



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • AUGUST 8, 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 PD Amendment - Kingsland West Subdivision - Map & Parcels 082 005 & 082 005A -

BBC Investment Group, LLC has submitted an amended PD for Kingsland West Subdivision. The parcels are located on the east and west side of Henrietta Street containing approximately 144 acres. The new PD would include a mix of residential uses and amend the original setbacks and lot density. Zoning is PD/R-2.

Aimee Dayment, 103 Edwards Drive, Kingsland, spoke in opposition of the amended PD. Ms. Dayment stated she was told by the planning department that the original PD was not available to view and wanted to know how the developer could ask for an amended PD if the original wasn't available to compare. She stated she was concerned about flooding and the additional traffic this development would bring.

Roger Sutton, 124 Joseph Court, Kingsland, stated his biggest concern was the unknowns. Mr. Sutton stated the developer had originally advertised this project with access from both side of Henrietta Street, but that part of the road was a private road that would prohibit access. Mr. Sutton also stated he was concerned about flooding in the area.

Nelson Zeringue, 435 Sheffield Cemetery Road, Kingsland, stated that the private portion of the road in question is a dirt road that is maintained by the homeowner's association and that the road currently is used by fifty (50) households. His concern was the additional use of the road and the wear and tear more traffic would cause to the dirt road.

Susan Lawhorn, 511 Joseph Court, Kingsland, stated that her property backs up to some of these lots and her biggest concern is flooding. Ms. Lawhorn stated when she built her house, they had to bring in 158 loads of dirt and that her home still has standing water around it after it rains. Another concern was if Kingsland Elementary could handle the additional students this development would bring. Ms. Lawhorn also stated the developer shows townhomes being built in the development, but that the current zoning for the property does not allow townhomes.

Ken Smith, 229 W. Dills Avenue, Kingsland, spoke in opposition of the amended PD. Mr. Smith stated he had not been notified of the proposed amendment and that he

was worried about how such a big project would impact flooding in the area. Mr. Smith stated that the city didn't have the pumps to move the water across Highway 40 and that Catfish Creek could not handle that kind of runoff.

Mike Anderson, 113 Woodbridge Road, Kingsland, 912-729-2409 stated he has lived at his address for 34 years and was one of the few original homeowners left in his neighborhood. Mr. Anderson stated that their area has flooded five times over the last 34 years with 16 homes around him flooding with Hurricane Irma. He invited mayor and council to come view the wooded area in question, but advised them to bring their waders as it was a very wet area.

Irving Anderson, pastor for Harvest Chapel at 480 Henrietta Street, spoke in opposition of the amended PD. Pastor Anderson stated that their church has always had drainage issues and that the daycare at the church has had to close on several occasions because of flooding creating unsafe conditions. He stated that drainage being backed up makes things worse.

2. Public Hearing for Residential Business - 105 Gladden Court - Map & Parcel K13 01 008 -

Melanie Widener has applied for a Residential Business Permit doing business as "Velvet Couture Cakes". The purpose of the business will be for a Home Bakery.

Melanie Widener, applicant, addressed council and stated that she has her LLC and had already received her cottage license. She also stated that her homeowner's association had no restrictions.

3. Public Hearing for the Purpose of Considering the Alcohol License for Florida-Georgia Railway Heritage Museum, Inc. -

Brian Young, acting agent for Florida-Georgia Railway Heritage Museum, Inc., is applying for an alcohol license for consumption of beer/wine/liquor on the premises. The business is located at 440 South Lee Street.

No one came forward to speak.

4. Public Hearing for the Purpose of Considering the for an Alcohol License for VCREATZE, LLC DbA Laurel Island Golf Course -

Nicholas Hanzlik, acting agent for VCREATZE, LLC, dba Laurel Island Golf Course is applying for an alcohol license for consumption of beer/wine/liquor on premises. The business is located at 233 Marsh Harbour Parkway.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:25 PM.

III. ROLL CALL

James W Galloway	Councilman (Absent)
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

Motion was made to add item number six (6) to agenda: Bid Award for purchase of three (3) police cars from Garbor Fleet Sales.

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

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

No one came forward to speak.

VII. OLD BUSINESS

1. 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.

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

VIII. PLANNING AND ZONING

1. 3956 : Approval of Residential Business-105 Gladden Ct.-Map & Parcel K13 01 008 -

Melanie Widener has applied for a Residential Business Permit doing business as "Velvet Couture Cakes". The purpose of the business will be for a Home Bakery. The applicant has been notified and agrees to the requirements of a Residential Business as noted in KLADO. An inspection of the area of the house where the business will take place, along with the parking area on the property, was completed by the planning staff and there were no issues found. Zoning is PD/R-1. Staff recommends approval with the following condition:

- 1) Applicant must submit a Cottage License issued by the county Health Dept. before a business license can be issued from the city.

Planning Commission recommends approval with condition listed.

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

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

2. Approval of Home Occupation - 107 Masters Way - Map & Parcel 120M 047 -

Ashley Renew has applied for a Home Occupation Permit for an online business known as "Millie Kates Boutique". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1.

Planning Commission recommends approval.

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

IX. NEW BUSINESS

1. Approval Of: Alcohol License for Florida-Georgia Railway Heritage Museum Inc. -

Brian Young, acting agent for Florida-Georgia Railway Heritage Museum, Inc., is applying for an alcohol license for consumption of beer/wine/liquor on the premises. The business is located at 440 South Lee Street.

Mayor Day clarified that this license is for alcohol sales at the 440 South Lee Street location only, not on the train.

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

2. Approval Of: Alcohol License for VCREATZE, LLC Dbs Laurel Island Golf Course -

Nicholas Hanzlik, acting agent for VCREATZE, LLC, dba Laurel Island Golf Course is applying for an alcohol license for consumption of beer/wine/liquor on premises. The business is located at 233 Marsh Harbour Parkway.

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

3. Approval Of: MOU Between Kingsland, Camden County and GDOT for Dredged Materials - Public Works Director Bill Coleman

A memorandum of understanding for removal and use of dredged materials located in Glynn County.

Staff recommends approval.

Public Works Director Bill Coleman stated that the city's marsh buggy will be used to help cut drainage areas. He stated that the dredged materials are stable and will be used for city projects.

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

4. Update On: Community Development Block Grant - Disaster Recovery (CDBG-DR) Financials -

CDBG-DR Grant Manager Just Geedy gave an overall update on the financials for the program. Councilman Blount asked Mr. Geedy for clarification on part of the update, which Mr. Geedy stated he would have to provide the next day.

RESULT: **NO ACTION TAKEN**

5. Bid Award: Four Police Vehicles from City of Darien Surplus -

With the closure of the Darien Police Department, Kingsland has the opportunity to purchase four fully equipped police vehicles (three 2019 Dodge Chargers and one 2015 Ford truck) at below market value. Total cost for all four vehicles is \$36,000. Council was polled on 7/27/2022 to purchase the vehicles. A majority vote in favor was received.

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

6. Bid Award: Three Police Vehicles from Garbor Fleet Sales -

Purchase three (3) 2022 Ford Explorers - Police Interceptors for a total of \$106,335. Council was polled on July 28, 2022 to purchase the vehicles. A majority vote in favor was received.

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilwoman Chance reminded everyone about the Kingsland Downtown Development Authority meeting on August 11, 2022. She stated there were new members on the board and welcomed everyone to attend. Councilwoman Chance also said they were in need of volunteers for this years Catfish Festival.

Mayor Day congratulated Chief Terry Smith on his position with Camden County.

XI. ADJOURNED

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

The meeting adjourned at 6:41 PM.