



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 -

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.

2. Approval Of: 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.

3. Approval Of: 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 packaged retail sale of beer/wine. The business is located at 168 Kings Bay Road.

4. Approval Of: Alcohol License for Rollin N Flavor -

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

5. Approval Of: 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.

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



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 3849)

DOC ID: 3849

Public Hearing for 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 MLK, Jr. Blvd. Current zoning is R-2 (Medium Density Residential-County).



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3862

AGENDA ITEM (ID # 3862)

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.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3860)

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3860

1.3

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.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3858

AGENDA ITEM (ID # 3858)

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.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3856

AGENDA ITEM (ID # 3856)

**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.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3854

AGENDA ITEM (ID # 3854)

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.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 3847)

DOC ID: 3847

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.



City Council
107 South Lee Street
Kingsland, GA 31548

Meeting: 04/11/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

TABLED

AGENDA ITEM (ID # 3784)

DOC ID: 3784

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.*

HISTORY:

02/14/22 City Council **TABLED** Next: 02/28/22

This item was tabled during the Consent Docket.

02/28/22 City Council **POSTPONED** Next: 04/11/22

This item was removed during the Consent Docket.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: February 7, 2022

City Council Meeting Date: February 14, 2022

Agenda Item: Rezoning Request

Background:

Matt Ellis and Will Ellis has applied for a rezoning of parcels K1601 015 & K1601 014 containing a total of approx. 3.67 acres located at 307 and 451 E. Hilton Ave. 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 obviously grandfathered in and not held to the current city zoning requirements. The applicants are now selling the property and are requesting the parcels be rezoned to C-2 (General Commercial) for the purpose of being able to have continuous commercial uses allowed on the property.

Summary:

The area surrounding the parcel is predominantly single family residential with a few large undeveloped properties along E. Hilton Ave. The rezoning 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 rezoned to C-2. There is sewer and water available to this immediate area.

Current Zoning: R-1 (Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff does not recommend approval. Rezoning the property to C-2 would allow several type of uses that are not appropriate in a residential area. The Property can still be sold and developed as residential.

Scott L. Kimball
Planning Director

City of Kingsland
Zoning Map

Legend

King_Add_4112018

Category

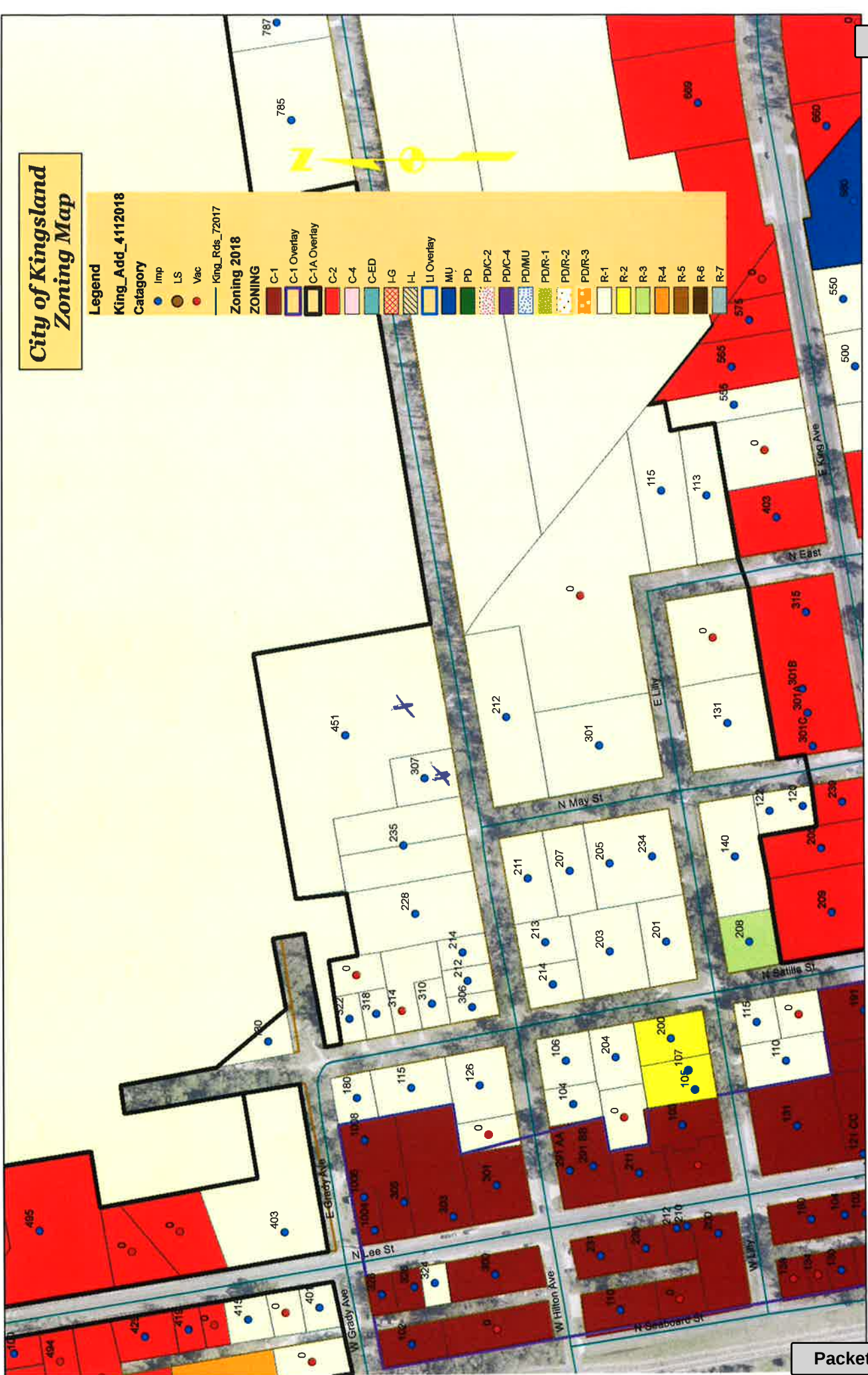
- Imp
- LS
- Vac

King_Rds_72017

Zoning 2018

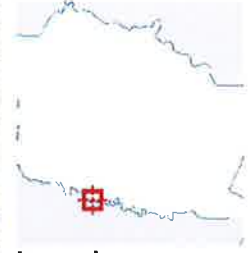
ZONING

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-ED	I-G	I-L	LI Overlay	MU	PD	PD/C-2	PD/C-4	PD/MU	PDR-1	PDR-2	PDR-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
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Overview



Legend

-  Parcels
-  Roads
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
- City Labels**

Parcel ID	K1601015	Owner	ELLIS WILLIAM H JR & MATT P	Last 2 Sales			
Class Code	Commercial		POST OFFICE BOX 1478	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/18/2005	0	FY	U
	KINGSLAND	Physical Address	451 E HILTON AVE	12/1/1994	0	NM	U
Acres	3.36	Assessed Value	Value \$116090				

(Note: Not to be used on legal documents)

Date created: 1/11/2022

Last Data Uploaded: 1/11/2022 3:48:27 AM

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City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: Planning and Zoning
Category: Annexation
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3850

AGENDA ITEM (ID # 3850)

Approval of 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 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.

ORDINANCE NO. 2022-06**AN ORDINANCE TO ANNEX TWO 1.27 ACRE TRACTS OF MICHAEL WAYE AND VIRGIL WAYE BY THE CITY OF KINGSLAND**

WHEREAS, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

WHEREAS, Michael Waye and Virgil Waye owns two tracts located on Martin Luther King Jr. Blvd. otherwise described as map and parcel 082D02017 and 082D02017D consisting of a total of 2.54 acres to be annexed with both of the tracts currently undeveloped.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland annex the stated property of Michael Waye and Virgil Waye and that it be zoned R-4 (Mobile Home District).

Adopted and approved this 11th day of April, 2022.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler, City Clerk



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: April 4, 2022

City Council Meeting Date: April 11, 2022

Agenda Item: Annexation Request and Zoning Designation

Background:

Virgil Waye and Michael Waye have applied for Annexation of parcels 082 D02 017 and 082 D02 017D, each parcel containing approx. 1.27 acres located on the north side of Taft Street and on the west side of Martin Luther King Jr. Blvd. 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: R-2 Medium Density Residential

Summary:

The proposed annexation will bring in approx. 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 applicant is requesting an R-4 (Single Family Mobile Home) zoning designation for the parcels if the annexation is approved, which is consistent with the adjacent city parcel.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

URCLU2 U2U





City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3848)

8.2

Meeting: 04/11/22 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3848

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.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report **(Amended)**

Planning Commission Meeting Date: April 4, 2022

City Council Meeting Date: April 11, 2022

Agenda Item: Rezoning Request for Parcels- K17 01 003 & K17 01 003B

Background:

The area surrounding the parcel is a mixture of commercial and residential. The adjacent parcels on E. King Ave. are zoned C-2 and the parcels directly across E. King Ave. and directly across N. Grove Blvd. are zoned C-2 as well. The developer has agreed to have a 50' natural vegetative buffer along N. Grove Blvd. as well as a 50' buffer along E. Hilton Ave. The main entrance will be off of E. King Ave. and an exit only egress off of E. Hilton Ave. The developers, after hearing the concerns of traffic problems from the citizens at the planning commission meeting on April 4th, have proposed at their expense to install a round-a-bout at the exit point on E. Hilton Ave, which they believe will help with speeding traffic and deter non-residents of the area from using E. Hilton Ave. There will be no entrance off of N. Grove Blvd., therefore to not add any additional traffic on that road. The Planning staff feels like this project will have a major positive economic impact on the development and revitalization of the downtown area of Kingsland. Only a conceptual plan has been submitted no plans have been approved at this this time. There is sewer and water available to this immediate area.

Summary:

Alexander Properties Group, Inc., acting agent for property owner Sid Gross has applied for a rezoning of parcels K17 01 003 & K17 01 003B containing approx. 22.6 acres located on the north side of E. King Ave. and the east side of N. Grove Blvd. The applicant is requesting the parcels be rezoned to C-2 (General Commercial) for the purpose of a Multi-Family Development.

Current Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball, Planning Director



Overview



Legend

-  Parcels
-  Roads
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
-  City Labels

Parcel ID K17 01 003
 Class Code Residential
 Taxing District KINGSLAND
 Acres 11.46

Owner GROSS SIDNEY L
 POST OFFICE BOX 5506
 ST MARYS, GA 31558
 Physical Address 715 E KING AVE
 Assessed Value Value \$368068

Last 2 Sales			
Date	Net Price	Reason	Qual
10/7/2013	0	GV	U
12/29/2005	\$300000	FY	U

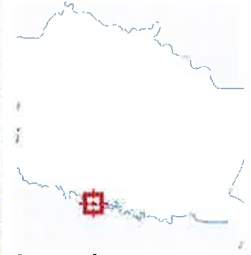
(Note: Not to be used on legal documents)

Date created: 2/28/2022
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Overview



Legend

-  Parcels
-  Roads
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
- City Labels**

Parcel ID K17 01 003B
 Class Code Residential
 Taxing District KINGSLAND
 KINGSLAND
 Acres 11.2

Owner GROSS SIDNEY L
 POST OFFICE BOX 5506
 ST MARYS, GA 31558
 Physical Address n/a
 Assessed Value Value \$158750

Last 2 Sales			
Date	Net Price	Reason	Qual
10/7/2013	0	GV	U
12/29/2005	\$450000	FY	U

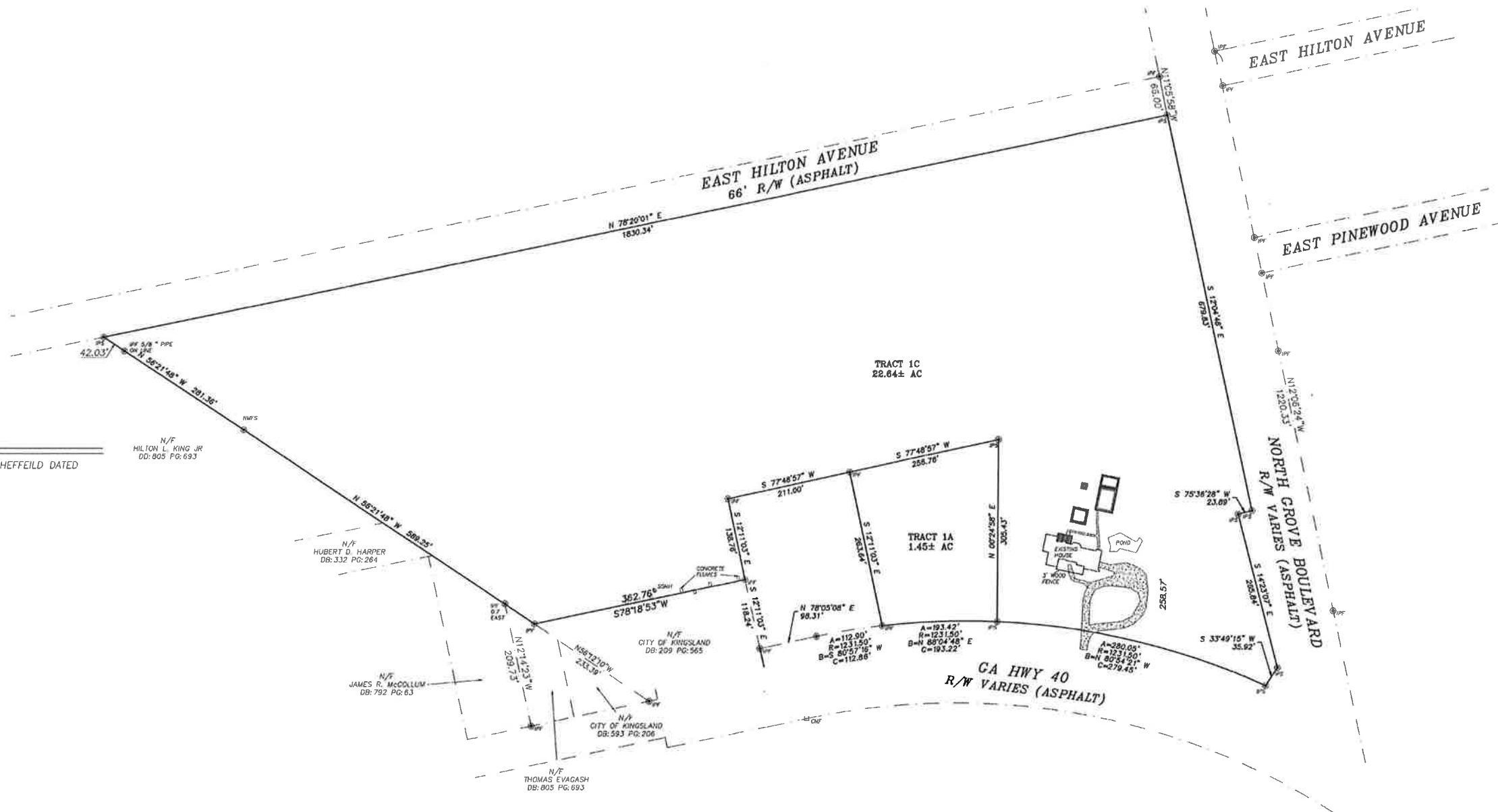
(Note: Not to be used on legal documents)

Date created: 2/28/2022
 Last Data Uploaded: 2/28/2022 5:21:44 AM

Developed by  **Schneider**
 GEOSPATIAL



MAP SHOWING A BOUNDARY SURVEY
OF A PARCEL OF LAND LYING IN THE
1606th G.M.D.
OF CAMDEN COUNTY COUNTY, GEORGIA
AND BEING IN THE CITY OF KINGSLAND
PREPARED FOR
ALEXANDER PROPERTIES GROUP, INC

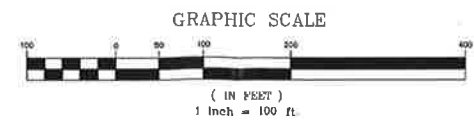


- REFERENCES:**
- 1) SURVEY FOR EDMUND GROSS BY R. W. SHEFFIELD DATED OCTOBER 2, 1956.
 - 2) GDOT PROJECT NO. 0002861
 - 3) DB 2086 PG 644

- GENERAL NOTES:**
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS PREPARED USING RADIAL SURVEY METHODS AND NO ANGULAR ADJUSTMENTS WERE MADE.
 2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 354,683 FEET.
 3. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-223.
 4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT.
 5. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
 6. THERE MAY EXIST ADDITIONAL EASEMENTS NOT SHOWN HEREON.
 7. IMPROVEMENTS NOT SHOWN.

CERTIFICATION:
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MATTHEW M JORDAN R.L.S. 3011 08/16/2021 DATE



- LEGEND:**
- DP IRON PIN FOUND
 - 1/2" IRON PIPE, UNLESS NOTED
 - RS IRON PIN SET
 - 1/2" REBAR
 - N/W RIGHT OF WAY
 - CMF CONCRETE MONUMENT FOUND
 - CUF CHAIN LINK FENCE
 - CCMC CONCRETE
 - POD POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - N/F NOW OR FORMERLY
 - DB DEED BOOK
 - PG PAGE
 - BL SETBACK LINE
 - AC AIR CONDITIONER UNIT

SURVEYORS
300 CAMDEN AVENUE
WOODBRIDGE, GA 31559
(912) 576-8854 L.S.J. 882
DWS: BY: MJ PJ: JT
DWC: 12/15/2021 SURVEYED: 12/01/2021
JOB: 0714054 1" = 100'

Attachment: Original Plans Gross Rezone (3848 : Approval of Re-Zoning-Parcels K17 01 003 & K17 01 003B)





An Apartment Home Community
Kingsland, Georgia

StudioHD
Studio for Housing Design, LLC
Architecture + Planning
Atlanta, Georgia

Ga Hwy 40 Elevation Study - Type I
Alexander Properties Group
Atlanta, Georgia



An Apartment Home Community
Kingsland, Georgia

StudioHD
Studio for Housing Design, LLC
Architecture + Planning
Atlanta, Georgia

Ga Hwy 40 Elevation Study - Type II
Alexander Properties Group
Atlanta, Georgia



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: License
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3863

AGENDA ITEM (ID # 3863)

Approval Of: 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.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

City Council Meeting Date: April 11, 2022

Agenda Item: Alcohol License for Family Dollar Store of Georgia, LLC dba Family Dollar Store #23897, Jeanna Sanders acting agent.

Summary: The applicant has applied for an alcohol license for Family Dollar Store #23897 located at 649 S. Lee St. The purpose of the alcohol license will be for packaged retail sales of beer/wine. No issues were found during the background and fingerprint checks.

Zoning: C-2 and located in the C-1A Business Corridor District.

Staff Recommendation: Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director



City of Kingsland

POLICE DEPARTMENT

Dr. C. Grayson Day, Jr.
Mayor

To Scott Kimball,

March 14, 2022

A background investigation was conducted for the Alcohol Beverage License application submitted by Jeanna Sanders for the Family Dollar Store #23897, 649 S Lee St. Kingsland, GA 31548. The findings are:

A local criminal background check was conducted for Jeanna Sanders and no criminal history was located. There is no record of Sanders having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Sanders did not locate any information that would disqualify Sanders from licensing.

I spoke with the three persons listed as references on the application.

On 03/14/2022, I attempted to speak with Katurah Alderman, 912-424-0336. The phone number provided for Alderman is no longer in service

On 03/14/2022, I spoke with Kimberly Morgan, 904-845-8000. Morgan stated she has known Sanders for approximately 4 1/2 years as co-workers. Morgan stated she knows of no reason why Sanders should not be granted this application.

On 03/14/2022, I spoke with Richard Walker, 229-392-6201. Walker stated he has known Sanders for approximately 1 1/2 years as friends. Walker stated he knows of no reason why Sanders should not be granted this application.

Based on the above information I believe Jeanna Sanders is qualified for this alcohol license.

Respectfully,

A handwritten signature in blue ink that reads "Sean Rafferty".

Sean Rafferty
Criminal Investigations Division
Kingsland Police Dept.
912-729-8260

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

JS I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

Sworn to and subscribed to this 15th day of October, 2021
Jennifer L. Tackett

APPLICANT (s)

WITNESS

Jennifer Lee Tackett
 NOTARY PUBLIC
 (SEAL)

JENNIFER LEE TACKETT
 NOTARY PUBLIC
 REGISTRATION # 7941018
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES
 JANUARY 31, 2025

To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve _____ Disapprove SK Initials
 Recommendation of Police Chief ✓ Approve _____ Disapprove BA Initials
 Recommendation of Building Insp. ✓ Approve _____ Disapprove _____ Initials
 Date of Publication 3/17/22 & 3/24/22
 Dates of Reading by Council 4/11/22
 Council Voted to: _____ Approve _____ Disapprove _____ Initials
 Date License Issued (subject to Council Approval): 4/12/22

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.



COGENT  SYSTEMS
Georgia Applicant Processing Services

Acknowledgement

I authorize Cogent Systems, Inc. to conduct a fingerprint based criminal history record check of me.

I understand that Cogent Systems, Inc. will send my fingerprints to the Georgia Crime Information Center for a search of criminal history information in its files and to the Federal Bureau of Investigation for a search of its files when a federal record check is so authorized.

I understand that the electronic results of this fingerprint check will be received by Cogent Systems, Inc. and forwarded to the agency responsible for determining my suitability for the position for which I have applied.

I further understand that Cogent Systems, Inc. will not maintain a copy of my record and that Cogent Systems, Inc. meets all confidentiality and security requirements for handling and dissemination of state and federal criminal history record information.

By: _____



Date: 10/01/21



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: License
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3861

AGENDA ITEM (ID # 3861)

**Approval Of: 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.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

City Council Meeting Date: April 11, 2022

Agenda Item: Alcohol License for Outside The Box Event Planning & Party Rental LLC, Shanda Harvey acting agent.

Summary: The applicant has applied for an alcohol license for Outside The Box Event Planning Center located at 801-B E. King Ave. The purpose of the alcohol license will be for consumption of beer/wine on the premises. No issues were found during the background and fingerprint checks.

Zoning: C-2

Staff Recommendation: Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director



City of Kingsland

POLICE DEPARTMENT

Dr. C. Grayson Day, Jr.
Mayor

To Scott Kimball,

March 15, 2022

A background investigation was conducted for the Alcohol Beverage License application submitted by Shanda Harvey for Outside the Box Event Planning & Party Rental LLC, 801 E King Ave. Kingsland, GA 31548. The findings are:

A local criminal background check was conducted for Shanda Harvey and no criminal history was located. There is no record of Harvey having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Harvey did not locate any information that would disqualify Harvey from licensing.

I spoke with the three persons listed as references on the application.

On 03/15/2022, I spoke with Annie Lloyd, 904-673-0488. Lloyd stated she has known Harvey for approximately 23 years as friends. Lloyd stated she knows of no reason why Harvey should not be granted this application.

On 03/15/2022, I spoke with Kaylee Alligood, 912-464-2779. Alligood stated she has known Harvey for approximately 4-5 years as colleagues and friends. Alligood stated she knows of no reason why Harvey should not be granted this application.

On 03/15/2022, I spoke with Phil Foster, 912-227-2115. Foster stated he has known Harvey for approximately years 10 due to working with her husband. Foster stated he knows of no reason why Harvey should not be granted this application.

Based on the above information I believe Shanda Harvey is qualified for this alcohol license.

Respectfully,

A handwritten signature in blue ink that reads "Sean Rafferty".

Sean Rafferty
Criminal Investigations Division
Kingsland Police Dept.
912-729-8260

Attachment: Outside the Box (3861 : Approval Of: Alcohol License for Outside the Box Event Planning & Party Rental, LLC)

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

CHA I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

Sworn to and subscribed to this 2 day of March, 20 22

[Signature]
Shanda Harvey
904 520 0701
 APPLICANT (s)

Jessica Hanley
 WITNESS
[Signature]
 NOTARY PUBLIC
 (SEAL)

To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve _____ Disapprove SK Initials

Recommendation of Police Chief ✓ Approve _____ Disapprove BA Initials

Recommendation of Building Insp. ✓ Approve _____ Disapprove RS Initials

Date of Publication 3/12 & 3/24/22

Dates of Reading by Council 4/11/22

Council Voted to: _____ Approve _____ Disapprove _____ Initials

Date License Issued (subject to Council Approval): 4/12/22

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.



COGENT  SYSTEMS
Georgia Applicant Processing Services

Acknowledgement

I authorize Cogent Systems, Inc. to conduct a fingerprint based criminal history record check of me.

I understand that Cogent Systems, Inc. will send my fingerprints to the Georgia Crime Information Center for a search of criminal history information in its files and to the Federal Bureau of Investigation for a search of its files when a federal record check is so authorized.

I understand that the electronic results of this fingerprint check will be received by Cogent Systems, Inc. and forwarded to the agency responsible for determining my suitability for the position for which I have applied.

I further understand that Cogent Systems, Inc. will not maintain a copy of my record and that Cogent Systems, Inc. meets all confidentiality and security requirements for handling and dissemination of state and federal criminal history record information.

By: _____

Date: _____

3.2.22



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: License
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3859

AGENDA ITEM (ID # 3859)

Approval Of: 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 packaged retail sale of beer/wine. The business is located at 168 Kings Bay Road.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3857)

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: License
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3857

9.4

Approval Of: Alcohol License for Rollin N Flavor

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



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

City Council Meeting Date: April 11, 2022

Agenda Item: Alcohol License for Rollin N Flavor, Phillip Francis acting agent.

Summary: The applicant has applied for an alcohol license for Rollin N Flavor Event Planning Center located at 580 E. King Ave. The purpose of the alcohol license will be for consumption of beer/wine on the premises. No issues were found during the background and fingerprint checks.

Zoning: C-2 and located in the C-1A Business Corridor District.

Staff Recommendation: Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director

Attachment: Rollin N Flavor (3857 : Approval Of: Alcohol License for Rollin N Flavor)



City of Kingsland

POLICE DEPARTMENT

Dr. C. Grayson Day, Jr.
Mayor

To Scott Kimball,

March 17, 2022

A background investigation was conducted for the Alcohol Beverage License application submitted by Phillip Francis for Rollin N Flavor, 204 Sugar Maple Way, Kingsland, GA 31548. The findings are:

A local criminal background check was conducted for Phillip Francis and there was nothing on his criminal history that would disqualify him for this alcohol license. Francis does not have any contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region that would disqualify him for this alcohol license. An internet/social media search for Francis did not locate any information that would disqualify Francis from licensing.

I spoke with two of the three persons listed as references on the application.

On 03/14/2022, I spoke with Carolyn James, 912-276-4960. James stated she has known Francis for approximately 2 years and he dates her daughter. James stated she knows of no reason why Francis should not be granted this application.

On 03/14/2022, I spoke with Kevin Allday, 912-288-5508. Allday stated he has known Francis for approximately 5 years and Francis is engaged to a family member of his. Allday stated she knows of no reason why Francis should not be granted this application.

I was unable to speak with Fred Jenkins, 912-674-7738, one of the listed references.

Based on the above information I believe Phillip Francis is qualified for this alcohol license.

Respectfully,

A handwritten signature in blue ink that reads "Sean Rafferty".

Sean Rafferty
Criminal Investigations Division
Kingsland Police Dept.
912-729-8260

Attachment: Rollin N Flavor (3857 : Approval Of: Alcohol License for Rollin N Flavor)

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

Sworn to and subscribed to this 14th day of February, 20 22

Phillip Francis
204 Baginapple Way
Kingsland GA 31541

APPLICANT (s)

WITNESS

NOTARY PUBLIC
(SEAL)

To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve Disapprove SK Initials

Recommendation of Police Chief ✓ Approve Disapprove BA Initials

Recommendation of Building Insp. ✓ Approve Disapprove Initials

Date of Publication 3/17 & 3/24/22

Dates of Reading by Council 4/11/22

Council Voted to: Approve Disapprove Initials

Date License Issued (subject to Council Approval): 4/12/22

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.

Attachment: Rollin N Flavor (3857 : Approval Of: Alcohol License for Rollin N Flavor)



COGENT  SYSTEMS
Georgia Applicant Processing Services

Acknowledgement

I authorize Cogent Systems, Inc. to conduct a fingerprint based criminal history record check of me.

I understand that Cogent Systems, Inc. will send my fingerprints to the Georgia Crime Information Center for a search of criminal history information in its files and to the Federal Bureau of Investigation for a search of its files when a federal record check is so authorized.

I understand that the electronic results of this fingerprint check will be received by Cogent Systems, Inc. and forwarded to the agency responsible for determining my suitability for the position for which I have applied.

I further understand that Cogent Systems, Inc. will not maintain a copy of my record and that Cogent Systems, Inc. meets all confidentiality and security requirements for handling and dissemination of state and federal criminal history record information.

By:

Phillips Francis

Date:

2/14/2022

Attachment: Rollin N Flavor (3857 : Approval Of: Alcohol License for Rollin N Flavor)



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3855)

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: License
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3855

9.5

Approval Of: 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.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

City Council Meeting Date: April 11, 2022

Agenda Item: Alcohol License for Woodbine Trading, LLC, Bijakulmar Patel acting agent.

Summary: The applicant has applied for an alcohol license for Woodbine Trading, LLC located at 1409 Harriet's Bluff Rd. The purpose of the alcohol license will be for packaged retail sales of beer/wine. No issues were found during the background and fingerprint checks.

Zoning: C-4 (Interchange Commercial)

Staff Recommendation: Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director

Attachment: Woodbine Trading App Staff Report (3855 : Approval Of: Alcohol License for Woodbine Trading, LLC)



City of Kingsland

POLICE DEPARTMENT

Dr. C. Grayson Day, Jr.
Mayor

To Scott Kimball,

March 14, 2022

A background investigation was conducted for the Alcohol Beverage License application submitted by Bijalkumar Patel for the Woodbine Trading LLC 1409 Harrietts Bluff Rd. Woodbine, GA 31569. The findings are:

A local criminal background check was conducted for Bijalkumar Patel and no criminal history was located. There is no record of Patel having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. An internet/social media search for Patel did not locate any information that would disqualify Patel from licensing.

I spoke with the three persons listed as references on the application.

On 03/14/2022, I spoke with Nirmal Kumar, 912-445-1909. Kumar stated he has known Patel for over 10 years as friends. Kumar stated he knows of no reason why Patel should not be granted this application.

On 03/14/2022, I spoke with Mikesh Patel, 912-272-6676. Mikesh stated he has known Patel for approximately 10-15 year as friends. Mikesh stated he knows of no reason why Patel should not be granted this application.

On 03/14/2022, I spoke with Yash Gill, 904-788-2132. Gill stated he has known Patel for approximately 2 years as friends. Gill stated he knows of no reason why Patel should not be granted this application.

Based on the above information I believe Bijalkumar Patel is qualified for this alcohol license.

Respectfully,

A blue ink signature of Sean Rafferty.

Sean Rafferty
Criminal Investigations Division
Kingsland Police Dept.
912-729-8260

Attachment: Woodbine Trading App Staff Report (3855 : Approval Of: Alcohol License for Woodbine Trading, LLC)

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

P.B.P. I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

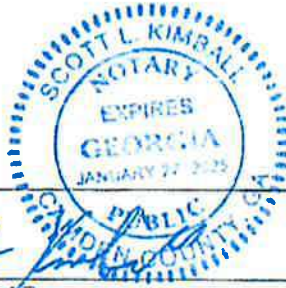
Sworn to and subscribed to this 7th day of March, 2022

BIJALKUMAR PATEL
510 S KNOX AVE
DONALSONVILLE GA 39845
912-346-0423

APPLICANT (s)

WITNESS

NOTARY PUBLIC
(SEAL)



To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve _____ Disapprove JK Initials

Recommendation of Police Chief ✓ Approve _____ Disapprove BA Initials

Recommendation of Building Insp. ✓ Approve _____ Disapprove JG Initials

Date of Publication 3/17 + 3/24/22

Dates of Reading by Council 4/11/22

Council Voted to: _____ Approve _____ Disapprove _____ Initials

Date License Issued (subject to Council Approval): 4/12/22

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.



COGENT  SYSTEMS
Georgia Applicant Processing Services

Acknowledgement

I authorize Cogent Systems, Inc. to conduct a fingerprint based criminal history record check of me.

I understand that Cogent Systems, Inc. will send my fingerprints to the Georgia Crime Information Center for a search of criminal history information in its files and to the Federal Bureau of Investigation for a search of its files when a federal record check is so authorized.

I understand that the electronic results of this fingerprint check will be received by Cogent Systems, Inc. and forwarded to the agency responsible for determining my suitability for the position for which I have applied.

I further understand that Cogent Systems, Inc. will not maintain a copy of my record and that Cogent Systems, Inc. meets all confidentiality and security requirements for handling and dissemination of state and federal criminal history record information.

By: Paul B. B.

Date: 03/07/22



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: Easement
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3853

AGENDA ITEM (ID # 3853)

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

Staff recommends approval.

Prepared by/Return to:
 Hair C. Strain, P.C.
 P.O. Box 5070
 St. Marys, GA 31558
 Drawn Deed Only

QUIT CLAIM DEED

STATE OF GEORGIA
 COUNTY OF CAMDEN

THIS INDENTURE, made the 21 day of March 2022
 between

**WATERSEDGEHADDOCKROAD, LLC,
 A Georgia Limited Liability Company and WATERSEDGEKINGSLAND HOLDINGS
 LLC**

of the first part, hereinafter called "grantor", and

THE CITY OF KINGSLAND, a MUNICIPAL CORPORATION

as party or parties of the second part, hereinafter called Grantee (words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all his interest in all that certain land, situate in **Camden County**, State of Georgia, as follows:

All that lot, tract or parcel of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, being more particularly described as follows:

Tract A-2, according to that plat of survey prepared by Jeffrey S. Foster, Georgia Registered Land Surveyor number 3143, dated January 20, 2022 and recorded in Plat Book 2022 Page 32-32 of the Camden County Public Land Records.

TO HAVE AND HOLD the said described premises to the Grantee, so that neither Grantors nor any persons claiming under Grantors shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

Karen Stephens
Witness

Paula H Lower

Notary Public
My Commission Expires:



Waters Edge Haddock Road, LLC

By: [Signature] {LS}
Its: Member

Waters Edge Kingsland Holdings, LLC

By: [Signature] {LS}

Its:

009-039897
PARTICIPANT ID
P2022000032
BK.2022 PG.32-32
FILED IN OFFICE
CLERK OF COURT
JULIE ANN TURNER, CLERK
CAMDEN COUNTY, GA
RESERVED FOR RECORDING

William H. Gross

TAX PARCEL 095 0258
NOW OR FORMERLY LANDS OF
WILLIAM H. GROSS, ETAL
(D.E. 729, PG. 286)

LOT 10
PERMANENT UTILITY EASEMENT
TO CITY OF KINGSLAND
(D.E. 1372, PG. 700-701)
LOT 9

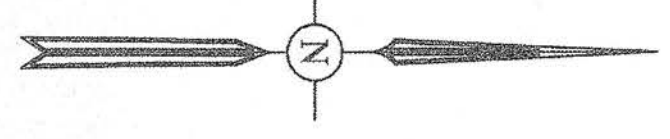
CROWN
POINTE
PARKWAY

CROWN POINT SUBDIVISION
(P.A. 24, PG. 72)

LOT 8
TAX PARCEL 107 007204
NOW OR FORMERLY LANDS OF
STERLING (CAMDEN) LIMITED PARTNERSHIP
(NO DEED RECORDED)

MAP TO SHOW MINOR SUBDIVISION PLAT OF
WATERS EDGE SUBDIVISION,
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA

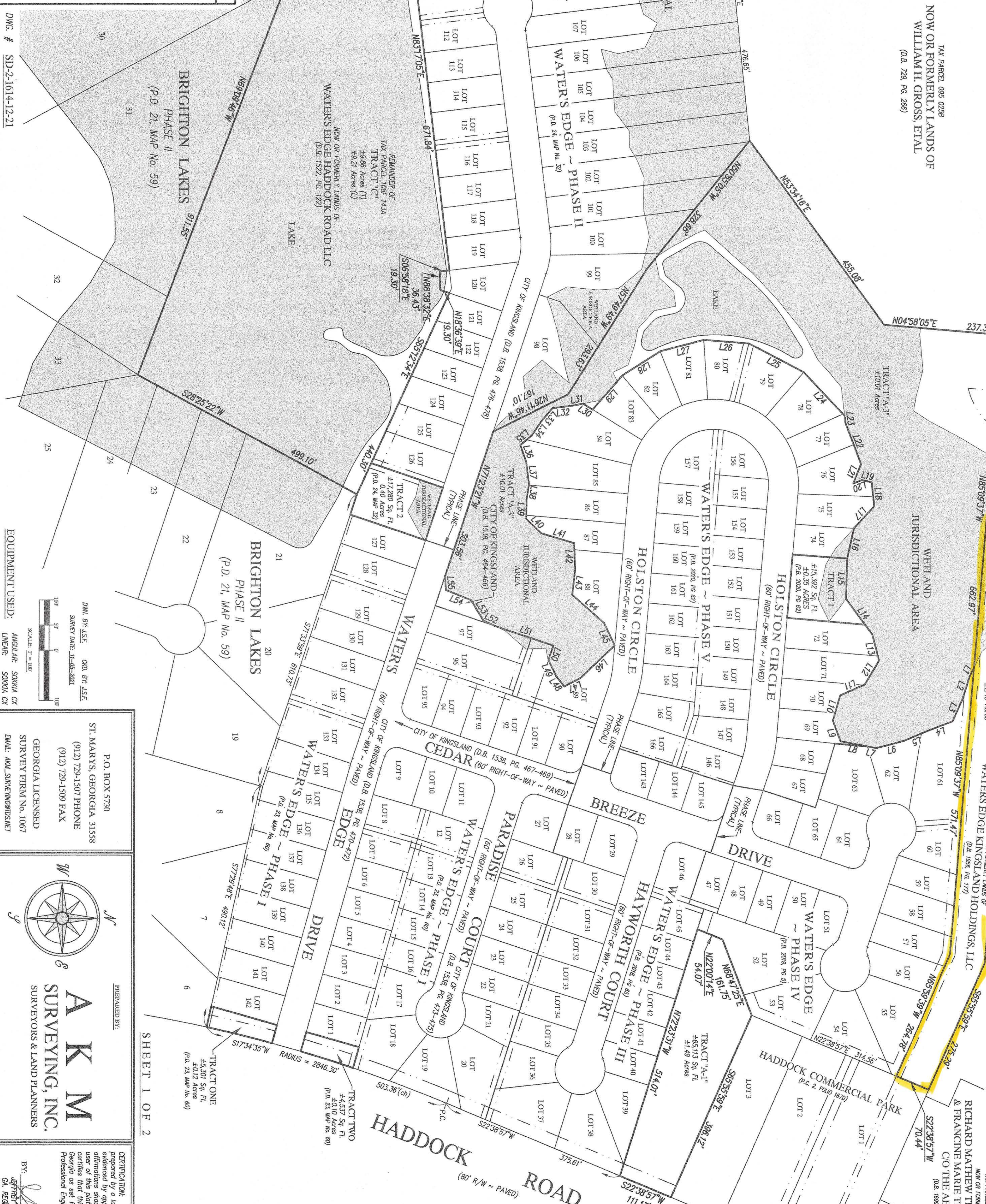
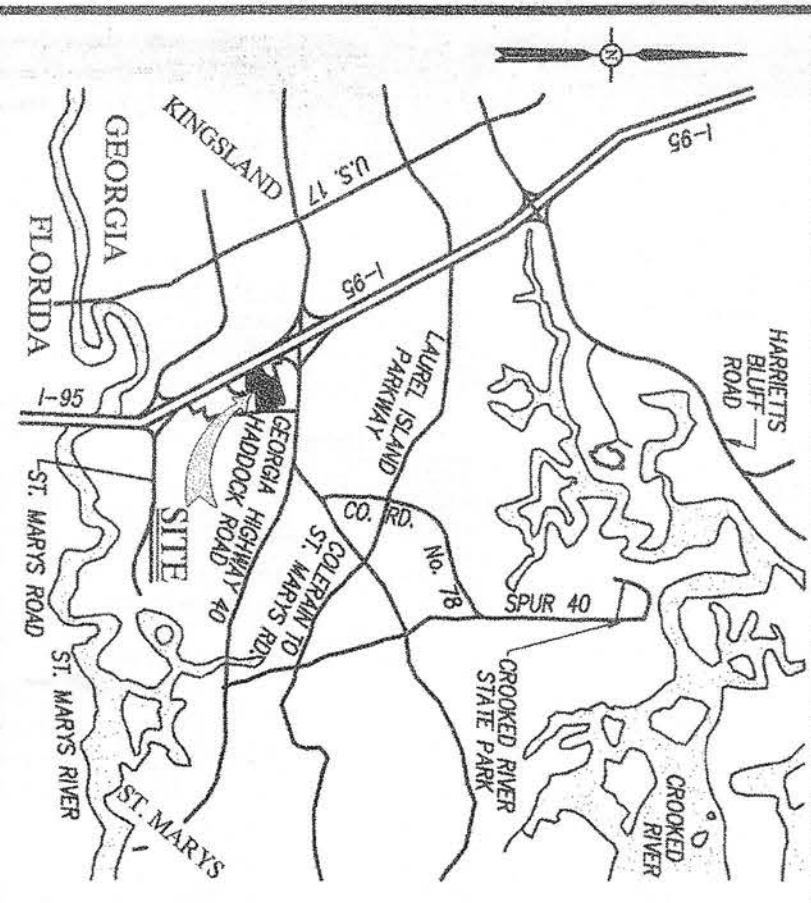
TAX PARCEL 107 007204
NOW OR FORMERLY LANDS OF
RICHARD MATTHEW TERZIAN LIVING TRUST
& FRANCHINE MARIE TERZIAN LIVING TRUST
CO THE ARGIS GROUP
(D.E. 1686, PG. 442)



INTERSTATE 95
(R/W VARIES ~ PAVED)
(GA. D.O.T. PROJ. No. I-95-1(11)00)

100' BUFFER

VICINITY MAP (NOT TO SCALE)



OWNER'S ENDORSEMENT:
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE
ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE
PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR
ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND
STANDARDS OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE.
OWNER'S NAME: WATERS EDGE KINGSLAND HOLDINGS, LLC
OWNER'S ADDRESS: PO BOX 365
KINGSLAND, GA 31548
BY: *William H. Gross* DATE: 2/2/22

OWNER'S ENDORSEMENT:
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE
ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE
PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR
ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND
STANDARDS OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE.
OWNER'S NAME: WATERS EDGE HADDOCK ROAD, LLC
OWNER'S ADDRESS: PO BOX 1747
ORANGE PARK, FL 32067
BY: *William H. Gross* DATE: 2/2/22

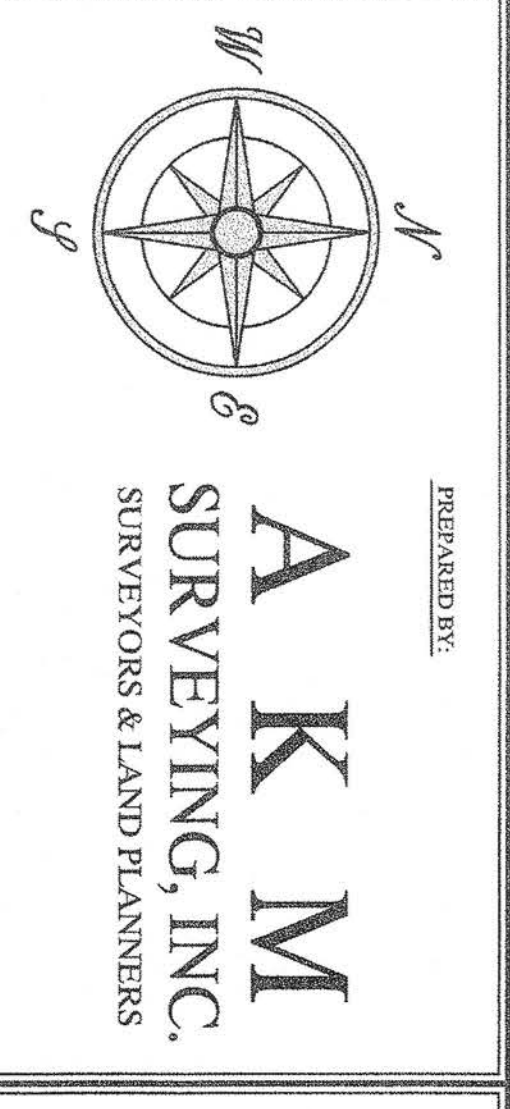
APPROVAL CERTIFICATE:
THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT MAP, OR
PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.
BY: *William H. Gross* DATE: 2/2/22
PRINTED NAME: WILLIAM H. GROSS (AGENT)

APPROVAL CERTIFICATE:
THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT MAP, OR
PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.
BY: *William H. Gross* DATE: 2/2/22
PRINTED NAME: WILLIAM H. GROSS (AGENT)

APPROVAL CERTIFICATE:
THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT MAP, OR
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BY: *William H. Gross* DATE: 2/2/22
PRINTED NAME: WILLIAM H. GROSS (AGENT)

APPROVAL CERTIFICATE:
THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT MAP, OR
PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.
BY: *William H. Gross* DATE: 2/2/22
PRINTED NAME: WILLIAM H. GROSS (AGENT)

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AWM_SURVEYING@GMAIL.COM



CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been
prepared by a land surveyor and approved by all applicable local jurisdictions for recording as
evidenced by approval certificates, signatures, stamps or statements herein. Such approvals or
statements should be confirmed with the appropriate governmental bodies by any purchaser or
other person who acquires an interest in the land shown on this plat. The undersigned land surveyor
certifies that this plat was prepared in accordance with the Georgia Surveying and Mapping Act of 1996
and the rules and regulations of the Georgia Board of Registration for Professional Engineers and
Professional Surveyors as set forth in O.C.G.A. Section 15-6-67.
BY: *William H. Gross* DATE: 1/26/22
CA. REGISTERED SURVEYOR No. 3143

EQUIPMENT USED:
ANGULAR: SOKKIA CX
LINEAR: SOKKIA CX
SCALE: 1" = 100'
DWM, BR: JSE
SURVEY DATE: 11-05-2021
DWM, BR: JSE
DWM, BR: JSE



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 04/11/22 06:00 PM
Department: City Clerk
Category: Resolution
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:

AGENDA ITEM (ID # 3852)

DOC ID: 3852

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

Staff recommends approval.



RESOLUTION # 2022-05

WHEREAS, the Board of Directors of the Georgia Municipal Association (GMA) has established a Certified City of Ethics Program; and

WHEREAS, the City of Kingsland wishes to readopt the same five (5) ethics principles and pledges; and

WHEREAS, part of the recertification process requires the Mayor and Council to subscribe to the ethics principles approved by the GMA Board.

NOW, THEREFORE, BE IT RESOLVED by the governing authority of the City of Kingsland, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles and pledges to conduct its affairs accordingly:

- Serve Others, Not Ourselves
- Use Resources With Efficiency and Economy
- Treat All People Fairly
- Use the Power of our Position For the Well Being of our Constituents
- Create an Environment of Honest, Openness, and Integrity

RESOLVED, this _____ day of _____ 2022.

BY: _____
Dr. C. Grayson Day, Jr., Mayor

Alex Blount, Mayor Pro-Tem

James Galloway, Councilmember

Farran Fullilove, Councilmember

Kristy Chance, Councilmember

Attest: _____
Jean Seigler, City Clerk



ORDINANCE # 2010-10

CITY OF KINGSLAND

STATE OF GEORGIA

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF KINGSLAND, GEORGIA TO PROVIDE A NEW CODE SECTION _____, ETHICS; TO PROVIDE FOR PENALTIES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Kingsland, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government; and

WHEREAS, the duly elected governing authority of the City of Kingsland, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority deems it essential to the proper operation of democratic government that the public officials be, and give the appearance of being, independent, impartial, and responsible to the people; that governmental decisions and policies be made in the proper channels of the governmental structure; and that public office not be used for personal gain; and

WHEREAS, such measures are necessary to provide the public with confidence in the integrity of its government.

NOW, THEREFORE, it is the policy of the City that its officials, employees, appointees, and volunteers conducting official City business:

- Serve others and not themselves;
- Be independent, impartial and responsible;
- Use resources with efficiency and economy;
- Treat all people fairly;
- Use the power of their position for the well being of their constituents; and
- Create an environment of honesty, openness and integrity.

NOW, THEREFORE BE IT, AND IT IS HEREBY ORDAINED:

Section 1.

That the Code of Ordinances of the City of Kingsland, Georgia is hereby amended by adding sections to be numbered _____, Code of Ethics, which said sections, read as follows:

“Sec. ____ PURPOSE

The purpose of this code of ethics is to:

- (a) Encourage high ethical standards in official conduct by City officials;
- (b) Establish guidelines for ethical standards of conduct for all such officials by setting forth those acts or actions that are incompatible with the interest of the City;
- (c) Require disclosure by such officials of private financial or other interest in matters affecting the City ; and
- (d) Serve as a basis for disciplining those who refuse to abide by its terms.

Sec. ____ SCOPE

The provisions of this code of ethics shall be applicable to all elected or appointed City officials. Notwithstanding anything herein to the contrary, state law and the charter of the City shall be controlling in the event of an actual conflict with the provisions of this code of ethics. This ordinance shall be interpreted to supplement, and not replace, said provisions of state law and the charter.

Sec. ____ DEFINITIONS

Solely for the purpose of this code of ethics:

- (a) *City official* or *official*, unless otherwise expressly defined does not include City employees but does mean the mayor, members of the City Council, municipal court judges (including substitute judges), City manager, City clerk, City attorney, and all other persons holding positions designated by the City charter, as amended. The term “City Official” also includes all individuals, including City employees, appointed by the mayor and/or City Council as appropriate to City authorities, commissions, committees, boards, task forces, or other bodies which can or may vote or take formal action or make official recommendations to the mayor and/or City Council.
- (b) *Decision* means any ordinance, resolution, contract, franchise, formal action or other matter voted on by the City Council or other city board or commission, as well as the discussions or deliberations of the council, board, or commission which can or may lead to a vote or formal action by that body.
- (c) *Employee* means any person who is a full-time or part-time employee of the City.
- (d) *Immediate family* means the spouse, mother, father, grandparent, brother, sister, son or daughter of any City official related by blood, adoption or marriage. The relationship by marriage shall include in-laws.

- (e) *Incidental interest* means an interest in a person, entity or property which is not a substantial interest as defined herein and which has insignificant value.
- (f) *Remote interest* means an interest of a person or entity, including a City Official, which would be affected in the same way as the general public. For example, the interest of an official in the property tax rate, general City fees, City utility charges or a comprehensive zoning ordinance or similar matters is deemed remote to the extent that the official would be affected in common with the general public.
- (g) *Substantial interest* means an interest, either directly or through a member of the immediate family, in another person or entity, where:
 - (1) the interest is ownership of five percent or more of the voting stock, shares or equity of the entity or ownership of \$5,000.00 or more of the equity or market value of the entity; or
 - (2) the funds received by the person from the other person or entity during the previous 12 months either equal or exceed (a) \$5,000.00 in salary, bonuses, commissions or professional fees, or \$5,000.00 in payment for goods, products or services, or (b) ten percent of the recipient's gross income during that period, whichever is less;
 - (3) the person serves as a corporate officer or member of the board of directors or other governing board of a for-profit entity other than a corporate entity owned or created by the City Council; or
 - (4) the person is a creditor, debtor, or guarantor of the other person or entity in an amount of \$5,000.00 or more.

Sec. ____ PROHIBITIONS

- (a) No City Official shall use such position to secure special privileges or exemptions for himself or herself or others, or to secure confidential information for any purpose other than official duties on behalf of the City.
- (b) No City Official, in any matter before the council or other City body, relating to a person or entity in which the official has a substantial interest, shall fail to disclose for the record such interest prior to any discussion or vote or fail to recuse himself/herself from such discussion or vote as applicable.
- (c) No City Official shall act as an agent or attorney for another in any matter before the City Council or other City body.
- (d) No City Official shall directly or indirectly receive, or agree to receive, any compensation, gift, reward, or gratuity in any matter or proceeding connected with, or related to, the duties of his office except as may be provided by law.

- (e) No City Official shall enter into any contract with, or have any interest in, either directly or indirectly, the City except as authorized by state law.
 - (i) This prohibition shall not be applicable to the professional activities of the City Attorney in his or her work as an independent contractor and legal advisor on behalf of the City .
 - (ii) This prohibition shall not be applicable to an otherwise valid employment contract between the City and a City Official who is not elected (such as, by way of example, a city manager, city administrator or chief of police).
 - (iii) Any official who has a proprietary interest in an agency doing business with the City shall make that interest known in writing to the City Council and the City Clerk.
- (f) All public funds shall be used for the general welfare of the people and not for personal economic gain.
- (g) Public property shall be disposed of in accordance with state law.
- (h) No City official shall solicit or accept other employment to be performed, or compensation to be received, while still a City official if the employment or compensation could reasonably be expected to impair such official's judgment or performance of City duties.
- (i) If a City Official accepts or is soliciting a promise of future employment from any person or entity who has a substantial interest in a person, entity or property which would be affected by any decision upon which the official might reasonably be expected to act, investigate, advise, or make a recommendation, the official shall disclose the fact to the City Council and shall recuse himself/herself and take no further action on matters regarding the potential future employer.
- (j) No City Official shall use City facilities, personnel, equipment or supplies for private purposes, except to the extent such are lawfully available to the public.
- (k) No City Official shall grant or make available to any person any consideration, treatment, advantage or favor beyond that which it is the general practice to grant or make available to the public at large.
- (l) A City Official shall not directly or indirectly make use of, or permit others to make use of, official information not made available to the general public for the purpose of furthering a private interest.
- (m) A City Official shall not use his or her position in any way to coerce, or give the appearance of coercing, another person to provide any financial benefit to such official or persons within the official's immediate family, or those with whom the official has business or financial ties amounting to a substantial interest.

- (n) A City Official shall not order any goods and services for the City without prior official authorization for such an expenditure. No City Official shall attempt to neither obligate the City nor give the impression of obligating the City without proper prior authorization.
- (o) No City Official shall draw travel funds or per diem from the City for attendance at meetings, seminars, training or other educational events and fail to attend such events without promptly reimbursing the City therefore.
- (p) No City Official shall attempt to unduly influence the outcome of a case before the Municipal Court of the City of Kingsland nor shall any City Official engage in ex parte communication with a municipal court judge of the City of Kingsland on any matter pending before the Municipal Court of the City of Kingsland.

