



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • OCTOBER 24, 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 opened the Public Hearings at 6:00 PM.

1. Public Hearing to Consider a Plan to Create a Tax Allocation District (TAD) #2 - Camden Woods Redevelopment -

A Public Hearing to Consider a Resolution to consent to, approve and adopt a Redevelopment Plan to create City of Kingsland TAD#2: Camden Woods Redevelopment Plan.

No one came forward to speak.

2. Public Hearing for Re-Zoning-Parcel 120 008G 004 -

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners) have applied for a re-zoning of parcel 120 008G 004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Boulevard. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3.

Bill Gross, acting agent for VCREATZE, LLC addressed council about this project. He stated that there have been several meetings with the surrounding residents and they had collected a list of concerns. Mr. Gross also stated that they had agreed to make the Lodge only two stories and have it set back 100 foot. Mr. Gross also stated that if the owners decided to not pursue the construction, that they asked for the zoning to revert back to PD/R-3.

Dr. John Repanshek, 109 Oak Grove Circle, Kingsland, voiced his concerns on the project. Those included the financial status of the owners and what would happen if the project was only partially completed.

Mr. Terri Mason, 245 Miller Drive, Kingsland, stated the same concerns as Mr. Repanshek. She also asked would this open the current undeveloped land on Marsh Harbour Parkway to more commercial development.

3. Public Hearing for Re-Zoning-Parcels 095 025, 095 025 002, 095 009B -

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District).

Joe Yother, 188 Cambridge Circle, Kingsland, spoke about traffic concerns with additional traffic on MayCreek Drive. Mr. Yother asked if it was possible to have a new exit off of I95 for this traffic.

Lisa Bell, 406 Lawnwood Court, Kingsland, spoke about traffic concerns on MayCreek Drive. Ms. Bell also asked why more apartments were needed with the current number of apartments being built. She also asked that Boone Street be fixed before allowing any additional traffic.

Mary Bentivegna, 115 Princeton Place, Kingsland, spoke about traffic concerns with cars already flying down MayCreek Drive. Ms. Bentivegna also voiced concerns about flooding with additional growth.

Bill Gross, property owner, stated that there was not a formal plan right now and that they are working on a possible bypass road to help alleviate traffic.

Mrs. Stevens, 902 South Grove Boulevard, Kingsland, asked why more apartments were being considered when there are current complexes not yet finished. She also stated she was worried about traffic overflow from Boone Street.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:27 PM.

III. ROLL CALL

James W Galloway	Councilman	
Farran Fullilove	Councilman	
Kristy Chance	Councilwoman	(Remote)
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:	Farran Fullilove, Councilman
SECONDER:	James W Galloway, 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

Mrs. Stevens, 902 South Grove Boulevard, Kingsland, asked if the city could look at Grove Boulevard near the Humane Society. She stated that after the work the city did earlier in the year, there is now a huge dip in the road that can cause damage to vehicles. Mrs. Stevens also asked with the new apartments being built on Grove Boulevard if there plans on sidewalks being put in.

Ms. Lisa Bell, 406 Lawnwood Court, Kingsland, asked about the upkeep of the sidewalks in the older sections of town. She stated that some had grass growing through them and some were very uneven.

Dr. John Repanshek, 109 Oak Grove Circle, Kingsland, asked if council was aware of a Planning Commission member promoting the Lodge project at Laurel Island and also voting on it. He stated that this was a conflict of interest.

VII. OLD BUSINESS

There was no old business.

VIII. PLANNING AND ZONING

1. Approval of Re-Zoning-Parcel 120 008G 004 -

Bill Gross, acting agent for VCREATZE, LLC (Nick Hanzlick & Paru Gandhi, owners) have applied for a re-zoning of parcel 120 008G004 containing approximately 4.76 acres located on the east side of Marsh Harbour Parkway and on the south side of Golf Course Boulevard. The applicant is requesting the parcel be re-zoned to PD/C-2 (General Commercial) for the purpose of a proposed Lodge to support the Laurel Links Golf Course. Zoning is PD/R-3.

Planning Commission recommends approval.

Councilman Blount made a motion to approve with the stipulation that if the project is not built, that the zoning for this parcel will revert back to PD/R-3.

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

2. Approval of Re-Zoning-Parcels 095 025, 095 025 002, 095 009B -

Bill Gross, with Scrubby Bluff Holdings, LLC & Gross Timber and Land, LLC has submitted an application to request that the noted parcels be re-zoned to C-PLMU (Commercial-Planned Large Multi-Use) for the purpose of adding multi-family housing to the proposed sports/entertainment complex project. The parcels are located on the east and west sides of May Creek Drive and on the north side of Scrubby Bluff Road, containing a total of approximately 327 acres. The re-zoning will allow for an affordable housing option for city residents and will act as a support mechanism for the proposed sports/entertainment complex. There is existing water and sewer available to the immediate area. Zoning is C-ED (Commercial-Entertainment District).

Planning Commission recommends approval.

RESULT:	APPROVED [3 TO 1]
MOVER:	James W Galloway, Councilman
SECONDER:	Kristy Chance, Councilwoman
AYES:	Galloway, Chance, Blount
NAYS:	Fullilove

3. Approval of Home Occupation - 214 Lake Forest South Drive - Map & Parcel 107W 042 -

Jesmar Riquelme has applied for a Home Occupation Permit for a gifts and balloon business known as "Jelme Creations". 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: Galloway, Fullilove, Chance, Blount

4. Approval of Home Occupation - 102 Birch Court - Map & Parcel 082M 001 -

Jennifer Leggett has applied for a Home Occupation Permit for a nail polish business known as "Finding Feathers Lacquer, LLC". 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: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

IX. NEW BUSINESS

1. Approval Of: Camden Woods Redevelopment Plan -

The Camden Woods Redevelopment Area is designed to capture the potential for substantial investment and improvement in the vital areas around the major commercial corridors along the intersection of Georgia Highway 40 and Camden Woods Parkway. The boundaries for the Redevelopment Area contain 112 parcels totaling just over 584 acres, with a taxable real estate digest of \$5.6 million.

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

2. Approval Of: Resolution 2022-10 to Consent Approve a Redevelopment Plan -

A Resolution to consent to, approve and adopt a Redevelopment Plan to create City of Kingsland TAD #2: Camden Woods Redevelopment Plan.

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

3. Approval Of: Tuition Reimbursement Policy -

Approval of the City of Kingsland Tuition Reimbursement Policy to replace the current policy in its entirety.

Staff recommends approval.

City Manager Lee Spell stated that this adds more stipulations, schools must be a Georgia Accredited College and increases reimbursement by \$500.

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

4. Approval Of: GWES Watershed Protection Plan Monitoring and Annual Reporting -

Approval of the GWES Professional Services Proposal to assist the City of Kingsland in our Long-Term Monitoring Program as outlined in the Kingsland Watershed Protection Plan and as approved by the Georgia Environmental Protection Division. Total cost for 2023-2024 activities and reporting is \$12,800.00.

Staff recommends approval.

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

5. Approval Of: Temporary Alcohol License for Kingsland Tomorrow/Kingsland Downtown Development Authority (KDDA) -

Paul Chamberlin, acting agent for Kingsland Tomorrow/KDDA has applied for a temporary alcohol license for the sale of beer/wine by the drink for the 2022 Catfish Festival taking place November 19, 2022 in downtown Kingsland.

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Galloway congratulated the Camden Middle School softball team on their win for the Regional Championship. He also reminded everyone that Monday was Halloween and for everyone to be careful with all the kids out.

Mayor Day reminded everyone that Halloween is celebrated on the calendar day it is. He also informed everyone of the Veteran's Day parade and service being hosted by VFW #8385 on November 11, 2022 in Kingsland.

Councilman Fullilove stated he would be out of town November 2-13, 2022.

XI. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.

Councilman Fullilove seconded the motion.

The motion passed unanimously.

The meeting adjourned at 6:52 PM.