



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • APRIL 11, 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

1. Public Hearing for Annexation & Zoning Designation-Parcels 082 D02 017 & 082 D02 017D -

Virgil Wayne & Michael Wayne have applied for Annexation of parcels 082 D02 017 and 082 D02 017D, each containing approximately 1.27 acres located on the north side of Taft Street and on the west side of Martin Luther King, Jr. Boulevard in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcels for the applicant's personal residence. There is existing water and sewer access along MLK, Jr. Blvd. Current zoning is R-2 (Medium Density Residential-County).

2. Public Hearing for the Purpose of Considering the Application for an Alcohol License for Family Dollar Stores of Georgia, LLC Dba Family Dollar Store #23897 -

Jeanna Sanders, Acting Agent for Family Dollar Stores of Georgia, LLC dba Family Dollar Store #23897 has applied for an alcohol license for packaged retail sales of beer/wine. The business is located at 649 South Lee Street.

3. Public Hearing for the Purpose of Considering the Application for an Alcohol License for Outside the Box Event Planning & Party Rental, LLC -

Shanda Harvey, acting agent for Outside The Box Event Planning & Party Rental, LLC, is applying for an alcohol license for consumption of beer/wine on premises. The business is located at 801-B East King Avenue.

4. Public Hearing for the Purpose of Considering the Application for an Alcohol License for Race Trac Inc, Dba Race Trac #2534 -

Tara Middleton, Acting Agent for Race Trac Inc., dba Race Trac #2534 is applying for an alcohol license for the packaged retail sale of beer/wine. The business is located at 168 Kings Bay Road.

5. Public Hearing for the Purpose of Considering the Application for an Alcohol License for Rollin N Flavor -

Phillip Francis, Acting Agent for Rollin N Flavor, is applying for an alcohol license for consumption of beer/wine on premises. The business is located at 580 East King Avenue.

6. Public Hearing for the Purpose of Considering the Application for an Alcohol License for Woodbine Trading, LLC -

Bijakulmar Patel, acting agent for Woodbine Trading, LLC, is applying for an alcohol license for packaged retail sales of beer/wine. The business is located at 1409 Harrietts Bluff Road.

7. Public Hearing for Re-Zoning-Parcels K17 01 003 & K17 01 003B -

Alexander Properties Group, Inc., acting agent for property owner Sid Gross has applied for a re-zoning of parcels K17 01 003 & K17 01 003B containing approximately 22.6 acres located on the north side of East King Avenue and the west side of North Grove Boulevard. The applicant is requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of a Multi-Family Development. Zoning is R-1.

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 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. 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.*

VIII. PLANNING AND ZONING

1. Approval of Annexation & Zoning Designation-Parcels 082 D02 017 & 082 D02 017D -

Virgil Waye & Michael Waye have applied for Annexation of parcels 082 D02 017 and 082 D02 017D, each containing approximately 1.27 acres located on the north side of Taft Street and on the west side of Martin Luther King, Jr. Boulevard. in the unincorporated area of Camden County. The purpose of the annexation is to have water and sewer access to the parcels for the applicant's personal residence. There is existing water and sewer access along Martin Luther King, Jr. Boulevard. Current zoning is R-2 (Medium Density Residential-County).

The purposed annexation will bring in approximately 2.54 acres into the city and will establish two new residential water and sewer customers. The adjacent parcel to the north is an existing city parcel and the annexation of these two parcels would not cause an island to be created. The applicants are requesting a R-4 (Single Family Mobile Home-City) zoning designation for the parcels if the annexation is approved, which is consistent with the adjacent city parcel.

Planning Commission recommends approval.

2. Approval of Re-Zoning-Parcels K17 01 003 & K17 01 003B -

Alexander Properties Group, Inc., acting agent for property owner Sid Gross has applied for a re-zoning of parcels K17 01 003 & K17 01 003B containing approximately 22.6 acres located on the north side of East King Avenue and the west side of North Grove Boulevard. The applicant is requesting the parcels be re-zoned to C-2 (General Commercial) for the purpose of a Multi-Family Development. Zoning is R-1.

Planning staff recommends approval with the following condition: If zoning is approved and project does not move forward, the zoning of the property reverts back to R-1.

Planning Commission had a "No Action Taken" result with three (3) ayes, three (3) nays and one (1) abstain.

IX. NEW BUSINESS

1. Approval Of: Alcohol License for Family Dollar Stores of Georgia, LLC DbA Family Dollar Store #23897 -

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6. Acceptance Of: Quit Claim Deed - Waters Edge Haddock Road LLC Tract A2 Easement -

Staff recommends approval.

7. 3852 : Adoption Of: Resolution # 2022-05 - Readoption of Certified City of Ethics Program -

Staff recommends approval.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED