

City of Kingsland, Georgia
CITY COUNCIL MEETING
October 13, 2008
6:00 P.M.

PUBLIC HEARING

APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSE has been received from: (1) TA Operating LLC dba Petro Stopping Centers, manager Kathy Darlene Herbst, located At 1105 East King Avenue for retail of beer/wine packaged to go. (2) Calming Waters Spa, LLC, owner Pamela M. Conlon, located at 102 Marsh Harbour Parkway, Suite 106 for serving of complimentary beer and wine on-premise to guests.

The public hearing was brought to order by Mayor Smith at 6:02 P.M.

There were no public comments.

Mayor Smith closed the public hearing at 6:04 P.M.

MINUTES

I. CALL TO ORDER and WELCOME GUESTS.....Mayor Kenneth Smith

Mayor Smith called the meeting to order at 6:04 P.M.

II. INVOCATION and PLEDGE TO THE FLAG.....Pastor Matthew Pettus

Pastor Pettus gave the Invocation and led the audience in the Pledge to the Flag.

III. ROLL CALL:

All members were present.

IV. CONSENT DOCKET:

- A.** Approve the Council Minutes of the last Regular Council Meeting.
- B.** Approve the Agenda as presented.
- C.** Approve the payment of Accounts Payable as due and funds available.

Councilwoman Stasinis made a motion to approve the consent docket as presented.

Councilman Knight seconded the motion. The motion carried unanimously.

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V. SPOTLIGHT ON LOCAL BUSINESSES:

Honoring: Susie's Oriental Food Store, Mr. Patrick Hanrahan and Susie Cabaner, Co-Owners.

and

The Hair Shop, Ms. Vicki Lang, Owner

The Mayor and City Council presented Mr. Patrick Hanrahan of Susie's Oriental Food Store and Ms. Vicki Lang of The Hair Shop with a Certificate of Appreciation for their contribution to the community.

VI. GRANTING AUDIENCE TO THE PUBLIC:

Mr. Paul Chamberlain of 118 East Lilly Street addressed the Mayor and City Council.

His concerns were that we take a look at the property in his area being used as a metal scrap yard, it is clearly not in code. He also stated that the residents around Citizens State Bank had concerns about Rezoning as C-3. Would like it to remain as R-1.

Mr. Chamberlain stated he had done some research on Zoning R-3 and this will allow the bank to put in parking lot while still maintaining residential neighborhoods. He would be in agreement with that.

Ms. Brenda Wainwright, resident in neighborhood also addressed the Mayor and City Council. Ms. Wainwright stated this is a family community and she would like to keep it that way. If it was approved to Re-zone to a R-3 this would satisfy the banks needs and our needs.

Ms. Christine Glome addressed the Mayor and City Council and stated she lives on Corner of Hilton and Satilla Roads and during parades, cars cut through

neighborhood and go around the corner at high rates of speed. She asked if the city would put a golf cart at the entrance of the two streets. Mayor Smith made a note of it and said we would try and arrange a police detail during parades.

No one else came forward to speak.

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VII. OLD BUSINESS:

A. Development Agreement - MSJC Bertha Property Holding, LP

Councilman Knight made a motion to bring this item back for business. Councilman Mounsey seconded the motion. The motion carried unanimously.

City Attorney Tom Lee addressed the Mayor and Council. He stated that everything has been taken care of. Primary concern was to not take away the power of the city. Attorney Lee also stated that he does not have a legal problem with the agreement.

School Councilman Blount asked Attorney Lee if under page 11, paragraph G -

Facilities - did the schools have a chance to look at this? Mr. Ken Kessler answered, yes, and that is what was required.

Councilman Mounsey made a motion to approve the "draft" for discussion purposes only. Councilman Knight seconded the motion. The motion carried unanimously.

VIII. NEW BUSINESS:

A. Presentation of Recognition:

The following city employees were recognized by the Mayor and City Council:

Ms. Tamra Edwards, Ms. Filiz Morrow, for the Finance Department -
Certificate of Achievement For Excellence in Financial Reporting Mr. Donald R.
Mounsey -

Association of Code Enforcement Masters Certificate Program. Mr. Paul
Speich - Certified Geographic Information Systems Professional (GISP).
Mr. Quentin McPhatter - Credential Manager Candidate Status. Mr. Bill
Carreira, Ms. Tamra Edwards, Mr. Daryl Griffis, Mr. Donnie Mounsey,
Ms. Tonya Rosado, Mr. Cecil Stephens and Mr. Lee Spell - Certificate of
Local Government Management.

B. Alcohol License Approval: Consideration to approve an Alcohol License
for the

Retail of Beer and Wine to go from TA Operating LLC dba Petro Stopping
Centers, Manager Kathy Darlene Herbst, located at 1105 East King Ave...

Councilman Mounsey made a motion to approve. Councilman Knight
seconded

The motion. The motion carried unanimously.

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VIII. NEW BUSINESS: (continued)

C. Alcohol License Approval: Consideration to approve an Alcohol License
for

Serving complimentary beer and wine on-premise to guests from Calming
Waters Spa LLC., owner Pamela M. Conlon, located at 102 Marsh Harbour
Parkway, Suite 106

Councilman Mounsey made a motion to approve the license. Councilman
Blount seconded the motion. The motion carried unanimously.

D. PROCLAMATION: Students Against Destructive Decisions Red Ribbon
Celebration

Mayor Smith read the proclamation to the many students that were present.

E. PROCLAMATION: Admiral Thad W. Allen Day

Mayor Smith read the proclamation.

