

CITY OF KINGSLAND, GEORGIA

CITY COUNCIL MEETING

March 31, 2014

6:00 PM

PUBLIC HEARING

Mayor Smith Called the Public Hearing to order at 6:00 P.M.

- 1.) **Application for Alcoholic Beverage License:** Traditions Golf Management, LLC/Laurel Island Links, Manager, Harold Thomas, located at 233 Marsh Harbour Parkway, Kingsland, Georgia 31548 for the sale of beer/wine/liquor on the premise consumption with food.

No one came forward to speak regarding the Application.

- 2.) **Zoning Text Amendment:** The City of Kingsland Planning Commission has recommended the addition of a new C-ED zoning district (Commercial – Entertainment District) along with regulations regarding uses and restrictions.

Mr. Jeremy Mackey, P & A Engineering Firm, Gross Road, Kingsland Georgia came forward to address the Mayor and City Council. Mr. Mackey asked if he and Mr. Thor Degelmann of Epic Resort Group could give a presentation during the Public Hearing to hopefully address the concerns of the citizens.

Mr. Degelmann stated he hoped to inform the community that this project will be an asset and the density will be spread out over five hundred (500) acres, designed around wetlands.

Mr. Mackey stated that Councilman Blount had an idea to have citizens from each neighborhood group working directly with the city and developers.

Councilman Blount stated he would like a dialog between the residents and the team.

Councilman McClain asked Mr. Degelmann and Mr. Mackey to talk about the need for an amusement park, and how effective will they be in cutting down the noise.

Mr. Degelmann stated the Master Plan addresses traffic, safety, noise and drainage. He went over the master plan and spoke to the citizens about gating their community to prevent traffic, berming (landscaped) to cut down on the noise and light, the use of technology and building a connector for traffic and safety. Mr. Degelmann spoke about the use of the wetlands and showed a map of how different parks would be placed in this area.

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Public Hearing, Continued from Page 1:

Ms. Carol Riggs of May Creek Drive addressed the Mayor and City Council. Ms. Riggs stated she was concerned about the construction phase. Ms. Riggs stated she is glad the citizens have been included and would be happy to work with the team.

Ms. Shannon Carter, 898 May Creek Drive addressed the Mayor and City Council. Ms. Carter stated that she was told there would only be one gate and her home is fourteen hundred feet (1400) from the water park. Ms. Carter stated that this is affecting her world, and she does not have a choice. Ms. Carter felt this is not in the best interest of anyone who lives there and the city should protect what she has at stake.

Mr. John Morton, Greenbriar Road addressed the Mayor and City Council. Mr. Morton stated that he had a meeting at his house and invited four (4) of the different neighborhoods that will be affected by this park. Mr. Morton said that they are totally opposed to the location of this project. Mr. Morton stated you cannot put berms on wetlands and a noise study should be done before the zoning is changed. Mr. Morton also stated that he sent the Mayor and City Council members a certified letter with a copy of the Georgia Nuisance Law. Mr. Morton reported that the law states that a developer cannot adversely impact people's homes.

Mr. Mackey advised Mr. Morton that they would mitigate the wetlands and there was room for the berms.

Mayor Smith Stated that the city is trying to do something to improve it and they are trying to do it orderly without an impact on the community; he stated that Mr. Jeremy Mackey is willing to meet with everyone.

Councilman Minckler asked what the time frame is for the noise study.

Mr. Mackey stated that once there is a site plan and they know what equipment will be going in, it will be done, and it will be done on the front end.

Mr. Tommy Thomas, 520 Laura Street, stated he does not live in the May Creek area but his children and his friends do. Mr. Thomas asked the Mayor and council what kind of tax increase the citizens would see, and what kind of tax benefit was given to the developer.

Councilman Blount stated there is nothing that would increase taxes. Councilman Blount explained what a Tax Allocation District is and said there would be no excusing of taxes, no forgiving of taxes and no city funds will be involved in this project.

The Public Hearing was closed by Mayor Smith at 6:58 P.M.

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AGENDA

I. CALL TO ORDER and WELCOME GUESTS

Mayor Smith called the meeting to order at 6:58 P.M.

II. INVOCATION and PLEDGE TO THE FLAG:

Mayor Smith gave the invocation and led the audience in the Pledge to the Flag.

III. ROLL CALL:

Mayor Smith – present, Councilman Blount – present, Councilman McClain – present, Councilman Minckler – present, Councilman Day – absent, due to conflict with schedule for rescheduled meeting.

QUORUM: yes X no _____

IV. CONSENT DOCKET:

- A. Approve the Council Minutes of the last Regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payment of Accounts Payable as Due and Funds Available

Councilman McClain made a motion to approve the Consent Docket as presented. Councilman Minckler seconded the motion. The motion carried unanimously.

V. PRESENTATION: Mr. Jeremy Mackey

Mr. Mackey stated he had nothing else to add from the Public Hearing.