Sec. ___ CONFLICT OF INTEREST

- (a) A City Official may not participate in a vote or decision on a matter affecting an immediate family member or any person, entity, or property in which the official has a substantial interest.
- (b) A City Official who serves as a corporate officer or member of the board of directors of a nonprofit entity must disclose their interest in said entity to the mayor and council prior to participating in a vote or decision regarding funding of the entity by or through the City.
- (c) Where the interest of a City Official in the subject matter of a vote or decision is remote or incidental, the City Official may participate in the vote or decision and need not disclose the interest.

Sec. ___ BOARD OF ETHICS

- (a) The Board of Ethics of the City shall consist of three (3) residents of the City, one appointed by the mayor, one appointed by the City Council, and the third appointed by the mayor and approved by a majority of the City Council.
- (b) All members of the Board of Ethics shall be residents of the City for at least one (1) year immediately preceding the date of taking office and shall remain a resident while serving on the Board.
- (c) All members of the Board of Ethics shall serve a two-year term.
- (d) No person shall serve as a member of the Board of Ethics if the person has, or has had within the preceding one (1) year period, any interest in any contract or contracting opportunity with the City or has been employed by the City.
- (e) Members of the Board of Ethics with any permit or rezoning application pending before the City, or any pending or potential litigation against the City or any City Official charged in the complaint shall be disqualified from serving on the Board of Ethics for

that complaint. An alternate member of the Board of Ethics shall be selected in the same manner as the disqualified individual.

- (f) The members of the Board of Ethics shall serve without compensation. The City Council shall provide meeting space for the Board of Ethics and, subject to budgetary procedures and requirements of the City, such supplies and equipment as may be reasonably necessary for the Board to perform its duties and responsibilities.
- (g) No person shall serve on the Board of Ethics who has been convicted of a felony involving moral turpitude in this state or any other state, unless such person's civil rights have been restored and at least ten years have elapsed from the date of the completion of the sentence without a subsequent conviction of another felony involving moral turpitude.
- (h) No person shall serve on the Board of Ethics who is less than 21 years of age, who holds a public elective office, who is physically or mentally unable to discharge the duties of a member of the Board of Ethics, or who is not qualified to be a registered voter in the City of Kingsland.
- (i) Upon appointment, members of the Board of Ethics shall sign an affidavit attesting to their qualification to serve as a member of the Board of Ethics.
- (j) Members of the Board of Ethics may be removed by majority vote of the City Council for cause including, but not limited to, failure to maintain any requirement for qualification to serve on the Board of Ethics.

Sec. ____ RECEIPT OF COMPLAINTS

- (a) All complaints against City Officials shall be filed with the Board of Ethics, who may require that oral complaints, and complaints illegibly or informally drawn, be reduced to a memorandum of complaint in such form as may be prescribed by the City Council or the Board of Ethics. Upon receipt of a complaint in proper form, the chair of the Board of Ethics shall forward a copy of the complaint to the City Official or officials charged in the complaint within no more than seven (7) calendar days.
- (b) The Board of Ethics is empowered to adopt forms for formal complaints, notices, and any other necessary or desirable documents within its jurisdiction where the City Council has not prescribed such forms.
- (c) All complaints shall be submitted and signed under oath, shall be legibly drawn and shall clearly address matters within the scope of this ordinance.
- (d) To discourage the filing of ethics complaints solely for political purposes, complaints will not be accepted against a person seeking election as a City Official, whether currently serving as a City Official or not, from the date qualifying opens for the elected office at issue through the date the election results for that office are certified. The time for filing complaints will not run during this period. Properly filed complaints will be accepted and processed after the election results have been certified.

- (e) The City Clerk or Board of Ethics as appointed herein set forth shall cause the complaint to be served on the City Official charged as soon as practicable but in no event later than seven (7) calendar days after receipt of a proper, verified complaint. Service may be by personal service, by certified mail, return receipt requested or by statutory overnight delivery. A hearing shall be held within sixty (60) calendar days after filing of the complaint. The Board of Ethics shall conduct hearings in accordance with the procedures and regulations it establishes but, in all circumstances, at least one hearing shall include the taking of testimony and the cross-examination of available witnesses.
- (f) Upon receipt of a complaint in proper form, the Board shall review it to determine whether the complaint is unjustified, frivolous, patently unfounded or fails to state facts sufficient to invoke the disciplinary jurisdiction of the City Council. The Board of Ethics is empowered to dismiss in writing complaints that it determines are unjustified, frivolous, patently unfounded or fail to state facts sufficient to invoke the disciplinary jurisdiction of the City Council; provided, however, that a rejection of such complaint by the Board of Ethics shall not deprive the complaining party of any action such party might otherwise have at law or in equity against the City Official. For complaints that are not dismissed, the Board of Ethics is empowered to take evidence and to hold hearings to address the subject matter of the complaint and to collect evidence and information concerning any complaint and add the findings and results of its investigations to the file containing such complaint.
- (g) At any hearing held by the Board of Ethics, the City Official who is the subject of inquiry shall have the right to written notice of the hearing and the allegations at least seven (7) calendar days before the first hearing, to be represented by counsel, to hear and examine the evidence and witnesses and, to oppose or try to mitigate the allegations. The City Official subject to the inquiry shall have also had the right but not the obligation of submitting evidence and calling witnesses. Failure to comply with any of time deadlines in this section of the ordinance shall not invalidate any otherwise valid complaint or in any way affect the power or jurisdiction of the Board of Ethics or the City Council to act upon any complaint.
- (h) Upon completion of its investigation of a complaint, the Board of Ethics is empowered to dismiss in writing those complaints which it determines are unjustified, frivolous, patently unfounded or which fail to state facts sufficient to invoke the disciplinary jurisdiction of the City Council; provided, however, that a rejection of such complaint by the Board of Ethics shall not deprive the complaining party of any action such party might otherwise have at law or in equity against the City official.

Sec. ____ DECISION

The decision of the Board of Ethics shall be rendered in writing to the Mayor and Council within fourteen (14) calendar days after completion of the final hearing.

Sec. ____ RIGHT TO APPEAL

- (a) Any City Official or complainant adversely affected by the findings or recommendations of the Board of Ethics may obtain judicial review of such decision as provided in this Section.
- (b) An action for judicial review may be commenced by filing an application for appeal in the Municipal Court of the City of Kingsland within thirty (30) days after the decision of the Board of Ethics. The filing of such application shall act as supersedeas.

Sec. ____ PENALTY

Any person violating any provision of this Ordinance is subject to:

- (a) Public reprimand or censure by the City Council; or
- (b) Request for resignation by the City Council.

Section 2.

The sections, subsections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining section, subsections, paragraphs, sentences, clauses and phrases of this ordinance.

Section 3.

All ordinances and parts of ordinances in conflict herewith are expressly repealed. In the event of conflict between the provisions of this Ordinance and the Charter of the City of Kingsland, the provision of Section 13 of the Charter and provisions of the Charter prevails over any provision of this Ordinance.

Section 4.

The adoption date of this ordinance is 13th December 2010 and the effective date of this ordinance shall be 13th December 2010.

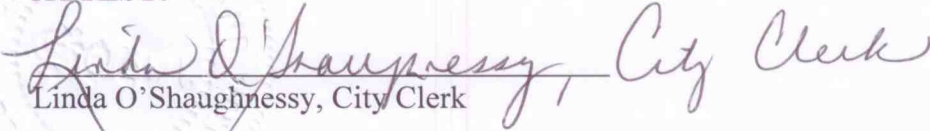
ORDAINED this 13th day of December 2010, _____.

CITY OF KINGSLAND, GEORGIA



Kenneth E. Smith, Sr., Mayor

ATTEST:


Linda O'Shaughnessy, City Clerk

APPROVED AS TO FORM:


Thomas J. Lee, City Attorney.