came forward to speak.

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).

No one came forward to speak.

## II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:06 PM via WEBEX.

## III. ROLL CALL

|                         |               |          |
|-------------------------|---------------|----------|
| James W Galloway        | Councilman    | (Remote) |
| Farran Fullilove        | Councilman    | (Remote) |
| Kristy Chance           | Councilwoman  | (Remote) |
| Alex Blount             | Mayor Pro Tem | (Remote) |
| Charles Grayson Day Jr. | Mayor         | (Remote) |

## IV. INVOCATION AND PLEDGE TO THE FLAG

Councilman Blount gave the Invocation and led in the Pledge to the Flag

## V. CONSENT DOCKET

Mayor Day stated that the CDBG-DR Planning Subrecipient Agreement needed to be added.

|                  |                                        |
|------------------|----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED AS AMENDED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Farran Fullilove, Councilman           |
| <b>SECONDER:</b> | James W Galloway, Councilman           |
| <b>AYES:</b>     | Galloway, Fullilove, Chance, Blount    |

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Amended
- C. Approve the Payments of Accounts Payable as Due and Funds Available

## VI. GRANTING AUDIENCE TO THE PUBLIC

Ms. Susan Inman, Coastal Advocate from Brunswick, GA spoke in support of the Okefenokee Swamp Resolution.

## 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.

Councilman Blount made a motion to bring this item back before council.

Councilman Galloway seconded the motion.

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Farran Fullilove, Councilman        |
| <b>SECONDER:</b> | Kristy Chance, Councilwoman         |
| <b>AYES:</b>     | Galloway, Fullilove, Chance, Blount |

## 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.*

Discussion held regarding start and end timeline for project.

Councilman Blount made a motion to approve the variance with a start date no later than November 1, 2021 and to be completed within twelve (12) months.

Councilman Fullilove seconded the motion.

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

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.*

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

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.*

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

4. Approval of Home Occupation - 205 Lake Forest Drive - Map & Parcel 107R 022 -

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.*

Map and Parcel number corrected.

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

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.*

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

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.*

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

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.*

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

## 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.

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

2. Proclamation - National Assisted Living Week 2021 -

Mayor Day read the Proclamation for 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 -

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

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

City Manager Lee Spell stated that there had been a small change to the contract. The contract had called for weekly meetings and had been changed to only require monthly meetings.

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

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

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

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

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

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

Discussion was held regarding cost of installing this light. Because there is no existing pole at the residence, the city would be charged for running a new line, boring under the road, and for the installation of the pole. Councilman Blount asked if the existing street lights in the neighborhood met the city requirements. City Manager Lee Spell stated that they did. Mr. Spell stated that street lights are normally between 300 to 500 feet apart, but he was not definite on the required distance in this neighborhood. Mayor Day asked if there had been any higher crime levels or more traffic issues by not having this light installed. City Manager Lee Spell stated that there were not any issues.

Councilman Fullilove made a motion to defer this decision until more information could be determined.

Councilwoman Chance seconded the motion.

**RESULT:** DEFERRED [UNANIMOUS]  
**MOVER:** Farran Fullilove, Councilman  
**SECONDER:** Kristy Chance, Councilwoman  
**AYES:** Galloway, Fullilove, Chance, Blount

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.*

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

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

## **X. MAYOR AND COUNCIL ANNOUNCEMENT**

Mayor Day invited everyone to join the Camden County Wildcats as they celebrated their Homecoming with a parade and pep rally downtown Kingsland on Thursday, September 16, 2021 starting at 5:00 PM.

Councilwoman Chance invited everyone to the Business After Hours event being held downtown Kingsland on September 23, 2021. She stated this would give everyone a chance to see our existing business downtown and to also see locations that are available for new businesses.

## **XI. ADJOURNED**

Councilman Blount made a motion to adjourn.  
Councilman Fullilove seconded the motion.

The meeting adjourned at 6:59PM.