VI. GRANTING AUDIENCE TO THE PUBLIC:

Mr. Don Mounsey addressed the Mayor and City Council. Mr. Mounsey stated that on December 23, 2013 he made an announcement that he would be filing a complaint against Daniel Minckler and his election committee. Mr. Mounsey said that he made up the complaint, had it notarized and sent it registered mail to the attention of Mayor Smith. This was done on January 17, 2014 and it was received and signed for by the City of Kingsland. He stated that four (4) times he has called regarding the status of the complaint and has yet to receive a good answer.

Mayor Smith stated he has been waiting for guidance from Georgia Municipal Association (GMA). Mayor Smith asked Mr. Lee Spell, Interim City Manager to please start the process regarding this issue.

Mr. John Anderson, Scrubby Bluff road addressed the Mayor and City Council. Mr. Anderson stated that he would like to have his name added to the list of citizens working with the team for Epic Adventure Park. He asked the Council to not make a hasty decision because a lot of registered voters are thinking this is not a good idea. Mr. Anderson stated he is not against jobs, just low paying jobs.

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VII. OLD BUSINESS:

none

VIII. NEW BUSINESS:

- A. ALCOHOL LICENSE APPROVAL:** Traditions Golf Management, LLC/Laurel Island Links, Manager Harold Thomas, located at 233 Marsh Harbour Parkway, Kingsland, Georgia for the sale of beer/wine/liquor, on the premise consumption with food.

Councilman Blount made a motion to approve the License. Councilman Minckler seconded the motion. The motion carried unanimously.

- B. ADOPTION OF:** Ordinance #2014-03, An Ordinance to Amend Articles VI, VI, VII and XII of Ordinance #2002-08 Titled “The Kingsland Zoning and Land Development Ordinance”

Councilman Minckler made a motion to approve the adoption of the Ordinance. Councilman Blount seconded the motion. The motion carried unanimously.

- C. APPROVAL OF:** Application for Zoning Change – Mr. Bill Gross is requesting a change in the zoning of Tax Parcel 095-009B (262 acres on May Creek Road) from PD/C-2 to C-ED. Also requested is the adjacent 270 acre parcel to the south (Tax Parcel 095-025) from R-1 to C-ED. Proposed use is the Kingsland Adventure Park.

Councilman Blount made a motion to approve the zoning change. Councilman McClain seconded the motion. The motion carried unanimously.

- D. PROCLAMATION:** The City of St. Marys, City of Kingsland, City of Woodbine, Camden County Board of Commissioners & St. Marys EarthKeepers Declaring March 29, 2014, Earth Hour 2014, for 1 hour beginning at 8:30 P.M

Councilman Blount made a motion to approve the Proclamation. Councilman Minckler seconded the motion. The motion carried unanimously.

- E. PROCLAMATION:** Crime Victims’ Rights Week April 6-12, 2014

Mayor Smith presented this Proclamation to the District Attorney’s Office.

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New Business Continued from Page 4:

F. DISCUSSION OF: Sale of City Owned Real Property

A brief discussion ensued regarding the current real estate market and the listed appraisals. It was agreed that the city would accept fifty (50) percent of the appraised value.

Councilman Blount made a motion to approve selling these properties to get them back on the tax roll at fifty (50) percent off the appraised value. Councilman McClain seconded the motion. The motion carried unanimously.

G. DISCUSSION AND APPROVAL OF: City of Kingsland Separation Incentive Plan.

Councilman McClain made a motion to approve the plan. Councilman Minckler seconded the motion. The motion carried unanimously.

H. APPROVAL OF: Resolution #2014-09:

Councilman Blount made a motion to approve the Resolution. Councilman Minckler seconded the motion. The motion carried unanimously.

I. APPROVAL OF: Quit Claim Deed between Soncel Construction, Inc., and the City of Kingsland, Lake Camellia Subdivision.

Councilman Blount made a motion to approve the Deed. Councilman Minckler seconded the motion. The motion carried unanimously.

J. APPROVAL OF: Resolution #2014-10:

Councilman Blount made a motion to approve the Resolution. Councilman Minckler seconded the motion. The motion carried unanimously.

K. APPROVAL OF: Warranty Deed between Soncel Construction, Inc., and the City of Kingsland, Lake Camellia Drive and Camellia Court.

Councilman Minckler made a motion to approve the Deed. Councilman Blount seconded the motion. The motion carried unanimously.

L. APPROVAL OF: Resolution #2014-11:

Councilman Blount made a motion to approve the Resolution. Councilman McClain seconded the motion. The motion carried unanimously.

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New Business continued from Page 5:

M. APPROVAL OF: Easement between Soncel Construction, Inc.

Councilman Blount made a motion to approve the Easement. Councilman Minckler seconded the motion. The motion carried unanimously.

N. APPOINTMENT TO PLANNING COMMISSION – Mayor Smith

Mayor Smith appointed Mr. Farran Fullilove to the Planning and Zoning Commission.

IX. MAYOR AND COUNCIL ANNOUNCEMENTS:

Mayor Smith wished Councilman Minckler a happy birthday.

X. ADJOURNMENT:

Councilman Blount made a motion to adjourn. Councilman McClain seconded the motion. The motion carried unanimously.

The City Council Meeting adjourned at 7:35 P.M.

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk