



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • JANUARY 16, 2024

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for the Purpose of Considering an Alcohol License for Kingsland Bay RV Resort, LLC -

Barron Roddey with Kingsland Bay RV Resort, LLC is applying for an alcohol license for the sale of packaged beer/wine. The business is located at 2970 Scrubby Bluff Road.

2. Public Hearing for the Purpose of Considering an Alcohol License for NY Nails Spa -

Tiffany Vo, owner of NY Nails Spa is applying for an alcohol license for complimentary beer/wine to be consumed on the premises. The business is located at 1379 East King Avenue, Suite B.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

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

Mayor
Councilman
Councilman
Councilwoman
Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

- 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

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

1. Approval of Re-Zoning-Map & Parcel 120 008P -

Smita Patel is requesting to re-zone parcel 120 008P to PD/R-2 (Planned Development Low Density Residential) for the purpose of an 80-unit Duplex Development. The parcel is located on the west side of Marsh Harbour Parkway containing a total of approximately 4.36 acres. The total project acreage is approximately (8) acres.

Planning Commission recommends approval with the following stipulations:

1. *Project will consist of two story duplexes only. No apartments or town homes will be approved.*

2. *If the project does not move forward, the zoning will revert back to PD/R-1.*

2. Approval of Re-Zoning - Map & Parcels 094 050 & 094 053 -

V V Farms, Inc. has applied for a Re-Zoning of Parcels 094 050 & 094 053 to R-6 (Single Family Large Tract Residential) for the purpose of a tree farm. The parcel is located on the north side of Highway 40 and on the west side of I-95 South containing a total of approximately 568 acres.

Planning Commission recommends parcels be rezoned to FT (Forest Transition District). Applicant agreed with recommendation.

3. Approval of Home Occupation - 116 Sugar Maple Way - Map & Parcel 082P 033 -

Alexander Benedit has applied for a home occupation permit for an on-line gun sales business known as "B & M Tactical". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1

Staff recommends approval with the following conditions:

- 1) *The applicant is not allowed to manufacture any type of ammunition in the home.*
- 2) *A business license will not be issued until a State Firearms Dealer license is submitted to the Planning Dept.*

Planning Commission recommends approval with the above conditions.

4. Approval of Home Occupation - 100 Cedar Breeze Drive - Map & Parcel 108F 009 -

Brandie Moody has applied for a home occupation permit for an arts and craft business known as "Covert Butterflies". 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.

5. Approval of Home Occupation - 421 Cedar Breeze Drive - Map & Parcel 108F 056 -

Kristin Ehrenpreis has applied for a home occupation permit for a cake business known as "Holly's Bundt Cakes". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. The applicant has submitted a copy of her cottage license to the Planning Department. Zoning is PD/R-1.

Planning Commission recommends approval.

6. Approval of Variance- 500 West King Avenue - Map & Parcel K13 01 007 -

Eunice de Guire, acting agent for DJRM Lim Family Trust has requested a variance to the Kingsland Zoning and Land Development Ordinance, Article VII, Sec. 70.2.3, #4 (c) - Minimum side yard setbacks in a C-2 zoning district. The applicant is requesting a 7-foot variance that will allow the owner to subdivide the parcel into two lots.

Planning Commission recommends approval.

7. Approval of Annexation Request & Zoning Designation-1508 Boone Street - Map & Parcel 108 002 Ordinance 2024-01 -

Matthew Oppenheimer, with Halpern Boone Street, LLC is requesting to annex parcel 108 002 containing approximately 2.93 acres located at 1508 Boone Street. The applicant is also requesting a zoning designation of C-2 (General Commercial). The purpose of the request is to be able to connect to the city water and sewer service for a proposed restaurant.

Planning Commission recommends approval.

8. Approval of Annexation Request & Zoning Designation-1566 Boone Street - Map & Parcel 108 002J Ordinance 2024-02 -

Matthew Oppenheimer, with Halpern Boone Street, LLC is requesting to annex parcel 108 002J containing approximately 6.47 acres located at 1566 Boone Street. The applicant is also requesting a zoning designation of C-2 (General Commercial). The purpose of the request is to be able to connect to the city water and sewer service for a proposed retail development.

Planning Commission recommends approval.

9. Approval of Re-Zoning-Map & Parcels K31 06 001 & K31 06 002 -

Jason Tate with Roberts Tate, LLC acting agent for Gope Real Estate, LLC is requesting the re-zoning of Parcels K31 06 001 and K31 06 002 to C-2 (General Commercial) for the purpose of a Dollar General Store. The parcels are located on the east side of South Lee Street containing a total of approximately 4.53 acres.

Planning Commission recommends approval.

10. Approval of Variance - Parcel 095 003A - 1215 East King Avenue -

Tiffany Jackson with Drayton-Parker Companies, LLC, dba Parker's Kitchen is requesting a Variance to Article VII, Section 120.7 - Maximum Area for a Free Standing Sign = 225 square feet. Applicant is requesting a 65 square foot variance to allow for their sign to be 290 square feet in area size. Zoning is C-4 (Interchange Commercial).

Planning Commission recommends approval.

11. Approval of De-Annexation - Parcel 082 127 Ordinance 2024-03 -

Anthony Lawhorne has applied for the DeAnnexation of parcel 082 127 containing approximately 3.30 acres. The purpose of the request is because the undeveloped parcel is adjacent to the applicant's primary residence, parcel 082 130, which is located in the unincorporated area of Camden County. Parcel 082 127 is not connected to city water and sewer and does not receive any city services. Zoning is PD/R-2.

Planning Commission recommends approval.

IX. NEW BUSINESS

1. Charter Positions - Appointments for 2024 -

Per the City Charter, the following charter positions shall be appointed by the Mayor and Council annually:

- a.) Mayor Pro Tem
- b.) City Attorney - Incumbent Mr. Steven Blackerby
- c.) City Clerk - Incumbent Ms. Jean Seigler-Horne
- d.) Chief of Police - Incumbent Mr. Rickey Evans
- e.) City Treasurer - Incumbent Ms. Filiz Morrow

2. Council Appointment to the Kingsland Planning Commission -

Councilman Blount will be appointing Ms. Becci Shannon to replace Mr. Brad Shuck who is resigning due to work schedule.

3. Approval of: Alcohol License for Kingsland Bay RV Resort, LLC -

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4. Approval of: Alcohol License for NY Nails Spa -

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5. Approval of: Resolution 2024-01 - Establishing Qualifying Fees for the 2024 General Election -

The qualifying fee for City Council will be set at \$270.75.

6. Appointment to: Camden County Board of Health -

A six-year appointment of a Consumer or Licensed Nurse interested in promoting Public Health; appointed by the governing authority of the largest municipality in the county.

7. Approval of: Safe Kids Worldwide Coalition Agreement -

8. Bid Award: Restriping Haddock Road -

Staff recommends sole bidder, Peek Pavement Marking, LLC, for \$14,150.

9. Bid Award: Fire Station 3-Architectural Design Services & Construction Management -

Low bidder is Ellis Ricket and Associates @ \$4.8% of construction cost. Optional construction management and project close out @1.2%. This is a SPLOST VIII funded project.

Staff recommends approval of the low bidder, Ellis Ricket and Associates.

10. Bid Award: Purchase of Rear Loading Refuse Collection Truck Body -

This item is below the budgeted amount approved in the FY 2023-2024 Solid Waste Fund.

Staff recommends low bid, Environmental Products Group, 2024 Leach 2R3 for \$228,113.90. Estimated time of arrival is 60 days.

11. Bid Award: Purchase of Knuckle Boom Trash Loader with Dump Body -

This item is \$14,900.00 over the amount budgeted in the FY 2023-2024 Solid Waste Fund. Overage is offset by savings from rear loader purchase for a net savings of \$6,986.10.

Staff recommends low bid, Environmental Products Group, 2025 Petersen TL3 for \$214,900. Estimated time of arrival is 240-270 days.

12. Approval of: Water Plant #2 Well Rehabilitation -

On August 14th, Council awarded a \$98,237 contract to Southern Civil, LLC for the inspection and rehabilitation of the deep wells at Water Plant #2. The findings of the inspection include \$30,450.00 in recommended repairs. Competitive quotes for a new 30 HP Motor were received; the contractor, Southern Civil, LLC, provided the lowest bid.

Staff recommends approval.

13. Approval of: Annual Fee Renewal for City Website -

Renewal of the CivicPlus Annual Agreement for the City's website. The \$7,858.71 renewal includes a \$1,422.05 discount and comprehensive website redesign at no additional cost. Website Modules include Agenda Center, Job Postings, Document Center, ePayment Center, News Flash, and Bid Postings, to name a few.

Staff recommends approval.

14. Approval Of: Power DMS Software Subscription Renewal -

Request to renew current subscription package that includes power standards, GACP manual, power policy, and power training for \$7,031.72/annually.

Staff recommends approval.

15. Approval Of: Power DMS Software Subscription Add-On -

Request to add Power Field Training Program to the current Power DMS software subscription. This will allow the KPD to reduce/eliminate paper use, be more organized, and manage their responsibilities easier. The program can also be utilized for career progression, training, and performance evaluations. This will be an additional annual recurring cost of \$3,180 with a one-time set up fee of \$1,096.50. This will be added to the current subscription package that includes power standards, GACP manual, power policy, and power training (\$7,031.72/annually) for a total of \$10,211.72/annually.

Staff recommends approval.

16. Approval Of: Magnet Forensics GrayKey License Software Subscription -

Request to purchase GrayKey license and software subscription. Magnet GrayKey is a forensic access tool that extracts encrypted or inaccessible data from mobile devices. Initial purchase includes 30 unlocks for a total of \$17,445/annual. Recurring portion will be \$16,795 unless upgraded to unlimited access.

Staff recommends approval.

17. Approval of: Renewal of Service Agreement with CE-Tech of Jacksonville, Inc.

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CE-Tech provides scheduled inspections and maintenance of medical equipment housed on the city's fire trucks and at the fire stations.

Staff recommends approval.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED