



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • SEPTEMBER 12, 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: City of Kingsland's FY 2022-2023 Operating & Capital Budget

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Finance Director Filiz Morrow provided changes made to the Fiscal Year 2022-2023 proposed budget.

No one else came forward.

2. Public Hearing for Annexation & Zoning Designation - Map & Parcels 080 049, 093 007 and 093 007A

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Dan Lacz, Managing Member of QTR Harrietts Bluff, LLC has applied for an Annexation & Zoning Designation of parcels 080 049, 093 007 and 093 007A containing approximately 29.22 acres located on the north side of Commercial Drive and on the west side of I-95 South. The applicant requests a zoning designation of I-G (General Industrial) for the parcels.

Joey Street, attorney for the applicant came forward to say he was there for any questions or concerns.

No one else came forward.

3. Public Hearing for Amendment to Original PD - Lake Victoria Phase IV & V

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Soncel, Inc. is requesting an Amendment to the original PD of Lake Victoria Phases IV and V containing a total of 37 lots on approximately 18.42 acres. The new PD would reduce the side yard setback from 7.5' to 5' to accommodate the new builder house plans. Zoning is PD/R-1.

No one came forward to speak.

4. Public Hearing for the Purpose of Considering the Alcohol License for Rollin N Flavor

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Phillip Francis, acting agent for Rollin N Flavor is applying for an alcohol license for the sale of beer/wine/liquor by the drink to be consumed on the premises. The business is located at 580 East King Avenue.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:07 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

Councilman Blount 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. GRANTING AUDIENCE TO THE PUBLIC

Brad Shuck, 141 North Grove Boulevard, spoke against the proposed amended plan. Mr. Shuck referenced 122 foot difference for the entrance.

Kathy Marks, 404 North Grove Boulevard, read a prepared statement and encouraged residents to get involved with local government.

William Sopp, 825 East Hilton Avenue, spoke against the proposed amended plan. Mr. Sopp stated residents were told the apartment would not be subsidized. He also read aloud crime and other statistics.

Donna Couch, 123 Bryce Ryan Circle, spoke in favor of the proposed amended plan.

Brenda Roberts, 785 East Hilton Avenue, spoke against the proposed amended plan. Ms. Roberts is concerned about the proposed round a bout being close to her home and the traffic noise it would create.

Kathy Dixon, 802 East Edmund Avenue, spoke against the proposed amended plan. Ms. Dixon questioned if an engineering study had been completed in regards to flooding.

Matt Hooks, 100 South Lee Street, spoke in favor of the amended plan. Mr. Hooks stated the proposed apartments would bring growth and people to the downtown area.

Donald Griffin, 279 North Grove Boulevard, spoke against the proposed amended plan.

VII. OLD 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.

Mr. Alexander spoke to Mayor and Council and stated that they had found a way to move the apartment entrance to Highway 40 instead of the proposed entrance on Grove Boulevard. He showed a sketch of the new proposed entrance and stated that the round a bout was still in the plan for Hilton Avenue.

Councilman Blount asked Planning Director Scott Kimball for clarification on what a "no" vote would do. Mr. Kimball stated that if council denied the proposed amended site plan, plans would then revert back to the original site plan, which showed an entrance on Highway 40.

Councilman Galloway made a motion to deny the amended site plan.

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

VIII. PLANNING AND ZONING

1. Approval of Annexation & Zoning Designation - Map & Parcels 080 049, 093 007 & 093 007A, Ordinance 2022-13 -

Dan Lacz, Managing Member of QTR Harrietts Bluff, LLC has applied for an Annexation & Zoning Designation of parcels 080 049, 093 007 and 093 007A containing approximately 29.22 acres located on the north side of Commercial Drive & on the west side of I-95 South. The applicant requests a zoning designation of I-G (General Industrial) for the parcels. *Planning Commission recommends approval.*

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

2. Approval of Amendment to Original PD-Lake Victoria Phase IV & V -

Soncel, Inc. is requesting an Amendment to the original PD of Lake Victoria Phases IV and V containing a total of 37 lots on approximately 18.42 acres. The new PD would reduce the side yard setback from 7.5' to 5' to accommodate the new builder house plans. The new plats have been reviewed by the Planning Dept. and staff sees no issues with the setbacks. Zoning is PD/R-1. *Planning Commission recommends approval.*

RESULT: APPROVED [3 TO 0]
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance
ABSTAIN: Blount

3. Approval of Home Occupation - 125 Hydrangea Road - Map & Parcel 107S 088 -

Sarah Steedman has applied for a Home Occupation Permit for an on line jewelry business known as "Inner Twine". 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: Alex Blount, Mayor Pro Tem
AYES: Galloway, Fullilove, Chance, Blount

4. Approval of Home Occupation-107 Creekwood Circle - Map & Parcel 082G 031A -

Dora & Tomas Loree have applied for a Home Occupation Permit for a construction business know as T & D ECO Blasting". The applicants have been notified and agree to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. *Planning Commission recommends approval.*

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

IX. NEW BUSINESS

1. Executive Session - Pending Litigation -

Councilman Blount made a motion to move to an Executive Session at 6:57 PM.
Councilman Fullilove seconded the motion.

Executive Session ended at 7:10 PM.
No vote was taken.

RESULT: **NO ACTION TAKEN**

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

Phillip Francis, acting agent for Rollin N Flavor is applying for an alcohol license for the sale of beer/wine/liquor by the drink to be consumed on premises. The business is located at 580 East King Avenue.

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

3. Approval Of: Intergovernmental Services Agreement (IGA) - Downtown and Economic Development Support Services -

An intergovernmental services agreement between the city and the Convention and Visitors Bureau for downtown and economic development support services. The C&VB Board approved the agreement on September 8, 2022.

Staff recommends approval.

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

4. Approval Of: Low Income Household Water Assistance Program -

Renewal of an agreement between the Georgia Department of Human Services, Division of Family and Children Services and the City of Kingsland to provide public assistance to the disadvantaged, disabled and elderly residents for home water use. In 2022, the City received \$23,237 assisting 65 citizens in paying their water bills.

Staff recommends approval.

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

5. Proclamation for Constituion Week 2022 -

Mayor Day read the Constitution Week Proclamation.

6. Approval Of: Resolution 2022-08 to Support the City of St. Marys Submission of an Application for Funding from the Georgia Department of Natural Resources' Georgia Outdoor Stewardship Program. -

This application would allow construction of the St Marys Tabby Ruins Trail with the Winding Road Connector to the East Coast Greenway. The City of Kingsland commits to provide certain in-kind services for completion of this project, maximum of 600 loads of dirt at a value of \$75,000.

Staff recommends approval.

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilwoman Chance invited everyone to attend the Downtown Development Authority meetings and also said they are still looking for Catfish Festival volunteers. She also mentioned that downtown Kingsland had turned teal to show support for Ovarian Cancer month.

Councilman Blount reminded everyone that this week was Homecoming Week for the Camden County High School.

Council Galloway reminded everyone about the Homecoming Parade and Pep Rally to be held on Thursday, September 15, 2022 starting at 5:30 PM in downtown Kingsland.

XI. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.

Councilman Fullilove seconded the motion.

The motion passed unanimously.

The meeting adjourned at 7:18 PM.