



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • 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

Mayor Day called the Public Hearings to order at 6:00 PM.

1. 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).

No one came forward to speak.

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.

Pastor James Ham, 125 Chestnut Court, Kingsland, GA read a letter to mayor and council requesting that all alcohol licenses issued in accordance with the ordinance change in March 2022 be stopped. Pastor Ham requested a meeting with all local pastors before issuing any alcohol licenses and asked about the process for issuing alcohol licenses. He is concerned with the distance of M&A Seafood to the Holy Deliverance Worship Life church. Planning Director Scott Kimball reviewed the application process and stated that the guidelines for someone selling liquor are more restrictive than someone selling beer/wine. Pastor Ham also stated that he felt the city needed to go above and beyond what was required for notifying the public about potential alcohol sales applicants.

Ms. Bobbie Chestnut, 261 North Grove Blvd., Kingsland GA also spoke in opposition of this license. She feels that this will make the shopping experience in the store more rowdy.

Ms. Mariah Morris, 110 East Lilly Street, Kingsland GA also spoke in opposition of this license. She stated that she felt like there were already enough locations close to the Family Dollar that sold beer/wine.

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.

Shanda Harvey, owner of Outside the Box Event planning spoke saying that she is a licensed event planner and that normally, her events are held on the weekends from 5:00 PM to 10:30 PM.

Ms. Jennifer Weis, owner of Brows by Jen located at 801-A Kings Avenue, Kingsland, spoke on her concerns if this license was approved. She stated that her business is a spa type atmosphere and that she is normally open late on Friday evenings. Ms. Weis stated that current events being held at Outside the Box have led to people standing outside of the event smoking and talking loudly. Ms. Weis stated she has already lost clients due to the excessive noise and she's worried that once alcohol is allowed, it will get worse.

Mayor Day asked Planning Director Scott Kimball where alcohol could be consumed if the license is approved. Mr. Kimball stated that the license allowed alcohol inside the establishment only, not outside or to go.

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.

No one came forward to speak.

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.

Mr. Patrick LeBlanc, 220 Cypress Drive, Kingsland GA spoke in favor of this license. Mr. LeBlanc owns the building at 580 East King Avenue and stated that the Elks Club had previously been in the building for the last 20 years serving beer/wine with no issues.

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.

No one came forward to speak.

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 E. King Ave. and the west side of N. Grove Blvd. 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. Staff recommends approval with the following stipulation:

If this Re-Zoning is approved and the project does not move forward, the zoning designation will revert back to R-1.

1. Mr. Jim Shield with Alexander Properties Group, 3190 NE Expressway, Atlanta, GA spoke on behalf of the proposed apartment development. Mr. Shield gave a brief overview of what was planned.
2. Mr. Brad Shuck, 141 North Grove Blvd., Kingsland GA, spoke in opposition of the re-zoning. His concerns included increased traffic, crime and garbage along the roads.
3. Adam Travis, 787 East Hilton Avenue, Kingsland GA, spoke in opposition of the re-zoning. He stated an elderly couple on bicycles had already been hit on Hilton Avenue and that the apartments would increase the traffic and trash along the roads.
4. Mr. Yother, 188 Cambridge Circle, Kingsland GA, spoke in support of the re-zoning. He stated that it would bring more jobs and better housing.
5. Mr. Chestnut, 261 North Grove Blvd., Kingsland GA, spoke in opposition of the re-zoning. He stated that traffic is horrible now and that the lack of police officers makes it impossible to patrol the area now. Mr. Chestnut suggested finding a better property outside of downtown for the development.
6. Charlotte Travis, 787 Hilton Avenue, Kingsland, GA and business located at 840 East King Avenue, Kingsland, spoke in opposition of the re-zoning. Ms. Travis stated customers liked the historic feel of downtown and she feels this development would ruin it. She stated she's also worried about increased traffic.
7. Don Griffin, 279 North Grove Blvd., Kingsland GA, spoke in opposition of the re-zoning. He stated that there were more "cons" to the proposed development than "pros". He also asked for more police radar be done on Hilton Avenue.
8. Brenda Roberts, 787 East Hilton Avenue, Kingsland GA, spoke in opposition of the re-zoning. She stated she was concerned about increased trash along the roadway and more noise. She asked that council consider the residents that have been here for the long haul.

9. Miguel Thigpen, 316 Daniel Trent Way, Kingsland GA, spoke in opposition of the re-zoning. He stated that there were already apartments going up everywhere in Kingsland and that any new jobs would be gone once the construction was finished. He stated he was worried about gang members moving into our community from Jacksonville and Brunswick. He also said apartments would take away the historic feel of downtown.

10. Ms. Bobbie Chestnut, 261 North Grove Blvd., Kingsland GA, gave a handout to mayor and council in regards to the increase in traffic if the re-zoning and proposed apartments were allowed.

11. Michael Hurst, 121 North Grove Blvd., Kingsland GA, spoke in opposition of the re-zoning. He stated he lives directly across from the proposed development and is already worried about increased traffic, especially since he has small children.

12. Justin Shannon, 140 North May Street, Kingsland GA, spoke in support of the re-zoning. He stated that it was wrong to assume and pre-judge that this development would bring additional crime to the area.

13. Ms. Pam Minor, 246 Sheffield Island Road, Woodbine GA, spoke in support of the re-zoning. She stated as a realtor in the area, the need for housing is at an all time high. She stated that she has confidence in the elected folks in Kingsland and that revitalization is very important.

14. Mr. Matthew Hooks, 122 West Woodhaven Drive, Kingsland GA and business located at 100 South Lee Street, Kingsland GA, spoke in support of the re-zoning. He stated that he recently gave up his corporate job to open his business in downtown Kingsland and that the foot traffic the proposed development would bring would be beneficial to not only his business, but all of downtown.

15. Ms. Judy Pratt, 795 Hilton Avenue, Kingsland GA, spoke in opposition of the re-zoning. She stated that she lived directly behind the proposed development and had two major concerns. The first concern was in regards to the forty (40) foot drainage easement next to her property. She stated she's worried that additional water runoff would impact the drainage easement. The second concern was why the property was requesting to go from R-1 zoning to C-2. She asked why it a R-3 zoning wasn't considered. Her concern with the C-2 zoning was that if the property was sold, anything from a strip mall to a concrete plant could be built there.

16. Nicholas Griffin, 110 Princeton Place, Kingsland GA asked council if this was their neighborhood, would they want this development.

17. Rebecca Shannon, 140 North May Street, Kingsland GA, spoke in support of the re-zoning. She stated that with the proposed number of apartments, it would only increase the traffic by 1%.

18. Jennifer Trimble, 815 Edmund Avenue, Kingsland GA, spoke in opposition of the re-zoning. She stated that someone had tried to set their home on fire while they were sleeping and she was concerned that this development would bring an increase in crime. She stated the need for more affordable apartments in our area.

19. Mr. Paul Chamberlin, 103 Lilly Street, Kingsland GA, stated he remained neutral on the re-zoning as he was wearing two hats: one as the Downtown Development Authority who understands the need for more economic development, but also as a homeowner in downtown Kingsland, who wants it to remain residential. He also asked if there would be a second phase or if this was the only planned development.

20. Shawn Halliwell, 122 Bedford Court, Kingsland GA and business located at 111 South Lee Street, Kingsland GA, spoke in support of the re-zoning. He stated the need for more foot traffic to help businesses and that we need to figure out how to make that happen.

21. Andy Alexander with Alexander Properties Group, 3190 NE Expressway, Atlanta GA, stated that they had requested an R-3 zoning, but that the planning department felt it was best to go with C-2 zoning. He also stated that they would be keeping the existing home and remodeling it as the leasing center and clubhouse. Planning Director Scott Kimball stated that the C-2 zoning would keep the property consistent with other zoning in the corridor and that nothing commercial would be allowed on this parcel other than the proposed apartments.

22. Brad Shuck, 141 North Grove Blvd., Kingsland GA, spoke again stating no one is opposed to residential homes, just to apartments.

23. Donna Couch, 123 Bryce Ryan Circle, Kingsland GA, spoke in support of the re-zoning. She stated that back when military base came in, the elected officials at the time had to work to figure out how to handle the growth of the area and she asked the current elected officials to do the same.

24. Bill Gross, 1209 East King Avenue, Kingsland GA, spoke in support of the re-zoning. He stated that you could build the same number of single family homes, but with the proposed apartments, they would have onsite management, lawn care services, etc. making sure the property was maintained properly.

25. Mariah Morris, 110 Lilly Street, Kingsland GA and business located at 101 South Lee Street, Kingsland GA, spoke in opposition of the re-zoning. She stated she wants more people downtown Kingsland, but not more commercial property. She stated her concern was if the property was zoned C-2, someone new could come in and build something more than apartments on the property.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 7:27 PM.

III. ROLL CALL

James W Galloway	Councilman
Farran Fullilove	Councilman
Kristy Chance	Councilwoman
Alex Blount	Mayor Pro Tem
Charles Grayson Day Jr.	Mayor

IV. INVOCATION AND PLEDGE TO THE FLAG

Councilwoman Chance gave the Invocation and led in the Pledge to the Flag.

V. CONSENT DOCKET

Item #3 under New Business was postponed due to a delay in the background check being returned.

Councilman Galloway asked that Item #1 under Old Business - Re-zoning request for 307 & 451 East Hilton Avenue be removed.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Alex Blount, Mayor Pro Tem
SECONDER:	Farran Fullilove, Councilman
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

Pastor James Ham, 125 Chestnut Court, Kingsland GA, addressed mayor and council about having them be more available to the citizens on the south end of Kingsland. He also stated that he felt that city services needed to be more equitable.

Sid Gross, 715 East King Avenue, Kingsland GA, addressed mayor and council regarding the zoning request for his property. He stated that he had originally asked for a R-3 zoning but that he was advised by the Planning Department that C-2 was needed.

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.*

Councilman Galloway asked that this be removed during the consent docket.

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

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.

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

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.

Councilman Blount asked Planning Director Scott Kimball if he felt the current drainage easement was ok if this development was built. Mr. Kimball stated that the apartment plans had not yet gone through an engineering approval. Councilman Fullilove asked Mr. Kimball why he asked for a C-2 re-zoning instead of a R-3. Mr. Kimball stated that they try not to spot zone and that they prefer to have similar zoning to be consistent. Mr. Kimball stated that they could include as many conditions as needed if the the C-2 zoning is approved. Councilman Galloway asked if a R-3 zoning would be ok for this development and Mr. Kimball stated that it would be ok.

Councilwoman Chance spoke about how this would be a great opportunity for the downtown Kingsland businesses.

Councilman Fullilove made a motion to approve the re-zoning to a R-3 zoning including the stated condition that if the project does not move forward, the zoning would revert back to R-1 zoning.

Councilwoman Chance seconded the motion.

Councilman Blount did clarify that this vote was to adjust the zoning of the property only and was not for approval of the development plans.

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

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.

RESULT: **APPROVED [3 TO 1]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Galloway, Chance, Blount
NAYS: Fullilove

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.

RESULT: **APPROVED [3 TO 1]**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: James W Galloway, Councilman
AYES: Galloway, Chance, Blount
NAYS: Fullilove

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.

This item was postponed until the April 25, 2022 meeting because of a delay in the background check being returned.

RESULT: POSTPONED [UNANIMOUS] **Next: 4/25/2022 6:00 PM**
MOVER: Alex Blount, Mayor Pro Tem
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

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.

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

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.

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

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

Staff recommends approval.

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

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

Staff recommends approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Alex Blount, Mayor Pro Tem
SECONDER:	Kristy Chance, Councilwoman
AYES:	Galloway, Fullilove, Chance, Blount

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilwoman Chance stated that she has started walking around the downtown area on Thursday's at 8:00 am and invited everyone to join her.

Mayor Day thanked the Camden County NAACP for hosting the event on Saturday, April 9, 2022 to honor Dr. Martin Luther King, Jr..

Mayor Day also reminded everyone that change is hard, change is difficult and that the council understands that there is apprehension with changes both big and small, but that the council is concerned with the well being of the city.

XI. ADJOURNED

Councilman Fullilove made a motion to adjourn the meeting.

Councilman Blount seconded the motion.

The motion passed unanimously.

The meeting adjourned at 8:03 PM.