CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES ● 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

Mayor Day opened the Public Hearing at 6:00 PM.

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.

No one came forward to speak.

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.

No one came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:01 PM.

III. ROLL CALL

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

IV. INVOCATION AND PLEDGE TO THE FLAG

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

V. CONSENT DOCKET

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

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

No one came forward to speak.

VII. OLD BUSINESS

There was no 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.

Mr. Bill Gross with WH Gross Construction, 1209 East King Avenue, Kingsland, addressed Mayor and Council regarding this development. Mr. Gross stated that he had met with members of several of the homeowners associations in Laurel Landing to answer questions regarding this build. Mr. Gross clarified that the units built would be two story duplex's and that the owners were working with the homeowner associations to share some of the same covenants.

Councilwoman Chance made a motion to approve with the stipulations given by the Planning Commission.

Councilman Galloway seconded the motion.

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

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.

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

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.

Councilwoman Chance asked for clarification that this would be online gun sales only. The applicant stated it would be online sales only.
Councilman Blount made a motion to approve with the conditions set by the Planning Commission.
Councilman Galloway seconded the motion.

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

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.

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

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.

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

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.

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

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.

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

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.

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

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.

Councilman Blount asked Planning Director Scott Kimball if the Laurel Island Dollar General had been cleaned up. Mr. Kimball stated that it had and that warnings had been issued.

RESULT:	**APPROVED [2 TO 1]**
MOVER:	Alex Blount, Mayor Pro Tem
SECONDER:	James W Galloway, Councilman
AYES:	Galloway, Blount
NAYS:	Chance
ABSENT:	Fullilove

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.

Councilman Blount asked Planning Director Scott Kimball if the old sign piling was going to be used for the new sign. Mr. Kimball stated that the old piling would be demolished and a new piling would be used with documentation from their engineer that it met the needed requirements.

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

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.

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

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

a.) Mayor Pro Tem - Councilman Galloway made a motion to reappoint Councilman Blount as Mayor Pro Tem. Councilwoman Chance seconded the motion. The motion passed unanimously.

b.) City Attorney - Incumbent Mr. Steven Blackerby - Councilman Blount made a motion to reappoint Mr. Blackerby. Councilman Galloway seconded the motion. The motion passed unanimously.

c.) City Clerk - Incumbent Ms. Jean Seigler-Horne - Councilman Blount made a motion to reappoint Ms. Seigler-Horne. Councilwoman Chance seconded the motion. The motion passed unanimously.

d.) Chief of Police - Incumbent Mr. Rickey Evans - Councilman Galloway made a motion to reappoint Mr. Evans., Councilman Blount seconded the motion. The motion passed unanimously.

e.) City Treasurer - Incumbent Ms. Filiz Morrow - Councilman Galloway made a motion to reappoint Ms. Morrow. Councilwoman Chance seconded the motion. The motion passed unanimously.

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

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.

Councilman Blount appointed Ms. Becci Shannon to the Kingsland Planning Commission to replace Mr. Brad Shuck. Mr. Shuck resigned due to work conflicts.

3. Approval of: 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.

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

4. Approval of: 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.

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

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.

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

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.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 1/22/2024 6:00 PM**
MOVER:	Alex Blount, Mayor Pro Tem	
SECONDER:	James W Galloway, Councilman	
AYES:	Galloway, Chance, Blount	
ABSENT:	Fullilove	

7. Approval of: Safe Kids Worldwide Coaltion Agreement -

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

8. Bid Award: Restriping Haddock Road -

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

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

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.

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

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.

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

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.

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

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.

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

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.

Councilman Blount asked if this was a multi year contract. IT Director Kevin Foddrell stated that it was only for one year.

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

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.

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

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.

Councilman Blount asked with this add on, was the city duplicating services such as performance evaluations, that was included with the recently purchased human resources software. City Manager Lee Spell stated the city was not duplicating services.

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

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.

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

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

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.

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

There were no Mayor and Council Announcements.

XI. ADJOURNED

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

The meeting adjourned at 6:39 PM.