



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • JUNE 13, 2022

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. PUBLIC HEARING - STARTS AT 6:00PM

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

1. Public Hearing for Variance-Parcel 095G 065, 156 Greenacres Circle North -

Marcie Costello is requesting a variance to allow chickens on a residential lot that is less than the required 1/2 acre. Zoning is R-1.

Ms. Marcie Costello, applicant at 156 Greenacres Circle North, Kingsland, spoke stating that she was asking for this variance to allow her to have chickens as her family has special dietary needs and with the rising costs of food, it was becoming harder to buy organic eggs.

Mr. Bernardo Reynoso, 154 Greenacres Circle North, Kingsland, stated that he was Ms. Costello's neighbor and that he had no concerns with her having chickens and that he was unaware that she had had them previously.

Ms. Vatesha Bush, 158 Greenacres Circle North, Kingsland, stated that she was Ms. Costello's neighbor and that she had no concerns with her having chickens as long as she did not have any roosters.

2. Public Hearing for Variance-Parcel K22 03 009, 694-1 Williams Avenue -

Howard Davis is requesting a 16' variance to the 25' side yard setback requirements from a public ROW for an accessory building. The applicant is also requesting a 5' variance to the 10' requirement that an accessory building must be placed from the primary structure. The purpose of the request is for a storage building that has been placed in the side yard of the property. Zoning is C-2.

No one came forward to speak.

3. Public Hearing for Variance-Parcel 082 H037, 121 Castle Oak Court -

Jean & Steve Joiner are requesting a 2' variance to the 5' side yard setback requirements for an accessory building. The purpose of the request is for a storage building that has been in place in the side yard of the property. Zoning is PD/R-1.

No one came forward to speak.

4. Public Hearing for the Purpose of Considering the Application for an Alcohol License for Exit 7 Travel Stop LLC. -

Robert Williams, Jr., Acting Agent for Exit 7 Travel Stop LLC, is applying for an Alcohol License for retail sales of packaged beer/wine. The store is located at 1870 Harrietts Bluff Road.

Mr. Robert Williams Jr., applicant, came forward and gave some background on himself and asked if there were any questions he needed to answer.

5. Public Hearing for the Purpose of Approval of Ordinance #2022-08 to Amend Ordinance 2011-01, Article VI, Sec. 61 of KLADO -

The Kingsland Downtown Development Authority (DDA) is requesting the amendment to be approved that will allow additional uses as well as prohibit certain uses in the C-1, C-1A, C-2 and C-5 Zoning Districts. The amendment will also allow for the adoption of the expanded DDA Boundary map.

No one came forward to speak.

6. Public Hearing for the Purpose of Amending Ordinance 2011-01 Kingsland Zoning and Land Development, Article V, Sec. 54.2.3, #7 -

Public Hearing for the Purpose of Adopting Ordinance 2022-09 which will amend Ordinance 2011-01 (Kingsland Zoning and Land Development Ordinance). Article V, Sec. 54.2.3 #7. The amendment will reduce the required parking spaces from seven to five for Shopping Centers up to 15 acres in size.

No one came forward to speak.

Mayor Day closed the Public Hearing at 6:09 PM.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:10 PM.

III. ROLL CALL

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

IV. INVOCATION AND PLEDGE TO THE FLAG

Councilman Fullilove gave the Invocation and led in the Pledge to the Flag.

V. CONSENT DOCKET

RESULT:	APPROVED [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. OATH OF OFFICE

- 1. Oath of Office for Kingsland Patrol Officer Carlos Sanchez -
Interim Police Chief Kevin Chaney swore in new Police Officer Carlos Sanchez.

VII. PRESENTATION

- 1. Presentation by Coastal Counseling Center -

Christy Hedgepeth, Executive Director for Coastal Counseling Center gave a presentation to Mayor and Council regarding their non-profit services for mental health. Mrs. Hedgepeth stated the Kingsland currently uses Coastal Counseling for employees seeking counseling through the Employee Assistance Program. She stated that they have also provided free training to our police officers. Mrs. Hedgepeth proposed an agreement to council for \$45,000 that would include employee services and training for public safety. The agreement would also allow Coastal Counseling to have a staff member on call for emergency situations for the citizens of Kingsland. Councilman Blount asked what timeline was being looked at as the city is currently in the last half of its current budget year. Mrs. Hedgepeth stated that they could start at anytime the city wanted to. Councilwoman Chance thanked Mrs. Hedgepeth for her presentation and thanked her for all Coastal Counseling does for the community. Councilwoman Chance stated that council would need to see the service agreement to see what it entails. Councilman Fullilove stated that with the statistics provided, he did not see how adding one more therapist to Coastal Counseling would be sufficient for the services they would be providing. Councilman Blount stated that if the agreement was to be included in the next fiscal year budget, that would mean that money was being taken from other areas.

VIII. GRANTING AUDIENCE TO THE PUBLIC

No one came forward to speak.

IX. OLD BUSINESS

There was no old business.

X. PLANNING AND ZONING

1. Approval of Variance-Parcel 095G 065, 156 Greenacres Circle North -

Marcie Costello is requesting a variance to allow chickens on a residential lot that is less than the required 1/2 acre. Zoning is R-1.

Planning Commission recommends approval with the following conditions:

- 1) There can be no more than two (2) chickens on the property and no roosters are allowed.

Councilman Blount asked Mrs. Costello if she was ok with the conditions of only having 2 chickens and no roosters. Mrs. Costello stated that she was ok with the conditions.

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

2. Approval of Variance-Parcel K22 03 009, 694-1 Williams Avenue -

Howard Davis is requesting a 16' variance to the 25' side yard setback requirements from a public ROW for an accessory building. The applicant is also requesting a 5' variance to the 10' requirement that an accessory building must be placed from the primary structure. The purpose of the request is for a storage building that has been placed in the side yard of the property. Zoning is C-2.

Planning Commission recommends approval with the following condition that the applicant has agreed to:

- 1)If the water line that is located in the City ROW adjacent to the applicant's property needs to be repaired or replaced, the city will have the right to move the building at the owners expense if the placement of building does not allow access for equipment or materials to do the work.

Councilman Blount made a motion to approve with the conditions listed.

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

3. Approval of Variance-Parcel 082H 037, 121 Castle Oak Court -

Jean & Steve Joiner are requesting a 2' variance to the 5' side yard setback requirements for an accessory building. The purpose of the request is for a storage building that has been in place in the side yard of the property. Zoning is PD/R-1.

Planning Commission recommends approval.

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

4. Approval of Ordinance #2022-08 to Amend Ord. 2011-01, Article VI, Sec. 61 of KLADO -

The Kingsland Downtown Development Authority (DDA) is requesting the amendment to be approved that will allow additional uses as well as prohibit certain uses in the C-1, C-1A, C-2 and C-5 Zoning Districts. The amendment will also allow for the adoption of the expanded DDA Boundary map. Amendment and map are attached.

Staff recommends approval.

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

5. Approval of Ordinance #2022-09 to Amend Ordinance 2011-01, Article V, Sec. 54.2.3, #7 of KLADO -

The amendment will reduce the required parking spaces from 7 to 5 for each 1,000 square feet, for Shopping Centers up to 15 acres in size. Most cities parking requirements for shopping centers of this size are 5 spaces per 1,000 square feet. This change will also increase the green space area and reduce the impervious surface runoff area for storm water.

Staff recommends approval.

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

XI. NEW BUSINESS

1. Discussion and Approval of - Employee Pay Scale and Pay Rate Adjustments - Mayor Charles Grayson Day Jr.

Discussion of city-wide pay scale adjustments and approval of an immediate pay rate adjustment for departments Public Works, Municipal Utilities, and Sanitation.

Councilwoman Chance made a motion to approve the pay rate adjustments presented and to have them start on June 22, 2022, which is the start of the next pay period.

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

2. Approval Of: Alcohol License for Exit 7 Travel Stop LLC -

Robert Williams, Jr., acting agent for Exit 7 Travel Stop LLC, is applying for an Alcohol License for retail sales of packaged beer/wine. The store is located at 1870 Harrietts Bluff Road.

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

3. Approval Of: Operation Stonegarden Memorandum of Understanding -

Operation Stonegarden provides for law enforcement efforts primarily with regard to the investigation prevention, and apprehension of persons involved in criminal activity associated illegal border crossings, human trafficking, alien smuggling, and illicit drugs or other contraband. The Parties to this Agreement are contributing personnel and resources in support of these efforts, with the operations of the Participating Agencies being coordinated by the Camden County Sheriff's Office (CCSO). CCSO shall be responsible for reimbursing for overtime hours worked, including FICA and retirement fringe benefits, subject to available Grant funding. The number of hours and frequency of hours will be determined by CCSO based upon available funds, intelligence reports and other ongoing investigations.

Staff recommends approval.

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

4. Approval Of: Location Release for "Still a Mystery" S7 -

A location release agreement for production of a television show "Still a Mystery" S7, which was filmed at the O. F. Edwards Center for Industry and Commerce located at 531 N. Lee Street, Kingsland, GA 31548. This agreement prohibits the use or broadcast of any city seal or logo or the logo or seal of any tenant.

Staff recommends approval.

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

5. Approval Of: Contract for Automated School Zone Speed Enforcement Systems -

An agreement between the City of Kingsland and Blueline Solutions, LLC for the installation, operation and maintenance of automated speed enforcement systems for the sole purpose of decreasing the number of speeding vehicles and improving traffic safety in school zones.

Staff recommends approval.

Councilman Blount made a motion to postpone the decision on this contract until a new police chief has been appointed.

Councilman Fullilove seconded this motion.

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

6. Bid Award - 2018 GMC Cargo Van -

This item is for public record; Council was polled on June 1, 2022 and the vote was four (4) in favor of the \$31,000 purchase from Auto Boutique. Applicable fees will be added to the final price. Funding was approved in the FY 2021-2022 budget in the amount of \$35,000.

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

7. Approval Of: Ordinance 2022-10 to Amend Chapter 22-35, Suspension of Service
-

This amendment removes the \$20.00 transfer fee for transferring utility accounts from one Kingsland address to another Kingsland address.

Staff recommends approval.

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

XII. MAYOR AND COUNCIL ANNOUNCEMENT

Councilwoman Chance thanked Public Works Director Bill Coleman for giving her a tour of the back roads of Kingsland.

Mayor Day stated he had sat in on the recent Youth Council meeting and will hopefully have information on a few programs soon.

XIII. ADJOURNED

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

The meeting adjourned at 7:12 PM.