



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • NOVEMBER 14, 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 Hearings to order at 6:00 PM.

1. Public Hearing for Re-Zoning-Map & Parcel 082G 032 -

Austin Sawyer, with Southern Realty and Custom Homes, LLC, has applied for a re-zoning of parcel 082G 032 containing approximately 1.0 acre located at 205 Clarks Bluff Road and Creekwood Road. The applicant is requesting the parcel be re-zoned to R-3 (Medium and High Density Residential) for the purpose of building two quadraplexes on the parcel. Zoning is R-1.

Sarah Drury, 240 Creekwood Drive, Kingsland, stated her only concern was with the zoning being changed to R3. She stated that the entrance to Creekwood was already a busy intersection and the additional proposed homes would make it worse.

James Pryor, 204 Creekwood Drive, Kingsland, stated he was worried about the increased traffic from these proposed homes.

Kelly Sanes, 242 Creekwood Drive, Kingsland, stated that with the island that is at the entrance of their neighborhood, she is worried about the increases traffic. Ms. Sanes stated if the entrances to the homes could be placed on Clarks Bluff road, she would be okay with that.

Jonathan Parker, 233 Creekwood Drive, Kingsland, stated that he feels quadraplex's would be too much for the property size and that duplex's would be better.

Chelsea Sullivan, 213 Creekwood Drive, Kingsland, stated she was worried about the increased traffic and how the vetting process would be handled for potential renters.

Gail Hill, 229 Creekwood Court, Kingsland, stated that she thought 1 acres of land was not big enough for four families and that she was concerned about increased crime.

2. Public Hearing for Variance - 441 South May Street - Map & Parcel K26 03 003A -

Leslie and Peter Fullerton are requesting a variance to KLADO - Article VII, Section 70-1.1 #2 -Minimum Lot width at building line. The applicant is requesting a 15' variance to the 75' building line width requirement for R-1 Zoning District. The purpose of the request is for a single family residence to be built on the newly created parcel with a building lot width of 60'. Zoning is R-1.

Jessica Warren, 423 South May Street, Kingsland, stated that if the variance was approved, the new home would only be thirty seven feet from her home. She is concerned about the lack of privacy and fire safety.

Josh Warren, 423 South May Street, Kingsland, stated that part of the reason they purchased their home was the lot sizes and the privacy that a wooded lot allowed..

Leslie Fullerton, 441 South May Street, Kingsland, stated that the home they are proposing for their lot would still be fifteen foot from the property line and that it met all other requirements.

3. Public Hearing for the Purpose of Considering an Alcohol License for Osaka Ichiban 2, Inc. -

Darunee Phonwiang, acting agent for Osaka Ichiban 2, Inc., has applied 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 1390 East Boone Avenue in the Winn Dixie Shopping Center.

Scott Kimball, Planning Director, addressed mayor and council and stated that the advertisement for the public hearing was incorrect. The applicant applied for an alcohol license for beer and wine only, not beer, wine and liquor. Mr. Kimball stated that the sign posted at the location did list the correct information. No one else came forward to speak.

4. Public Hearing for the Purpose of Considering the Alcohol License for IFC-Kingsland LLC, Dba King's Restaurant -

Manuel Aguirre, Acting Agent for IFC-Kingsland LLC, Dba Kings Restaurant, is applying for an alcohol license for the sale of beer/wine/liquor to be consumed on the premises. The business is located at 105 North Lee Street.

Mr. Manuel Aguirre, acting agent for IFC-Kingsland came forward to introduce himself and said he was looking forward to bringing a new cuisine to downtown Kingsland.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:14 PM.

III. ROLL CALL

James W Galloway
Farran Fullilove
Kristy Chance
Alex Blount
Charles Grayson Day Jr.

Councilman
Councilman
Councilwoman
Mayor Pro Tem
Mayor

IV. INVOCATION AND PLEDGE TO THE FLAG

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

V. CONSENT DOCKET

The presentation from Marcie Costello with Camden House was postponed due to illness.

RESULT:	APPROVED AS AMENDED [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. PRESENTATION

1. Presentation: Marcie Costello - Camden House Update -

Postponed by Marcie Costello

RESULT:	NO ACTION TAKEN
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VII. GRANTING AUDIENCE TO THE PUBLIC

Josh Warren, 423 South May Street, Kingsland, asked if a dog park would be considered for Kingsland. Mayor Day stated that the Camden County Public Service Authority was working on a dog park for Kingsland.

VIII. OLD BUSINESS

There was no old business.

IX. PLANNING AND ZONING

1. Approval of Re-Zoning - Map & Parcel 082G 032 -

Austin Sawyer, with Southern Realty and Custom Homes, LLC, has applied for a rezoning of parcel I082G 032 containing approximately 1.0 acre located at 205 Clarks Bluff Road & Creekwood Road. The applicant is requesting the parcel be re-zoned to R-3 (Medium and High Density Residential) for the purpose of building two quadraplexes on the parcel. Zoning is R-1. *Planning commission recommends approval.*

Councilman Blount asked Planning Director Scott Kimball about possible talks of building duplex's instead of quadraplex's. Mr. Kimball stated that there were talks about duplex's. Mr. Austin Sawyer, applicant, told mayor and council that he was okay building two to three duplex's with driveways on Clarks Bluff Road. He also stated that there would be vetting process for potential renters so that he protected his investment. Councilwoman Chance asked if it was possible to change the zoning to R2. Councilman Galloway asked about having the driveways coming off of Clarks Bluff Road instead of Creekwood. Mr. Kimball stated that we could change the zoning to R2. Mr. Kimball also stated that the Public Works department would have to approve the location of the driveways.

Councilman Fullilove made a motion to approve the rezoning to R2 with the condition the driveways be placed on Clarks Bluff Road. Councilman Galloway seconded the motion.

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

2. Approval of Variance - 441 South May Street - Map & Parcel K26 03 003A -

Leslie and Peter Fullerton are requesting a variance to KLADO - Article VII, Section 70-1.1 #2 -Minimum Lot width at building line. The applicant is requesting a 15' variance to the 75' building line width requirement for R-1 Zoning District. The purpose of the request is for a single family residence to be built on the newly created parcel with a building lot width of 60'. Zoning is R-1. *Planning Commission recommends approval.*

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

3. Approval of Final Plat-Marsh Harbour -

Bennett Surveying, Inc., acting agent for Joss Josselyn, has submitted an application for approval of the final plat for Marsh Harbour Subdivision. The developer wishes to offer 22 lots on 12.50 acres and will follow the PD that was submitted. All engineering reviews have been completed and accepted for the subdivision. The preliminary plat was approved by City Council on December 7, 2021. Zoning is PD-R-2. *Planning Commission recommends approval.*

RESULT: **APPROVED [3 TO 0]**
MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance
ABSTAIN: Blount

4. Approval of Home Occupation-1083 Boone Avenue - Map & Parcel 095 002A -
Christine Luckhurst has applied for a Home Occupation Permit for a cleaning business known as "Christy's Cleaning Service, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. *Planning Commission recommends approval.*

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

5. Approval of Home Occupation - 210 Azalea Court - Map & Parcel 107G 042 -
Nichole Talbert has applied for a Home Occupation Permit for a residential cleaning business known as "Sparkle Clean, 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: Alex Blount, Mayor Pro Tem
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

X. NEW BUSINESS

1. Approval Of: Alcohol License for Osaka Ichiban 2, Inc. -
Darunee Phonwiang, acting agent for Osaka Ichiban 2, Inc., has applied 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 1390 East Boone Avenue in the Winn Dixie Shopping Center.

License was approved for sale of beer and wine by the drink. License does not include the sale of liquor.

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

2. Approval Of: Alcohol License for IFC-Kingsland LLC, DbA King's Restaurant -
Manuel Aguirre, Acting Agent for IFC-Kingsland LLC, DbA Kings Restaurant, is applying for an alcohol license for the sale of beer/wine/liquor to be consumed on the premises. The business is located at 105 North Lee Street.

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

3. Approval Of: Amendment to KLADO Article XXI -
Amendment to the Kingsland Land Development Ordinance Article XXI Sec. 42 and Sec. 210 - Sec. 213 to provide that advertised public hearings are conducted before the Planning Commission rather than City Council and reduce the number of required public hearing from two to one in compliance with Public Zoning Law. Additionally, in compliance with O.C.G.A. Section 36-66-5, the amendment adds Sec. 213 to define factors to be considered when determining if a proposed zoning decision is appropriate.

Staff recommends approval.

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

4. Approval Of: Peachtree Recovery Property Damage Recovery Service Agreement -
An amendment to the PRS Services Agreement, removing the language establishing a relationship between PRS and the Georgia Municipal Association. All other terms and conditions remain the same.

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: Amendment to Intergovernmental Services Agreement for Fire and Rescue Management Support Services -

Amendment to clarify leave payout at end of agreement.

Staff recommends approval.

Finance Director Filiz Morrow stated that when Fire Chief Terry Smith left the city, Camden County was not billed for any of his leave payout. This amendment states that when Chief Smith leaves Camden County, the city is not responsible for paying any portion of his leave payout.

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

6. Approval Of: Compensation Adjustment for Planning Commission Members -

Increase monthly compensation for appointed planning commission members from \$50.00 per month to \$100.00 per month contingent upon attendance of each regularly scheduled monthly meeting.

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

XI. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Blount and Mayor Day both congratulated the Camden County High School football team and wished them well as they go into playoff's.

Tonya Harvey, Convention and Visitors Bureau Director reminded everyone that the Catfish Festival was being held Saturday, November 19, 2022 and that they were expecting over 170 vendors.

Mayor Day wished everyone an early Happy Thanksgiving.

XII. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.

Councilman Fullilove seconded the motion.
The motion passed unanimously.

The meeting adjourned at 6:36 PM.