



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • MARCH 14, 2022

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 Day called the Public Hearing to order at 6:00 P.M. via WEBEX.

1. Public Hearing for De-Annexation-Map & Parcel 094 019N -

Michael Tomko & Debra Tomko have applied for a De-Annexation of their property located at Brazell Lane containing approximately 12.21 acres. The parcel is undeveloped at this time. There is no water or sewer availability in the immediate area. It would not be feasible for the city or the applicants to install water and sewer to the parcel. The parcel as shown, is on an island with no adjacent city parcels. The de-annexation would only have a negative effect on the tax digest of the city. Zoning is R-1.

No one came forward to speak.

2. Public Hearing for Re-Zoning - 580 East King Avenue - Map & Parcel K22 01 003 -

Cortney Taylor, acting agent for the property owners' Barbara & Patrick LeBlanc has applied for a re-zoning of parcel K22 01 003 containing a total of approximately 1.01 acres located at 580 E. King Ave. The applicant will be leasing the property with intent of purchasing for the purpose of an Event Planning Center and eventually a full service restaurant. The applicant is requesting the property be zoned to C-2 (General Commercial). Current Zoning is MU (Mixed Use) and is in the C-1A District.

No one came forward to speak.

3. Public Hearing for the Purpose of Considering the Application for an Alcohol License for M & a Seafood Market -

Alkina Daniels, acting agent for M & A Seafood Market, is applying for an alcohol license for packaged retail sales of beer/wine. The business is located at 100 North Lee Street.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:04 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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Farran Fullilove, Councilman
SECONDER:	Alex Blount, Mayor Pro Tem
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. GRANTING AUDIENCE TO THE PUBLIC

No one came forward to speak.

VII. OLD BUSINESS

There was no old business.

VIII. PLANNING AND ZONING

1. Approval of Ordinance 2022-03 - De-Annexation-Map & Parcel 094 019N -

Michael Tomko & Debra Tomko have applied for a De-Annexation of their property located at Brazell Lane containing approximately 12.21 acres. The parcel is undeveloped at this time. There is no water or sewer availability in the immediate area. It would not be feasible for the city or the applicants to install water and sewer to the parcel. The parcel as shown, is on an island with no adjacent city parcels. The de-annexation would only have a negative effect on the tax digest of the city. Zoning is R-1. *Planning Commission recommends approval.*

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

2. Approval of Re-Zoning - 580 East King Avenue - Map & Parcel K22 01 003 -

Cortney Taylor, acting agent for the property owners' Barbara & Patrick LeBlanc has applied for a re-zoning of parcel K22 01 003 containing a total of approximately 1.01 acres located at 580 East King Avenue. The applicant will be leasing the property with intent of purchasing for the purpose of an Event Planning Center and eventually a full service restaurant. The applicant is requesting the property be zoned to C-2 (General Commercial).

Current Zoning is MU (Mixed Use) and is in the C-1A District.

Staff recommends approval with the following condition:

- 1) Opaque fencing will be required along the west and south sides of the property that are adjacent to residential property.

Planning Commission recommends approval.

Councilman Blount asked Planning Director Scott Kimball if the applicants had agreed to the condition of having the fencing. Mr. Kimball acknowledged that the applicant had agreed to the fencing.

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

3. 3815 : Approval of Home Occupation-133 Greentree Circle - Map & Parcel 095F 017A -

Deborah Gordon has applied for a Home Occupation Permit for a decorative sign business known as "Beach Creek Outfitters & Designs, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. *Planning Commission recommends approval.*

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

4. Approval of Home Occupation Permit - 103 East Lilly Street - Map & Parcel K16 03 003 -

Paula Chamberlin has applied for a Home Occupation Permit for a wooden door hanger business known as "Coastal Drifter". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is C-1. *Planning Commission recommends approval.*

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

5. Approval of Home Occupation Permit - 102 Summerbrook Trail - Map & Parcel 095D 077 -

Shaniqua Taylor has applied for a Home Occupation Permit for an alteration business know as "Shaniqua Taylor's Alterations". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. *Planning Commission recommends approval.*

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

6. Approval of Home Occupation-108 Castle Oak Ct.-Map & Parcel 082H 042 -

Vincent Volpe has applied for a Home Occupation Permit for an on-line firearms business known as "Storm Firearms, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant also understands that a business license will not be granted until the applicant submits his Federal Firearms License to the Planning Department. 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

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

The final plat for Lake Victoria Phase V will consist of 10 single family lots on a total of 2.85 acres. All engineering and planning reviews have been completed and approved and the developer, Soncel, Inc., will still abide by the original PD that was approved in 2006 by City Council. Zoning is PD/R-1. *Planning Commission recommends approval.*

Mayor Day asked Planning Director Scott Kimball if we had reviewed and approved the drainage plan. Mr. Kimball stated we had.

