



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

MINUTES • JUNE 10, 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 Pro Tem Blount called the Public Hearing to order at 6:00 PM.

1. Public Hearing for the Purpose of Considering an Alcohol License for Parker's Kitchen Store #120 -

Gregory Michael Parker, owner of Gregory M. Parker, Inc. and Lucy L. Oglesbee, Store Manager, are applying for an alcohol license for the sale of retail packaged beer/wine at the Parker's Kitchen Store #120. The business is located at 1215 East King Avenue.

Ms. Lucy Oglesbee, co-applicant for license, introduced herself and stated she was looking forward to being in Kingsland.

No one else came forward to speak.

II. CALL TO ORDER AND WELCOME GUESTS

Mayor Pro Tem Blount called the regularly scheduled meeting to order at 6:01 PM.

III. ROLL CALL

James W Galloway

Councilman

Farran Fullilove

Councilman

Kristy Chance

Councilwoman

Alex Blount

Mayor Pro Tem

Charles Grayson Day Jr.

Mayor (Absent)

IV. INVOCATION AND PLEDGE TO THE FLAG

Pastor Belcher gave the Invocation and led in the Pledge to the Flag.

V. CONSENT DOCKET

Item Number 2 in New Business - Mainpoint Employee Wellness Clinic MOU was removed and postponed until the next council meeting.

RESULT: APPROVED AS AMENDED [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

VI. GRANTING AUDIENCE TO THE PUBLIC

Ms. Rosetta Webster, 1049 Boone Avenue, Kingsland, addressed council regarding the pond in the back of her home. She asked if the private owner didn't clean it, what recourse did she have. Mayor Pro Tem Blount advised Ms. Webster that was a civil matter and she would need to seek legal counsel if the owner neglected to take care of the pond. Ms. Webster said she had contacted Georgia Department of Natural Resources (DNR) regarding beavers destroying her property, but asked if the city had any suggestions. Mayor Pro Tem Blount advised Ms. Webster that she would need to follow what DNR had advised.

VII. OLD BUSINESS

There was no old business.

VIII. PLANNING AND ZONING

1. Approval of Home Occupation - 836 East Hilton Avenue - Map & Parcel K17A 01 001E -

Howard Day has applied for a Home Occupation Permit for a handyman/construction service business known as "Brighter Day's Handyman/Construction 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: Kristy Chance, Councilwoman
SECONDER: Farran Fullilove, Councilman
AYES: Galloway, Fullilove, Chance, Blount

2. Approval of ROW Acceptance - Settler's Hammock Phase 3 -

Lamar Smith with LSSD Settler's Hammock, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Settler's Hammock Phase 3 that includes Daniel Trent Way and Olson Way. An inspection of the infrastructure was completed by the Planning Department and Public Works in April of 2024 and no issues were found, all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. 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

3. Approval of Special Use Permit-1801 Harrietts Bluff Rd.-Map & Parcel 093 017A -

Chunlan Zhao has applied for a Special Use Permit for parcel 093 017A located at 1801 Harrietts Bluff Road. The purpose of the Special Use Permit is for the applicant to be able to operate a retail business that includes the sale of decorative steel gates, roof panels, and other building materials in a C-4 zoning district. The Kingsland Zoning and Land Development Ordinance, Sec.61.4.2- C-4, Interchange Commercial Permitted Uses does not allow for this type of business.

Planning Commission recommends approval.

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

4. Approval of Re-Zoning-Parcels 093 054O, 093 054R, and 093 054S -

James Coughlin with Camden County JDA is requesting parcels 093 054O, 093 054R, and 093 054S be re-zoned to I-G (General Industrial) for the purpose of allowing additional types of business uses other than what the existing zoning I-L (Light Industrial) allows. The parcels are located in the Camden County Industrial Park containing a total of approximately 29 acres.

Planning Commission recommends approval.

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

IX. NEW BUSINESS

1. Approval Of: GMEBS Defined Benefit Ordinance and Adoption Agreement -

An Ordinance to amend and restate the Retirement Plan for the Employees of the City of Kingsland, Georgia, in accordance with and subject to the terms and conditions set forth in the Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the GMEBS Trust Agreement.

Staff recommends approval.

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

2. Approval of: MainPoint Employee Wellness Clinic MOU FY 2024-2025 -

A Memorandum of Understanding (MOU) establishing a cooperative partnership between the Camden County Board of Commissioners and the City of Kingsland, Georgia for providing onsite clinical medical services by Camden County to employees of the City of Kingsland. The city's pro-rata funding remains at 12% of the \$621,221 FY 24-25 budget, an increase of \$386 per month.

Staff recommends approval.

This item was postponed during the Consent Docket.

RESULT: **POSTPONED [UNANIMOUS]** **Next: 7/15/2024 6:00 PM**
MOVER: Farran Fullilove, Councilman
SECONDER: James W Galloway, Councilman
AYES: Galloway, Fullilove, Chance, Blount

3. Approval of: Resolution 2024-08 - Establishing Qualifying Dates and Time -

This will set the date and time for qualifying for the 2024 election for City Council Posts #1 and #2.

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

4. Approval of: Resolution 2024-10 - Level 1 Freeport Exemption for Fullfilment Centers -

This provides a Level 1 Freeport Tax Exemption for Fulfillment Centers as authorized by O.C.G.A. 45-5-48.2. This exemption does not add any tax burden to the citizens of Kingsland or Camden County and makes Kingsland more competitive for companies bringing jobs to our community. This exemption was approved by voter referendum on May 21, 2024.

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

5. BID AWARD: Sewer Pump -

Staff recommends sole bidder, Southern Civil, for \$793,684. Estimated start date is 3/04/2025.

Public Works Bill Coleman clarified that this was actually for 3 pumps for 3 different lift stations and that currently it is taking about 6 months to get these parts.

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

6. Approval of: Alcohol License for Parker's Kitchen Store #120 -

Gregory Michael Parker, owner of Gregory M. Parker, Inc. and Lucy L. Oglesbee, Store Manager, are applying for an alcohol license for the sale of retail packaged beer/wine at the Parker's Kitchen Store #120. The business is located at 1215 East King Avenue.

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MOVER: Farran Fullilove, Councilman
SECONDER: Kristy Chance, Councilwoman
AYES: Galloway, Fullilove, Chance, Blount

X. MAYOR AND COUNCIL ANNOUNCEMENT

There were no announcements.

XI. ADJOURNED

Councilman Galloway made a motion to adjourn the meeting.

Councilman Fullilove seconded the motion.

The motion passed unanimously.

The meeting adjourned at 6:16 PM.