# CITY OF KINGSLAND, GEORGIA

**CITY COUNCIL**

**MINUTES ● AUGUST 22, 2022**

| **Regular Meeting** | **City Council Chamber** | **6:00 PM** |
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**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 Site Plan Amendment - Alexander Properties Group, LLC - Map & Parcels K17 01 003 and K17 01 003B -

Alexander Properties Group, LLC has submitted an amended site plan for map and parcels K17 01 003 and K17 01 003B. The original site plan was approved with the rezoning of the parcels to R-3 (General Commercial). The parcels are located at 715 East King Avenue containing approximately 22.5 acres.

1. Brad Shuck, 141 North Grove Boulevard, Kingsland, spoke in opposition to the amended site plan. He stated that the first plan shown was a reasonable compromise, but with the new plan showing the entrance now on Grove Boulevard, he feels like the existing residents don't matter.

2. Kathy Markes, 404 North Grove Boulevard, Kingsland, read a letter to mayor and council. She stated that her family had lived in their home over 23 years. Her concerns with this were increased traffic, noise pollution and light pollution. She also asked where these tenants were coming from and how were they going to be able to afford the projected rent.

3. Donald Griffin, 279 North Grove Boulevard, Kingsland, asked about the buffer that was discussed at the prior meeting being modified in the amended plan. He also asked if a traffic study had been done on Grove Boulevard. Mr. Griffin also asked for additional police presence at the April 11, 2022 meeting to help with speeding cars. He stated the only thing that had been done was an unmanned police car parked for two weeks in the area.

4. Judy Pratt, 795 East Hilton Avenue, Kingsland, stated she had been in her home for over 40 years and was now considering moving out of Kingsland because of this proposed development. She asked why the advertisement stated an R3 zoning, but showed general commercial. She also asked when the first site plan had been approved. Ms. Pratt asked Councilman Blount about the meeting in April 2022 and the decision made at that meeting. Councilman Blount stated that it was for the rezoning only. Ms. Pratt also stated she had asked about having the speed limit reduced to 25 miles per hour and also asked about what would happen to the existing wetlands.

5. Jim Shields with Alexander Group, 3190 NE Expressway, Atlanta, stated that they have added additional retention ponds and left the existing storm drain to help with flooding. He also stated that there will be a 50 foot natural setback along with 15 foot residential landscaping. Mr. Shield also stated that they would be adding a 5 foot sidewalk and that the traffic circle on Hilton Avenue would help slow down traffic on the road.

6. Donna Couch, 123 Bryce Ryan Circle, Kingsland stated that she lives in a housing development with over 200 homes and driveways backing into the streets. She stated that the person behind the wheel of their car is the one who should be in control of how they drive through areas. Ms. Couch stated she thinks the amended plan has been changed to help increase safety and that this development is a good move for Kingsland and that it is a part of growing.

7. Harriet Alvarez, 203 Overlook Bend, Kingsland, asked the developer if the round about would slow traffic down. Mr. Shields replied that it would.

8. Amanda Shuck, 141 North Grove Boulevard, Kingsland spoke in opposition of the amended site plan as the entrance to the development would be directly across from her home. Ms. Shuck also stated she felt that people who are for this development but who don't live in the neighborhood shouldn't have a say.

## II. CALL TO ORDER AND WELCOME GUESTS

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

## III. ROLL CALL

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| 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

Councilman Blount gave the Invocation.

Boy Scouts from Pack 893 led in the Pledge to the Flag.

## V. CONSENT DOCKET

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

Christopher Borger, 125 West Lawnwood Avenue, Kingsland, stated he was a military veteran who also volunteers for the sheriff's office as a recovery diver. Mr. Borger stated that he feels the drug activity near his home is out of control and wants to know what is going to be done about it. He stated he has video of someone trying to break into his vehicle. Mr. Borger asked why military veterans can't help. Mr. Borger stated he would volunteer to do whatever is needed.

Aimee Dayment, 103 Edwards Drive, Kingsland, spoke about the Kingsland West planned development. She stated that it wasn't just a drainage issue, but also an infrastructure issue. Ms. Dayment also stated that it would be a traffic nightmare to add in 300 more cars in that area and that it just wasn't worth it.

## VII. OLD BUSINESS

There was no old business.

## VIII. PLANNING AND ZONING

1. Approval of 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.

*Planning Commission does not recommend approval.*

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

## IX. NEW BUSINESS

1. Approval Of: Amended Site Plan for Alexander Properties Group, LLC for Map & Parcels K17 01 003 and K17 01 003B -

Alexander Properties Group, LLC has submitted an amended site plan for map and parcels K17 01 003 and K17 01 003B. The original site plan was approved with the rezoning of the parcels to R-3. The parcels are located at 715 East King Avenue containing approximately 22.5 acres.

Scott Kimball, Planning Director, answered some of the questions asked earlier in the meeting. Mr.Kimball stated that the property is zoned as R3, residential multi family. The general commercial was listed in error. Mr. Kimball stated that site plans do not normally need council approval. The original site plan was approved by by planning staff. Once Georgia Department of Transportation (GDOT) denied the original entrance and the developer submitted the amended site plan. Mr. Kimball stated that since the original project had so much controversy, he felt he needed to bring the amended plan before council for approval. Mr.Kimball stated that the entrance had been moved to Grove Boulevard, but that the exit from this location would be limited to right turns only. Mayor Day asked if there were any plans for a median and Mr. Kimball said there were not. Councilman Fullilove repeated that GDOT turned down the entrance on Highway 40 due to distance to the intersection and not due to traffic concerns.

Mayor Day asked Mr. Jim Shields if he would be willing to have a meeting with the residents of the area to hopefully come up with a compromise. Mr. Shields said that he would, but that the residents need to know that they are limited as to where an entrance can go on North Grove Boulevard. Councilman Galloway asked that the developer consider some kind of median to prevent left hand turns from the proposed exit on North Grove Boulevard. A meeting between Alexander Properties and the residents was scheduled for August 24, 2022 at 5:30 PM.

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| **RESULT:** | **POSTPONED [UNANIMOUS]** | **Next: 9/12/2022 6:00 PM** |
| **MOVER:** | Farran Fullilove, Councilman | |
| **SECONDER:** | Alex Blount, Mayor Pro Tem | |
| **AYES:** | Galloway, Fullilove, Chance, Blount | |

2. Approval Of: Local Option Sales Tax Certificate of Distribution -

Pursuant to an Act of the Georgia General Assembly, the governing authorities for the qualifying municipalities and the county certify that the proceeds of the Joint County and Municipal Sales and Use tax shall be distributed as outlined in the Certificate of Distribution.

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

3. Approval Of: Senior Community Service Employment Program Agreement - Tourism Director Tonya Harvey

The Senior Community Service Employment Program (SCSEP) is a short-term, work-training program to prepare participants for unsubsidized employment off of the program. The purpose of the SCSEP is for a participant to provide community service while they actively pursue unsubsidized employment off of the program. All wages and other costs including workers compensation coverage in accordance with State law are the responsibility of the National Council on Aging SCSEP.

*Staff recommends approval.*

Tourism Director Tonya Harvey stated that this agreement would provide a short term work position for training at no costs to the city.
Mayor Day asked Ms. Harvey to see if any there were any similar programs for veterans.

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

4. Bid Award: Postage Meter Machine Contract -

The current postage meter machine 5-year contract will be ending in October. The current contract was $4,689 annually. The City received competitive bids which will reduce the current cost significantly.

*Staff recommends low bid, Pitney Bowes, for $1,728.60 annually for a five year contract.*

Councilman Blount stated that the city's competitive bid process saved the city roughly $2900 by bidding out this contract instead of just renewing the existing one.

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

5. Joint Proclamation for Cumberland Island Day -

Joint Proclamation with Camden County Board of Commissioners, City of Kingsland, City of St. Marys and City of Woodbine for the 50th Anniversary of Cumberland Island National Seashore.

Mayor Day read the proclamation for the 50th Anniversary of Cumberland Island National Seashore.

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| **RESULT:** | **NO ACTION TAKEN** |

6. FY 2022-23 Budget Presentation -

Finance Director Filiz Morrow gave a presentation on the proposed budget for the 2022-2023 fiscal year budget.

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| **RESULT:** | **NO ACTION TAKEN** |

## X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilwoman Chance invited the public to the Catfish Festival being held on November 19, 2022. She also said that were looking for volunteers to help with the festival.
Councilman Fullilove stated he had attended the recent Downtown Market and was amazed at all of the vendors and food available. The Downtown Market is held on the second Saturday of the month.

## XI. ADJOURNED

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

The meeting adjourned at 7:31 PM.