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

8. Approval of Amendment to Original PD for Crooked River Estates -

The original PD for Crooked River Estates was approved by the City Council in 2008 that was submitted by Prospectus, LLC. The property was never completely developed and no lots were ever sold. Prospectus, LLC has submitted an amended PD and is now planning on developing the property for a 306 lot subdivision. If the amended PD is approved, Prospectus, LLC will then submit a Preliminary Plat within the next few months. The Planning, Building and Public Works staff met with the Prospectus, LLC team members on two occasions and all departments have reviewed the amended PD along with the E-One sewer system information and design details. Staff sees no issues with the Amended PD and Public Works is in agreement for the development to use the E-One sewer system. 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

IX. NEW BUSINESS

1. Approval Of: Alcohol License for M & A Seafood Market -

Alkina Daniels, acting agent for M & A Seafood Market, is applying for an alcohol license for packaged retail sales of beer/wine. The business is located at 100 North Lee Street.

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

2. Proclamation Honoring the Partnership and Commitment of Radio Kings Bay Inc. to the Citizens of Kingsland and the Camden County Community -

RESULT: **NO ACTION TAKEN**

3. Bid Award: Email Hosting Services -

Approval of Computer Discount Warehouse (CDW) Customer Service Order for the purchase of 120 Google Workspace Business Starter Licenses that includes but is not limited to Gmail, Docs, Forms, Drive, and Calendar. The Google platform meets cyber security standards for our insurance requirements under GIRMA.

Staff recommends lowest cost per user CDW-Google Workspace at \$5.24/user for 120 users at an annual cost of \$7,539.60.

Councilman Blount asked City Manager Lee Spell if we had received more than one quote that used the Google platform. Mr. Spell stated that we did have two quotes using this platform, but that CDW was the only one to give us a discount.

Councilman Blount also stated that the with the savings from the telecommunications audit that had been done earlier in the year, this expense would not be charged to the contingency.

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

4. Bid Award: Purchase of One 1/2 Ton Super Crew Cab for Fire Department -

Staff recommends 2022 Ford F150 SuperCrew Cab, (4X4) from Wade Ford for \$34,627 (includes delivery). Wade Ford's quote qualified under the City's local vendor policy to match the low bid and has agreed to do so. Council was polled on March 1, 2022 to move forward with the award. A majority vote in favor was received.

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

5. Approval Of: Amendment to the Kingsland Redevelopment Powers Policy -

Proposed amendments include adding the definition of "Applicant" which was missing from the original document, consolidating all definitions into one section, and revising Item "B" under Section IV reserving the city's right to determine the amount and allocation of TAD increment generated by the project. *Staff recommends approval.*

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

6. Approval Of: Resolution #2022-03 - Adopting Schedule of Fines and Forfeitures -

A resolution to replace our current fines and forfeitures schedule to be more in line with similarly situated jurisdictions. *Staff recommends approval.*

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

7. Approval Of: Ordinance #2022-04 - Amendment to Ordinance Chapter 13, Sec 13-1 Schedule of Fines and Forfeitures -

An amendment to adopt the new schedule of fines and forfeitures. *Staff recommends approval.*

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

8. Approval Of: Intergovernment Service Agreement for Interim Chief of Police -

An IGA between the City of Kingsland and the Camden County Sheriff Department and Camden County Board of Commissioners (Sheriff et al.) for Interim Chief of Police Services and to establish compensation for said services.

RESULT: **APPROVED [3 TO 0]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Farran Fullilove, Councilman
AYES: Fullilove, Chance, Blount
ABSTAIN: Galloway

9. Approval Of: Georgia Recreational Trails Grant Application Resolution -

A Resolution by the Mayor and Council authorizing the application for a grant under the Georgia Recreational Trails Program. This grant requires a 20% match (in-kind services) and will fund Phase I of the Trailhead at the Sanctuary at Kingsland Reserve. *Staff recommends approval.*

Councilman Blount asked City Manager Lee Spell if he knew what the in-kind services would be. Mr. Spell stated that the majority would probably be staff time.

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Fullilove gave thanks to staff that helped with the Leadership Georgia event on March 4, 2022 at Jekyll Island. He stated that he had a great time and enjoyed meeting everyone.

Councilwoman Chance also seconded the thanks to staff and stated that this dinner had been sponsored by Leadership Camden along with Bill Gross and CB Yadav.

XI. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.
Councilman Fullilove seconded the motion.
The motion passed unanimously.

The meeting adjourned at 6:34 P.M.