



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • FEBRUARY 14, 2022

Regular Meeting

Webex

6:00 PM

Online Meeting Via WEBEX, Kingsland, GA 31548

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for the Purpose of Considering a Temporary Alcohol License for Wee Pub/Daniel Black -

Mr. Daniel Black, acting agent for Wee Pub, has submitted an application for a temporary alcohol license for the sale of beer/wine by the drink at the K-BAY Mardi Gras Festival to be held on February 25 -26, 2022 in downtown Kingsland.

2. Public Hearing for the Purpose of Considering a Temporary Alcohol License for Walkabout Camp and RV Park/Katie Kilner -

Ms. Katie Kilner, acting agent for Walkabout Camp and RV Park, has submitted an application for a temporary alcohol license for a one day sale of beer/wine by the drink for a music festival to be held March 12, 2022. This event will take place at 742 Old Still Road.

3. Public Hearing for Re-Zoning Request of 307 and 451 East Hilton Avenue -

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 and K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 East Hilton Avenue. The applicants are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

4. Public Hearing for Annexation Request & Zoning Designation for Parcels 070 055 and 070 043A -

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A, containing approximately 20.14 acres located on the north side of GA Highway 40 West and on the west side of Colerain Road, in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr.
James W Galloway
Farran Fullilove
Kristy Chance
Alex Blount

Mayor
Councilman
Councilman
Councilwoman
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

VIII. PLANNING AND ZONING

1. Approval of Re-Zoning Request of 307 and 451 East Hilton Avenue -

Matt Ellis and Will Ellis have applied for a re-zoning of parcels K16 01 015 and K16 01 014 containing a total of approximately 3.67 acres located at 307 and 451 East Hilton Avenue. The applicants have been using the properties for a commercial construction business for over 50 years and have been paying commercial taxes as well. The parcels were grand fathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

The area surrounding the parcel is predominately single family residential with a few large undeveloped properties along East Hilton Avenue. The re-zoning of C-2 would not be consistent with the area and would go against the city comprehensive plan. To be able to sell the property as commercial and for an existing commercial use to be able to continue, the property would need to be re-zoned to C-2. There is sewer and water available to this immediate area. Current Zoning is R-1 (Single Family Residential).

Staff does not recommend approval. Re-zoning the property to C-2 would allow several types of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential. *Planning Commission does not recommend approval. This was denied with a 5 to 1 vote, with 1 commissioner abstaining.*

2. 3782 : Approval of Ordinance 2022-01 Annexation Request and Zoning Designation for Parcels 070 055 and 070 043A -

Matt Bera with Specialty Structural Products has applied for Annexation of parcels 070 055 and 070 043A containing approximately 20.14 acres located on the north side of GA Highway 40 West and on the west side of Colerain Road., in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcels for a truss manufacturer/retail lumber yard business. The area is a mixture of residential and commercial city and county parcels and there are city parcels adjacent to the property along with city parcels directly across Colerain Road. There is existing water and sewer access along GA Highway 40.

Current Zoning is R-1-Single Family Residential (County) Parcel 070 055 and A-F-Agricultural Forestry (County) Parcel 070 0043A.

The proposed annexation will bring in approximately 20.14 acres into the city and will establish a new commercial business and a new water and sewer customer and in staff's opinion the proposed business would not have a negative impact on the area. The applicant is requesting a C-2 (General Commercial) zoning designation for the parcels if the annexation is approved, which is consistent with the surrounding county parcels. *Planning Commission recommends approval.*

3. Approval of Final Plat - Lake Juniper Phase 3 -

Lake Manor West, LLC has submitted an application for a final plat approval for Lake Juniper Phase 3 that will consist of 24 lots on approximately 9.13 acres. The Lake Juniper original final plat for Phase I and II was approved by the City Council on June 10, 2019 along with the PD that was submitted by the developer. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5'.

All engineering and planning reviews have been completed and approved for Phase 3. The developer will follow the previously amended PD with the reduced setbacks. Zoning is PD-R-1. *The Planning Commission recommends approval.*

4. Approval of Final Plat - Ryan's Cove Phase 3 -

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC, has submitted an application for approval of the final plat for Phase 3 of Ryan's Cove. With this phase of the development, the developer wishes to offer 19 duplex lots on 10.32 acres. All engineering reviews have been completed and accepted for Phase 3 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD-R-2. *Planning Commission recommends approval.*

5. Approval of Preliminary Plat - Lake Victoria Phase V -

Lake Victoria Phase V is a single family residential development by Soncel, Inc. This project will be a continuation of the Lake Victoria development and will be a continuation of Soncel Dr. The preliminary plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. The developer will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. *Planning Commission recommends approval.*

IX. NEW BUSINESS

1. Approval Of: Temporary Alcohol License for Daniel Black/Wee Pub for the 2022 Mardi Gras Festival -

Mr. Daniel Black, acting agent for Wee Pub, has submitted an application for a temporary alcohol license for the sale of beer/wine by the drink at the K-BAY Mardi Gras Festival to be held on February 25 -26, 2022 in downtown Kingsland.

2. Approval Of: Temporary Alcohol License for Katie Kilner/Walkabout Campground and RV Park -

Ms. Katie Kilner, acting agent for Walkabout Camp and RV Park, has submitted an application for a temporary alcohol license for a one day sale of beer/wine by the drink for a music festival to be held March 12, 2022. This event will take place at 742 Old Still Road.

3. Approval Of: National Opioids Settlement Participation Form (Distributor & Manufacturer) -

Two proposed nationwide settlement agreements have been reached that would resolve all opioid litigation brought by states and local political subdivisions against the three largest pharmaceutical distributors, McKesson, Cardinal Health and AmerisourceBergen, and one manufacturer, Janssen Pharmaceuticals, Inc., and its parent company Johnson & Johnson.

These settlement participation forms may allow Kingsland to receive settlement funds if the city becomes eligible to participate based on the state settlement agreement. *Staff recommends approval.*

4. Approval Of: Resolution 2022-02 Section 125 Premium Only Plan -

Resolution of Amended Section 125 Cafeteria Plan effective April 1, 2022.

5. Approval Of: 2022 Section 125 Plan Adoption Agreement -

Annual update to the City of Kingsland Section 125 Premium Only Plan to comply with the latest IRS rules for Group Benefit Cafeteria Plans. With this plan, employees save an average of 30% on insurance premiums and the city saves about \$80 in FICA taxes per \$1000 in premiums we deduct pre-taxed for participating employees. Last year our plan saved about \$131,925, including the \$104,152 in taxes saved by our employees. *Staff recommends approval.*

6. Approval Of: Tax Specialist of Georgia-Southeast, LLC Agreement (TSG) -

To authorize and engage TSG to conduct a review of the City's records pertaining to any and all Wastewater and Drinking Water Treatment projects for the purpose of determining if any Georgia Sales Tax was paid by any and all general contractors or their sub-contractors on purchases which qualify for Sales Tax exemption. Upon findings, TSG will file all necessary documentation required, contact, and/or meet with representatives of Georgia Department of Revenue for the sales tax refund claim. TSG will bear all costs incurred in the process in exchange for 25% of the total proceeds recovered from all findings. City is under no financial obligation to pay any sum to TSG if the City does not collect any proceeds. *Staff recommends approval.*

7. Bid Award: Architectural Design Services -

The City requested proposals from qualified architectural design firms knowledgeable in building rehabilitation and improvements. Design work includes building remodeling and improvements of the City's three fire stations as specified in the scope of work.

Staff recommends awarding the sole bidder, UR Architects, for Station #4 at a total cost of \$67,045.09 at this time. Stations #3 and #5 may be awarded after satisfactory completion of Station #4 plans or may be re-bid.

8. Approval Of: MOU Partnership with Columbia Southern University - Fire Chief Terry Smith

This partnership with Columbia Southern University will provide another avenue for Kingsland's Fire Fighters to further their education.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED