



# CITY OF KINGSLAND, GEORGIA

## CITY COUNCIL

MINUTES • JULY 22, 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 called the Public Hearing to order at 6:01 PM.

1. Public Hearing for the Purpose of Considering an Alcohol License for Laura Ann Rabb with Daily Bread Food Marts, LLC -

Laura Ann Rabb with Daily Bread Food Marts, LLC., is applying for the sale of packaged beer/wine for the Exit 7 Travel Shop located at 1870 Harrietts Bluff Road.

No one came forward to speak.

### II. CALL TO ORDER AND WELCOME GUESTS

Mayor Day called the regularly scheduled meeting to order at 6:02 PM.

### III. ROLL CALL

James W Galloway

Farran Fullilove

Kristy Chance

Alex Blount

Charles Grayson Day Jr.

Councilman (Absent)

Councilman

Councilwoman

Mayor Pro Tem

Mayor

### IV. INVOCATION AND PLEDGE TO THE FLAG

Councilwoman Chance gave the Invocation and led in the Pledge to the Flag.

### V. CONSENT DOCKET

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

- 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

1. Nelson Cummings, 233 Woodbridge Road, Kingsland, addressed Mayor and Council on several subjects. Mr. Nelson first asked about why there was a selection process for teens to attend the new teen center when it was in a public building and partially funded by the city. Mayor Day advised Mr. Nelson that it was not funded by the city and that any questions needed to be directed to Camden Connection. Mr. Nelson next asked about a review of outdated ordinances and suggested the city needed some sort of process for this review. Last, Mr. Nelson said that there were still community's in Kingsland that needed sprucing up.

2. Lance Brown, 115 Lakefield Drive, Kingsland, addressed Mayor and Council about an ongoing flooding issue he and his neighbors are having. They live directly behind Camden Middle School and stated that after the school board did sports field renovations, they are now having drainage and flooding issues. Mr. Brown said they had contacted the city and were told that the issue fell on the school board. The school board stated they were not equipped to correct the ditch. Mayor Day said they city would look at what could be done to help. City Manager Lee Spell said he would reach out to the school board to see what could be done jointly to correct the issue.

## VII. OLD BUSINESS

There was no old business.

## VIII. PLANNING AND ZONING

1. Approval of: ROW Acceptance - Ryan's Cove Phase 3 -

Ronald Sawyer with Live Oak Coastal Homes, LLC has submitted a Quit-Claim Deed requesting the City of Kingsland to accept a 50' ROW with all infrastructure within Ryan's Cove Phase 3 that includes Ryan Nicholas Drive. An inspection of the infrastructure was completed by the Planning Department and Public Works in May 2024 and no issues were found.

*Planning Commission recommends approval.*

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

2. Approval of: Final Plat - Brookshire Green -

Ronald H. Sawyer, II has submitted a final plat application for Brookshire Green consisting of 64 single family lots on approximately 18.98 acres. The preliminary plat and PD was approved by the City Council on July 10, 2023. Zoning is PD/R-2.

*Planning Commission recommends approval.*

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

3. Approval of: Preliminary Plat - Lake Juniper Phase 6 -

Roger Bennett, acting agent for Soncel, Inc. has submitted a preliminary plat application for Lake Juniper Phase 6 consisting of 29 single family lots on approximately 13.79 acres. The developer will follow the existing PD. Zoning is PD/R-1.

*Planning Commission recommends approval.*

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

4. Approval of: Preliminary Plat and PD Approval - The Villas at Camden Woods - Phase II -

Roger Bennett, acting agent for Sawyer and Associates has submitted a preliminary plat application and PD for The Villas at Camden Woods Phase II consisting of 240 single family lots on approximately 81.89 acres. The developer submitted a PD that has been reviewed and approved by the Planning and Building Department. Zoning is PD/MU (Planned Development Mixed Use).

*Planning Commission recommends approval.*

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

5. Approval of: Final Plat and PD Amendment - Fairways Edge Phase 2 -

Jonathan McDill, acting agent for Laurel Island Holdings, LLC and Saw Dawg, LLC has requested an amendment to the original PD for Fairways Edge Subdivision. The amendment will allow for 50' and 60' lots in Fairways Edge Phase 2 only and will allow for Phase 2 to have its own separate Home Owners Association. A final plat for Phase 2 has also been submitted for approval, consisting of 144 single family lots on approximately 48.61 acres. The preliminary plat was approved by the City Council on April 9, 2024. Zoning is PD/R-1.

*Planning Commission recommends approval.*

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

6. Approval of: Re-Zoning - 214 West King Avenue - Map & Parcel K15 09 001 -

Rebecca & Justin Shannon have applied for a re-zoning of parcel K15 09 001 containing approximately 1.39 acres located at 214 West King Avenue. The applicant is requesting the parcel be re-zoned to C-1 (Central Business District) for the purpose of a mixed use project. Current zoning is C-2 (General Commercial).

*Planning Commission recommends approval.*

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

## IX. NEW BUSINESS

1. Approval of: Alcohol License for Laura Ann Rabb with Daily Bread Food Marts, LLC -

Laura Ann Rabb with Daily Bread Food Marts, LLC., is apply for an alcohol license for the sale of packaged beer/wine for the Exit 7 Travel Shop located at 1870 Harrietts Bluff Road.

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

2. Approval and Acceptance of: Georgia Environmental Finance Authority (GEFA) Lead Service Line Replacement Program Grant -

Approval of a GEFA Lead Service Line Replacement Program Grant #DWLSL2023033 in the amount of \$300,000.00. The funding will be used to conduct an inventory to identify existing lead service lines in its drinking water system through investigation activities, such as employee interviews, acquisition of tax records or engineering site plans, predictive and statistical modeling, field investigations, and/or potholing.

*Staff recommends approval.*

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

3. 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.*

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

4. Approval of: Declaration of Surplus Vehicles to be Auctioned -

1996 E-One Truck - The engine on this truck is an International/Detroit 40 Series 2 stroke that is 28 years old. The head of the block is blown and parts are not easily obtainable. The truck still runs and functions but is leaking oil from the engine block.

1989 Simon Duplex Ladder Truck - The engine on this 35 year old truck is blown and parts are not obtainable.

*Staff recommends approval.*

|                  |                              |
|------------------|------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>  |
| <b>MOVER:</b>    | Alex Blount, Mayor Pro Tem   |
| <b>SECONDER:</b> | Farran Fullilove, Councilman |
| <b>AYES:</b>     | Fullilove, Chance, Blount    |
| <b>ABSENT:</b>   | Galloway                     |

5. Approval of: Naoxone Policy -

The City of Kingsland recognizes the continuing rise in prescription abuse and subsequent rise in heroin use has resulted in an increase in opioid overdoses. With this program, city personnel located in select public buildings will have access to nasal naloxone rescue kit. Naloxone is an opioid receptor blocker which, when administered quickly, will temporarily reverse the overdose. This initiative involves deployment of naloxone rescue kits to all City buildings where AED devices are located in compliance with Senate Bill 389.

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|------------------|------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>  |
| <b>MOVER:</b>    | Kristy Chance, Councilwoman  |
| <b>SECONDER:</b> | Farran Fullilove, Councilman |
| <b>AYES:</b>     | Fullilove, Chance, Blount    |
| <b>ABSENT:</b>   | Galloway                     |

6. Bid Award: 2024 LMIG Supplemental Asphalt Resurfacing -

Scope of project includes resurfacing the following roads: Henrietta, Woodbridge, Norwood, Jacobs, Island, East Lily, South Satilla. Funding is from the supplemental 2024 Local Maintenance & Improvement Grant received in the amount of \$317,095.81 and \$85,226.19 from SPLOST funds.

*Staff recommends low bidder, East Coast Asphalt, LLC, for a total of \$402,322*

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

7. Approval Of: Engineering Services for Al Gay Rd & Middle School Rd -

Scope of services includes civil engineering services for design and project management for the surfacing of unimproved portions of Al Gay Road and Middle School Road.

*Staff recommends low bidder, Roberts Civil Engineering, for \$48,200.*

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

8. Approval Of: Engineering Services for Lakes Blvd East -

Scope of services includes civil engineering services for design and project management for the surfacing of undeveloped portion of Lakes Blvd East.

*Staff recommends low bidder, Roberts Civil Engineering, for \$86,800 + \$1,800 (for wetland, if needed).*

Councilman Blount asked if this included adding sidewalks. City Manager Lee Spell stated it did not include sidewalks, but they could be added. Mr. Spell said that adding the sidewalks should not increase the engineering fee, only the construction cost.

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

## X. MAYOR AND COUNCIL ANNOUNCEMENT

Councilman Fullilove stated that he would be absent from the second meeting in August.

Mayor Day reminded everyone that school would be starting soon and to be on the watch for kids to be out at the bus stops.

## **XI. ADJOURNED**

Councilman Blount made a motion to adjourn the meeting.

Councilman Fullilove seconded the motion.

The motion passed unanimously.

The meeting adjourned at 6:28 PM.