Month. Mayor Smith also read a Proclamation on October/Domestic Violence

F. Easement: Approval of an easement for Georgia Power Company

Councilwoman made a motion to approve the easement. Councilman Knight seconded the motion. The motion carried unanimously.

G. Acceptance of a quit claim deed road right-of-way from Terrapointe, LLC

Councilman Mounsey made a motion to accept the quit claim deed, road right-of-way. Councilman Blount seconded the motion. The motion carried unanimously.

H. Adoption of the Service Delivery Strategy (SDS)

Councilman Knight made a motion to accept the service Delivery Strategy. Councilman Mounsey seconded the motion. The motion carried unanimously.

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VIII. NEW BUSINESS: (continued)

I. Approval of the 2008 Bond

Ms. Tamra Edwards addressed the Mayor and City Council Members. She asked for the supplemental bond of 6.8 million dollars for 10 years be approved. The

Amortization Schedule showed it would be paid off before ten (10) years.

Councilman Knight made a motion to approve the Bond. Councilman Mounsey seconded the motion. The motion carried unanimously.

J. Discussion on Inmate Contract

Councilman Mounsey requested discussion on this contract. Councilman Mounsey had given the Mayor and Council members a schedule for the

would receive a minimum of four (4) inmates, however, for the past nine (9) months sixty-six percent of the time we only had three (3) inmates.
Councilman

Mounsey's major contention is they are violating the contract, and he feels we need to have our attorney write them a letter and advise them they are in violation of the contract.

on Councilman Knight agreed we should put something in writing or put them notice.

Councilwoman Stasinis agreed and said this should come from Tom Lee our attorney and give them a time frame to get back to us.

letter Councilman Blount requested the Council Members receive a copy of the from the attorney.

Mayor Smith said concerns were heard and documented.

IX. PLANNING AND ZONING:

- A. APPLICATION FOR HOME OCCUPATION PERMIT – Hank Thorn, 601 E. Bay Ave. is requesting a Home Office Permit for “K & H Lawn Service”. Zoning is R-1. Planning Commission does not recommend approval.**

Councilman Mounsey made a motion to not recommend approval.

Councilman Knight seconded the motion. The motion carried unanimously.

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IX. PLANNING AND ZONING (continued)

- B. APPLICATION FOR HOME OCCUPATION PERMIT – Mary Ann E. Everett, 232 Sweet Gum St. is requesting a Home Occupation Permit for “Mary’s Wedding & Accessories & More”. Zoning is R-5. Planning Commission recommends approval.**

Councilwoman Stasinis made a motion to approve. Councilman Blount seconded

the motion. The motion carried unanimously.

- C. APPLICATION FOR REZONING – Citizens State Bank** requests rezoning of 0.496 acres on 208 E. Lilly St. (Tax Map K16 08 001) from R-1 to C-3 for a parking lot expansion. **Planning Commission has no recommendation.**

Mr. Kessler addressed the Mayor and City Council and stated this is a classic case of a business the city would like to see expand and a neighborhood we would like to protect. He recommended Re-Zoning to a R-3. Banks are considered professional offices and this would appear to satisfy everyone concerned.

Councilman Blount made a motion to approve the R-3 Re-Zoning. Councilman Knight seconded the motion. The motion carried unanimously.

- D. APPLICATION FOR HOME OCCUPATION PERMIT – Stephen Shouse**, 158 Woodhaven Dr., is requesting a Home Office Permit for “2S Home Services”. Zoning is R-1. **Planning Commission recommends approval.**

Councilman Mounsey made a motion for approval of the permit.
Councilman Knight seconded the motion. The motion carried unanimously.

- E. APPLICATION FOR HOME OCCUPATION PERMIT – Stephanie DeAlto**, 112 Azalea Ct. is requesting a Home Office Permit for “Shutterbug Photography by Stephanie DeAlto”. Zoning is PD/R-1. **Planning Commission recommends approval.**

Councilwoman Stasinis made a motion for approval of the permit.
Councilman Knight seconded the motion. The motion carried unanimously.

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IX. PLANNING AND ZONING (continued)

F. APPLICATION FOR ANNEXATION– Lkiki Co., LLC is requesting annexation of 3.19 acres of land in the northeast corner of Harriett’s Bluff Rd and I-95 (Tax Parcel 093 017A). Zoning is I-R in the County. Requested Zoning is I-L **Planning Commission recommends approval.**

Mr. Kessler addressed the Mayor and City Council regarding the concerns of the County. The owners have agreed to screen in area with a fence and plant shrubs. This met with the approval of the county.

Councilwoman Stasinis made a motion to approve the Annexation. Councilman Mounsey seconded the motion. The motion carried unanimously.

G. APPLICATION FOR FINAL PLAT – Sawyer & Associates, requests consideration for a final plat consisting of 60 lots on 24.33 acres off Fiddlers Cove Dr. (Fiddlers Reserve Phase I). Zoning is PD/R-1. **Planning Commission recommends approval.**

Mr. Kessler addressed the Mayor and City Council and stated this has been changed to 30 lots and 10.678 acres due to the current economic situation.

Councilman Blount made a motion to approve the application. Councilman Knight seconded the motion. The motion carried unanimously.

X. MAYOR AND COUNCIL ANNOUNCEMENTS:

Councilman Knight announced this is National Breast Cancer Month.

There were no other announcements.

XI. ADJOURNMENT:

Councilwoman Stasinis made a motion to adjourn the meeting. Councilman Knight seconded the Motion. The motion carried unanimously.

The meeting was adjourned at 7:13 P.M.