



CITY OF KINGSLAND, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY
AGENDA • AUGUST 13, 2020

Regular Meeting

City Council Chamber

4:00 PM

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

1. CALL TO ORDER

Paul E. Chamberlin	Chairman
Jolene Andersen	Board Member
Jimmy McCollum	Board Member
Rebecca Shannon	Board Member
Paula Chamberlin	DDA Manager
LaMar Stokes	Council Member
Lisa Bell	Board Member

2. ROLL CALL

3. AGENDA AMENDMENTS

4. APPROVAL OF FINANCIAL REPORT

1. July Financials -

5. APPROVAL OF MINUTES

1. July Minutes -

6. ORGANIZATION COMMITTEE

1. Review and Discuss DDA Citizen Board Application from Matt Hooks -
2. DDA 101 Training -

Intro to Downtown Development Authority for new board members. The training will be virtual and self paced and will go live on September 1, 2020.

7. DESIGN COMMITTEE

1. Finalize the Lawn Logo -

Approval to order "Coming Soon" Sign for The Lawn

8. PROMOTIONS COMMITTEE

1. Catfish Festival Update -

9. ECONOMIC DEVELOPMENT/RESTRUCTURING COMMITTEE

1. Traffic Control Status -
2. Overlay Ordinance Update -
3. New Business Application and Discussion -

10. DATES TO REMEMBER

1. Upcoming Events -

DDA 101 Training - Goes Live September 1, 2020

2020 Chamber of Commerce Golf Tournament - October 23, 2020 - 11 am - 4 pm

Halloween Town - October 24, 2020 - 5 pm - 8 pm

Catfish Festival - November 21, 2020 - 9 am - 8 pm

11. ADDITIONAL BUSINESS/ANNOUNCEMENTS

12. ADJOURN

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3183)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3183

July Financials

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3184)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3184

July Minutes

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3172)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3172

**Review and Discuss DDA Citizen Board Application from
Matt Hooks**

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3173)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3173

DDA 101 Training

Intro to Downtown Development Authority for new board members. The training will be virtual and self paced and will go live on September 1, 2020.

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3181)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3181

Finalize the Lawn Logo

Approval to order "Coming Soon" Sign for The Lawn

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3182)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3182

Catfish Festival Update

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3180)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3180

Traffic Control Status

Paula Chamberlin

From: Lee Spell <lspell@kingslandgeorgia.com>
Sent: Tuesday, August 11, 2020 12:12 PM
To: Paula Chamberlin
Subject: Re: Traffic Calming in Downtown Kingsland

Let's compare calendars and road trip.

Sent from my iPhone

> On Aug 11, 2020, at 10:30 AM, Paula Chamberlin <pchamberlin@kingslandgeorgia.com> wrote:

>

> FYI:

>

> On July 9, 2020 Scott Kimball, Becci Shannon, and myself participated
 > in a conference call with Joseph Capello, Donnie Boyd and Doug Stevens
 > from GDOT
 > - Jesup office to discuss traffic calming options for our downtown area.
 > The Electronic Speed Radar Signs and Speed Reduction Markings were two
 > of the best options for us at this point in time.
 > You suggested that we take a road trip to towns much like ours and
 > GDOT gave us a few to look at that are successful.

>

> Hinesville (Hwy 84) and Riceboro (Hwy 17) are currently using the
 > Speed Radar Signs for speeding on both approaches.
 > Statesboro (Hwy 84 and US301) is currently using Speed Reduction
 > Markings

>

> Other ideas were reducing speed limit to 25 mph but that will require
 > a speed study and it is very difficult to accomplish without a school
 > zone near-by or a number of fatalities : (A truck by pass was
 > discussed to address the large logging trucks. Metter is currently
 > working on a large truck by pass project but a small by-pass project
 > was recently completed in Argyle (Hwy 84) in Clinch County.

>

> GDOT also told us to Contact the Dept. of Public Safety to inquire
 > about a mobile weigh station if we thought that would help but they
 > also said "No law states that trucks must go through a weigh station."
 > I am not sure what the Florida law states.

>

> I think we should plan a trip to some of these places and see what
 > will work best for our town. Your thoughts?

>

> PAULA CHAMBERLIN, Downtown Manager
 > Kingsland Downtown Development Authority / City of Kingsland Main
 > Street Program
 > 107 S. Lee Street / Post Office Box 250 / Kingsland, GA 31548
 > Office: (912) 729-2848 / www.KingslandDDA.com
 >

Attachment: Re Traffic Calming in Downtown Kingsland (3180 : Traffic Control Status)

>
>
>
> ---
> This email has been checked for viruses by Avast antivirus software.
> <https://www.avast.com/antivirus>
>

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3174)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3174

Overlay Ordinance Update

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3175)**

Meeting: 08/13/20 04:00 PM

Department: Downtown Development Authority

Category: Miscellaneous

Prepared By: Paula Chamberlin

Initiator: Paula Chamberlin

Sponsors:

DOC ID: 3175

New Business Application and Discussion



CITY OF KINGSLAND, GEORGIA
APPLICATION FOR OCCUPATIONAL TAX CERTIFICATE

SECTION I (TO BE COMPLETED BY THE APPLICANT)

Date of Application: 8/09/2020 ☒ New Application ☐ Renewal ☐ Relocation

NAME OF BUSINESS: Rainbow Bridge Pet Crematory LLC

Owner/Representative: Nelson Kyle A
 Last First M.I.

SSN# 224-67-3036 DATE OF BIRTH: 10/24/1992 Phone: (904) 718-6895

Mailing Address: 1337 Kennesaw Lane

City: Jacksonville State: Florida Zip: 32218

Fax: () E-mail: petcremations@rainbowbridgepc.com

Other Partners: Jimmy S. Nelson Type of Business: Crematory

Occupational Title: Owner Date Business Opened: _____

Business Location Address: 108 S. Lee St. Kingsland, GA, 31548

Number of Employees (including owner) Full Time: 1 Part Time: 0
 (employees are only those employees located in the City of Kingsland. If necessary, estimate the total number of employees and update as needed.)

Federal ID# 85-0797550 State License ID# 20067679

Health Dept # _____ Sales Tax # _____

WILL THIS BUSINESS SELL BEER, WINE, AND/OR ALCOHOL? YES _____ NO ☒

If YES, you must also apply for the appropriate alcohol license.

CERTIFICATION

I, Kyle Nelson, certify the above information to be true and accurate. I understand that the certification issued is only for the business and activities stated above and that all requirements of the State of Georgia and/or Federal agencies are met. I agree to abide by all building codes, including but not limited to Americans with Disabilities Act. I agree to secure any and all applicable required permits.

If this application is for a proposed business, the location of same will be in an area zoned for such business. If a suitable location is not found in a properly zoned area, the application shall become void unless the location is rezoned in accordance with the provisions of the Kingsland Land Development Ordinance.

I also understand that the certificate must be displayed in the place of business and that renewal must be paid prior to December 31 of each year.

I hereby agree and consent, pursuant to public law 93-579 of the Privacy Act of 1974 that the disclosure of information obtained in this application may be submitted to any agency of the City, County, State and Federal governments for the purposes of obtaining the necessary information to process this application.

I have read and understand the terms of this application.

Date: 8/09/2020 Signature: Kyle Nelson

Attachment: Crematory Application- 108 S. Lee St. (3175 : New Business Application and Discussion)

Paula Chamberlin

From: Lee Spell <lspell@kingslandgeorgia.com>
Sent: Thursday, July 30, 2020 9:32 AM
To: 'Scott Kimball'
Cc: Paula Chamberlin
Subject: RE: C-1 Central Business District

Scott,

Because the ordinance specifically mentions odor and smoke, and further prohibits the “processing or treatment of **material goods**,” and additionally identifies an extensive list specific businesses that **are** allowed which does not include crematoriums, I would recommend that anyone applying for a business license in the C-1 District that may potentially be a non-conforming use, first seek approval from the DDA Board and then the Planning Board and then provide that recommendation to council for final approval.

Thanks,

Lee H. Spell
 City Manager
 912 729-5613

From: Scott Kimball [mailto:skimball@kingslandgeorgia.com]
Sent: Tuesday, July 28, 2020 4:15 PM
To: 'Lee Spell' <lspell@kingslandgeorgia.com>
Subject: C-1 Central Business District

Lee,

Will this section of the ordinance prevent a pet crematory from being in the C-1 Downtown Business District.

61.1.2. Required conditions. All business, display, servicing, storage or processing shall be conducted within a completely enclosed building except where the nature of the activity makes it impossible, as for example, off-street loading, and automobile parking for customers while on the premises. Uses, processes or equipment employed shall be limited to those which are not objectionable by reason of odor, dust, bright lights, smoke, noise or vibration.

(1) Any retail business or commercial use in which there is no processing or treatment of material goods, or products except as provided for, including:

Pet Crematory is not listed as a use, nor as a prohibited use. The county I use worked for, if the use was not in the ordinance then it was not allowed.

Attachment: RE C-1 Central Business District (3175 : New Business Application and Discussion)

Thank you,

Scott L. Kimball
Planning Director
City of Kingsland
912-729-8222 Office
912-464-0855 Cell

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Attachment: RE C-1 Central Business District (3175 : New Business Application and Discussion)

**Downtown Development Authority**

City of Kingsland

SCHEDULED**AGENDA ITEM (ID # 3185)**

Meeting: 08/13/20 04:00 PM
Department: Downtown Development Authority
Category: Miscellaneous
Prepared By: Paula Chamberlin
Initiator: Paula Chamberlin
Sponsors:
DOC ID: 3185

Upcoming Events

DDA 101 Training - Goes Live September 1, 2020

2020 Chamber of Commerce Golf Tournament - October 23, 2020 - 11 am - 4 pm

Halloween Town - October 24, 2020 - 5 pm - 8 pm

Catfish Festival - November 21, 2020 - 9 am - 8 pm