

CITY OF KINGSLAND, GEORGIA
CITY COUNCIL MEETING
June 13, 2006
6:00 P.M.

PUBLIC HEARING

Amendment to KLADO – Ordinance #2006 –X– Modifications to Article XVII titled Required Subdivision Improvements addressing sidewalks within Subdivisions.

Mayor Smith called the public hearing to order at 6:00 P.M. Mayor Smith asked if anyone from the audience had any comments or questions. No one from the audience came forward to speak.

The Mayor declared the public hearing closed at 6:03 P.M.

MINUTES

I. CALL TO ORDER:

Mayor Smith called the meeting to order at 6:03 P.M.

II. INVOCATION and PLEDGE TO THE FLAG:

Reverend Vernon Dillingham from the Kingsland First Baptist Church gave the invocation and led the audience in the Pledge to the Flag.

III. ROLL CALL:

All members except Councilman Blount were present for the meeting. Councilman Blount was on vacation.

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.*
- Mayor Smith asked that the following changes be made to the docket.

Delete Item A – Presentation by Representative Cecily Hill.
Add Item L----Solid Waste Management Plan Update.

Councilman Knight made the motion to approve the docket as amended. Councilman Mounsey seconded the motion. The motion carried unanimously.

V. GRANTING AUDIENCE TO THE PUBLIC:

No one came forth to speak before the Mayor and Council.

VI. OLD BUSINESS:

There was no old business to discuss.

MINUTES

Kingsland City Council Meeting

June 13, 2006

Page 2

VII. NEW BUSINESS:

A. PRESENTATION: This item was **deleted** during the docket approval.

B. PRESENTATION: City's Hurricane Preparedness by Assistant Fire Chief Cecil Stephens and the City's Emergency Management Coordinator.

Assistant Fire Chief Cecil Stephens presented the 2006 Hurricane preparedness program to the Mayor and Council, explaining each department's participation in the program and the plans for evacuation and re-entry should a situation arise for the programs implementation? The participation in the Code Red System was encouraged to all the audience for use during the Hurricane season if needed.

C. CANCELLATION OF JUNE 26, 2006 REGULAR COUNCIL MEETING: Due to Council Members attending the Annual GMA Convention in Savannah.

Councilwoman Stasinis made the motion to approve the cancellation of the June 26, 2006 meeting. Councilman Knight seconded the motion. The motion carried unanimously.

D. DOWNTOWN DEVELOPMENT AUTHORITY (DDA): Appointment of the Director.

Ms. Mungin, City Manager stated that Mr. Lee Spell, Director of Human Resources and Mr. Matt LeCerf, Director of Planning and Zoning had interviewed all applicants and would like to recommend Ms. Betsy Bean for the position.

Councilman Knight made the motion to appoint Ms. Betsy Bean for the position of Executive Director for the Downtown Development Authority. Councilwoman Stasinis seconded the motion. The motion carried unanimously.

E. CONTRACT RENEWAL: D. Ray James Prison contract renewal.

Deputy Warden Smith and Ms. White who is in charge of the Inmate work Program were present to answer any questions the Mayor and Council may have.

Mayor Smith stated that we did not always have as many prisoners as we had contracted for and that they did not always work the contracted hours.

Mr. Smith stated they were not aware of these problems and they would be handled.

Deputy Warden Smith asked if the City could furnish a van instead of a bus to transport the prisoners. Any guard could drive a van but only a properly licensed guard could drive the bus.

MINUTES

Kingsland City Council Meeting

June 13, 2006

Page 3

VII. NEW BUSINESS: (Con't)

E. CONTRACT RENEWAL: D. Ray James Prison contract renewal. (Con't)

After several minutes of discussion, Councilman Mounsey made the motion to table this item until the contract can be reviewed and changes made to both parties satisfaction. Councilwoman Stasinis seconded the motion. The motion carried unanimously.

F. 2006 ANNUAL CONVENTION VOTING DELEGATE: Appointment of a voting delegate to represent the City of Kingsland for the 2006-2007 district caucuses.

Councilwoman Stasinis made the motion to appoint Councilman Knight to serve as voting delegate for the 2006 GMA Annual Convention district caucus. Councilman Mounsey seconded the motion. The motion carried unanimously.

G. SIGNATURE COMMUNITIES PROGRAM: Intergovernmental Agreement

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

H. PROCLAMATION # 2006-04: Recognizing "Flag Day and National Flag Week".

Councilman Knight made the motion to adopt the proclamation. Councilwoman Stasinis seconded the motion. The motion carried unanimously.

I. PROCLAMATION # 2006-05: In recognition of "Independence Day"

Councilwoman Stasinis made the motion to adopt the proclamation. Councilman Knight seconded the motion. The motion carried unanimously.

J. ACCEPTANCE OF INFRASTRUCTURE: Phase III of Laurel Landing Subdivision.

Councilman Mounsey made the motion the accept the infrastructure. Councilman Knight seconded the motion. The motion carried unanimously.

