CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES ● MARCH 11, 2024

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 6:01 PM.

II. ROLL CALL

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

III. INVOCATION AND PLEDGE TO THE FLAG

Pastor Don Belcher 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, Blount
ABSENT:	Chance

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. RECOGNITION

1. Recognition -

Fire Chief Terry Smith presented Captain Charles Roney with a certificate for his years of service in the Kingsland Fire Department. Captain Roney has been with the department for 34 years, first as a volunteer and then as a paid firefighter. Captain Roney is leaving to take a job as in Liberty County as the Assistant Fire Chief of Prevention and Education.

VI. GRANTING AUDIENCE TO THE PUBLIC

1. Mr. Tom Fields, acting agent for the property located behind 505 Boone Avenue, addressed council regarding the variance's he is requesting for the property. Mr. Fields stated there is already a garage on the property and he would like to add on to it to build a small home.

2. Kim Maio, 505 Boone Avenue, Kingsland, owner of lot in question, stated that she was out of the country when the planning meeting was held and didn't agree with the fence requirement set by the Planning Commission. Ms. Maio stated that the building on the parcel in question was not a shed, but a garage on a slab and that it could not be moved.

3. Mr. Kevin Foddrell, 503 Boone Avenue, Kingsland, spoke in opposition of the variance's. Mr. Foddrell stated that his home sits adjacent to where the current garage is and that allowing this would not keep the neighborhood cohesive. Mr. Foddrell said that the fence requirement given by the Planning Commission would not fix the issue with the garage.

4. Margaret, spouse of Kim Maio, 505 Boone Avenue, Kingsland, told council that they were not trying to be a blight on the neighborhood. They were trying to help Mr. Fields build a vacation home so that he could be near his grandchildren.

Mayor Day clarified with Ms. Maio that she was unaware of the conditions set by the Planning Commission. Ms. Maio stated she was not aware of them due to being out of the country during the planning meeting.

VII. OLD BUSINESS

There was no Old Business.

VIII. PLANNING AND ZONING

1. Approval of Variance - Parcel K27 09 004A - West Side of Island Street -

Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b)-Minimum side yard setbacks from any other property line = 10 feet and #5(b) Minimum rear yard setbacks from any other property line = 15 feet. Applicant is requesting a 3 1/2 foot variance to the required side yard setbacks and a 10 foot variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential).

Planning Commission recommends approval with the following condition: A six foot privacy fence will be installed along the rear and sides of property by applicant before construction can start on the primary residence. Also noted was that any new construction or additions to the existing building must meet the current rear setback requirements of 15 feet as noted in KLADO.

Councilman Blount asked Planning Director Scott Kimball if the parameters set by the Planning Commission recommendations is possible. Mr. Kimball stated that the fence was possible, but not the variance. That if they were to add on to the shed, a variance would be needed for the whole property. Mr. Kimball then stated that both recommendations would not be possible.
Councilman Fullilove asked when the lot was subdivided and Mr. Kimball advised it was early last year.
Councilman Blount stated that council could not approve the variance based on the current Planning Commission recommendations.

Councilman Blount made a motion to send the request back to the Planning Commission to come up with something more reasonable and feasible.
Councilman Fullilove seconded the motion.
The motion passed unanimously.

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

2. Approval of Re-Plat - Northshore Subdivision -

Roger Bennett with Bennett Surveying, Inc., acting agent for the owner, Stars & Stripes 31, LLC has submitted an application for a Re-Plat of Northshore Subdivision located on the south side of Highway 40 West. The Re-Plat will re-configure lots on Starboard Court and Breakwater Loop and will also create a new lot. The new plat has been reviewed and approved by the Planning Department staff and meets the requirements for an R-1 zoning district. Zoning is R-1.

Planning Commission recommends approval.

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

3. Approval of Preliminary Plat - Canopy Oaks -

Ronald Sawyer has submitted an application for a preliminary plat for Canopy Oaks Subdivision located on the east side of Gross Road consisting of 184 single family lots on approximately 78 acres. The re-zoning of the property and the PD was approved by the Planning Commission and City Council in September of 2023. Zoning is PD/R-2.

Planning Commission recommends approval.

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

IX. NEW BUSINESS

1. Approal Of: First Amendment to Water Tower Lease Agreement -

Amendment to Cellco Partnership d/b/a Verizon Wireless Water Tower Lease Agreement dated 09/26/2016 for a portion of property located at 162 Gross Road, Kingsland. Amendment will add additional equipment to the elevated water tower and increase the lease payment by an additional $500.00 per month. This amendment has been reviewed and approved by Local Government Services.

Staff recommends approval.

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

2. Approval of: Limited Warranty Deed for Proposed Lift Station at Camden Woods Parkway -

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

3. Resolution 2024-06: FY2023 Multiple Grant Fund Budget Amendment -

It is necessary to amend the budget in the Multiple Grant Fund to account for an increase in grant revenues and in-kind labor match for the Coastal Incentive Grant for Floodplain Management.

Staff recommends approval.

4. Bid Award: Purchase of 10 Police Patrol Vehicles -

The Police department, being fully staffed, is in need of replacing vehicles that have been in accidents, totaled, and/or are out of commission due to repairs exceeding the value of the vehicle or have excessive mileage. About 75% of the add-on equipment needed can be transferred from the old vehicles. Funding is available from the insurance proceeds received on vehicle claims over the last few years.

Staff recommends purchasing 10 Chargers from Carville at $34,800 each for a total of $348,000. Council was polled on March 1, 2024 resulting with a majority in favor of the purchase.

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

5. Bid Award: Asphalt Resurfacing -

The request for asphalt resurfacing includes the following roads: Gross Road, South Grove Boulevard, Hospitality Avenue, The Lakes Boulevard, and Marsh Harbour Parkway.

Staff recommends lowest qualified bid, East Coast Asphalt, for a total of $1,272,275. Funding source is SPLOST 8.

Councilman Blount thanked Purchasing Agent Hannah Smith for finding that the multipliers for the millings was not the same in each bid.

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

6. Bid Award: 2024 LMIG Asphalt Resurfacing -

The request for asphalt resurfacing includes the following roads: Thrift Street, Bay Avenue, Eleanor Street, West Lilly Street, Georgia Street, Jim Cody Street, West Stump Mitchell Avenue, and Laurel Landing Boulevard.

Staff recommends lowest bid, East Coast Asphalt, for a total of $399,535. Funding source is Local Maintenance & Improvement Grant with 30% match from SPLOST 8.

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

X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Blount said thank you to the Public Works department for their help with the Boots and Chutes event held March 8th and 9th at The Lawn. He said the event went well Friday night but had low attendance Saturday due to the rain.

Mayor Day reminded everyone of the Spring Carnival coming March 21st through March 24th at The Lawn.

XI. ADJOURNED

Councilman Blount made a motion to adjourn the meeting.
Councilman Fullilove seconded the motion.
The motion passed unanimously.
The meeting adjourned at 6:27 PM.