CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES ● JULY 10, 2023

Regular Meeting	City Council Chamber	6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:00 PM.

II. ROLL CALL

James W Galloway	Councilman	
Farran Fullilove	Councilman	
Kristy Chance	Councilwoman	
Alex Blount	Mayor Pro Tem	(Remote)
Charles Grayson Day Jr.	Mayor (Remote)	

III. INVOCATION AND PLEDGE TO THE FLAG

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

IV. 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

V. GRANTING AUDIENCE TO THE PUBLIC

1. Ms. Valerie Morris, 441 Martin Luther King Boulevard, Kingsland, spoke in opposition of the variance. Ms. Morris said the owner has never approached any neighbors for use of a drive way. Ms. Morris stated the community was working to clean up the area and would like to see the parcel in question rezoned to R1.

2. Mr. Nelson Cummings, 233 Woodbridge Road, Kingsland, spoke about the $25 fee charged to water accounts once they appear on the disconnect list whether their water had been disconnected or not. Finance Director Filiz Morrow explained that it was an administrative fee, not a cut off fee. Mr. Cummings asked where that fee went and Councilman Blount stated that it was kept in the water and sewer fund.

3. Mr. Everett Burch, 67 Ridge Road, Kingsland, asked if there was a fence ordinance. Planning Director Scott Kimball stated there was only one regarding the height of the fence. Mr. Burch asked to have a fence ordinance put into place because a neighbor to his property on Martin Luther King Boulevard was using tarps as fencing.

4. Ms. Valerie Morris spoke again and stated that it was her property using the tarps as fencing. She said they were used for safety reasons and that a police report had been filed regarding those reasons. Councilman Fullilove spoke up and stated that the city was not going to get into the debate of the fencing between Mr. Burch and Ms. Morris.

VI. OLD BUSINESS

There was no Old Business.

VII. PLANNING AND ZONING

1. Approval of Home Occupation-404 North Grove Boulevard - Map & Parcel 094 048 -

Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as "KMM Productions, 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.

Councilwoman Chance asked what type of business this was. Ms. Markes replied that amigurumi was a Japanese word for knit or crochet.

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

2. Approval of Variance-Parcel K08 01 016-465 Martin Luther King Jr, Boulevard -

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel.

Planning Commission took no action. Three members voted in favor of the variance, three members opposed the variance and one member abstained.

Councilman Galloway asked Planning Director Scott Kimball to elaborate on the item. Mr. Kimball stated that the parcel is zoned for a mobile home but he was unsure of how long ago there had been one there. Councilman Fullilove asked if the shed on the property was going to be removed and Mr. Kimball stated it would be removed. Mr. Kimball also stated that if the variance was not approved, the parcel would become un-buildable. Councilwoman Chance asked about the egress issue. Mr. Kimball stated that he wasn't sure about an easement. Councilman Fullilove made a motion to wait until the planning department had looked into the easement before making a decision. Councilman Galloway seconded the motion.

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

3. Approval of Final Plat - Lake Juniper Phase 5 -

Soncel, Inc. has submitted an application for a final plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5', which would apply to any future phases of the subdivision. The Phase 5 preliminary plat was approved by City Council on April 10, 2023.

All engineering and planning reviews have been completed and approved for phase 5. Zoning is PD/R-1.

Planning Commission recommends approval.

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

4. Approval of Preliminary Plat - Brookshire Green Subdivision -

Ronald Sawyer, II has submitted an application for a Preliminary Plat approval for Brookshire Green Subdivision located on the north and south sides of Eagle Boulevard, consisting of 64 single family lots on approximately 23.94 acres. The applicant has agreed to follow the original PD that was approved, however, updated engineering plans have not been submitted at this time. Zoning is PD/R-2.

Planning Commission recommends approval.

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

VIII. NEW BUSINESS

There was no New Business.

IX. MAYOR AND COUNCIL ANNOUNCEMENT

There were no announcements.

X. ADJOURNED

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

The meeting adjourned at 6:35 PM.