K. ORDINANCE 2006-13: The adoption of the International Code Council 2003 International Property Maintenance Code.

Mr. Matt LeCerf stated that if the code is adopted it will become a part of the Kingsland Land Development Ordinance. One of Mr. LeCerf's concerns is that this code requires the creation of an appeals board with at least 3 members. Mr. LeCerf recommends the Planning and Zoning Commission serve as the appeals board instead of creating another board.

Councilman Knight made the motion to adopt this International Code to include the recommendations of Mr. LeCerf. Councilman Mounsey seconded the motion. The motion carried unanimously.

MINUTES

Kingsland City Council Meeting

June 13, 2006

Page 4

VII. NEW BUSINESS: (Con't)

- L. SOLID WASTE MANAGEMENT PLAN:** (Item added at consent docket approval). This is a county wide agreement that is updated every 5 years.

Councilman Knight made the motion to approve the updated agreement.
Councilwoman Stasinis seconded the motion. The motion carried unanimously.

VIII. PLANNING & ZONING:

- A. APPLICATION FOR HOME OCCUPATION PERMIT – Mark and Tina Humphries,** 106 S. Arnold Street, is requesting a Home Office Permit for “Humphries General Contracting” Zoning is R-1. *Planning Commission recommends approval.*

Councilman Mounsey made the motion to approve this home occupation permit. Councilman Knight seconded the motion. The motion carried unanimously.

- B. APPLICATION FOR HOME OCCUPATION PERMIT – Melvin R. Whaley,** 507 Eagle Blvd., is requesting a Home Office Permit for “Whaley’s Home Inspections” Zoning is PD/R-2. *Planning Commission recommends approval.*

Councilwoman Stasinis made the motion to approve the home occupation permit. Councilman Knight seconded the motion. The motion carried unanimously.

- C. APPLICATION FOR HOME OCCUPATION PERMIT – Lyle C. Roberts,** 138 Greentree Circle, is requesting a Home Office Permit for “Coastal Impressions Photography” Zoning is R-1. *Planning Commission recommends approval.*

Councilman Mounsey made the motion to approve the home occupation permit. Councilwoman Stasinis seconded the motion. The motion carried unanimously.

- D. APPLICATION FOR HOME OCCUPATION PERMIT – Katherine Blake,** 226 West Johnson Avenue, is requesting a Home Office Permit for “Tony’s Lawn Service” Zoning is R-1. *Planning Commission recommends approval.*

Councilwoman Stasinis made the motion to approve the home occupation permit. Councilman Knight seconded the motion. The motion carried unanimously.

- E. APPLICATION FOR HOME OCCUPATION PERMIT – Leshia Arnold,** 114 Teresa Court, is requesting a Home Office Permit for “Precision Lawn Care” Zoning is R-5. *Planning Commission recommends approval.*

Councilman Mounsey made the motion to approve the home occupation permit. Councilman Knight seconded the motion. The motion carried unanimously.

MINUTES

Kingsland City Council Meeting

June 13, 2006

Page 5

VIII. PLANNING & ZONING: (Con't)

- F. APPLICATION FOR HOME OCCUPATION PERMIT – Bobbi Henry, 109 Greenacres Court, is requesting a Home Office Permit for “I Bobbi, Inc.” Zoning is R-1. *Planning Commission recommends approval.***

Councilman Knight made the motion to approve the home occupation permit. Councilwoman Stasinis seconded the motion. The motion carried unanimously.

- G. APPLICATION FOR VARIANCE – Tim and Jane Winkler, 320 West Williams Avenue, is requesting a variance on the minimum rear yard setback from 15’ to 8’ for an addition. Zoning is R-1. *Planning Commission recommends approval.***

Councilwoman Stasinis made the motion to approve the variance. Councilman Knight seconded the motion. The motion carried unanimously.

- H. APPLICATION FOR VARIANCE – Hull Storey. Agent of record for parcel 108-001, 108-002, 108-003 and 108-003A requests consideration for a variance on the square footage sign requirements (Article XII). Zoning is IL (Wholesale and Light Industrial District) consisting of 19.38 acres. *Planning Commission recommends approval based on the presented modification at the meeting.***

Mr. LeCerf explained that the change was from 445 square feet to 508 square feet.

After a brief discussion, Councilwoman Stasinis made the motion to approve the variance. Councilman Knight seconded the motion. The motion carried unanimously.

- I. APPLICATION FOR VARIANCE – Camden County Joint Development Authority, is requesting a variance on the minimum lot width at building line from 200’ to 125’. Property is zoned I-G located at the Camden County Industrial Park. *Planning Commission recommends approval.***

Councilman Knight made the motion to approve the variance. Councilwoman Stasinis seconded the motion. The motion carried unanimously.

- J. APPLICATION FOR VARIANCE – W. H. Gross. Owner, Tax Map 095-025 requests consideration for a variance on the PUD/R-1 lot parameters and numbers for the project referenced as Water’s Edge Subdivision, which is a portion of parcel 025 consisting of 91 acres, parcels B & C of survey. Zoning is PD/R-1. (For Waters Edge Subdivision.) *Planning Commission recommends approval.***

Mr. LeCerf verified that water and sewer would be in the subdivision.

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

MINUTES

Kingsland City Council Meeting

June 13, 2006

Page 6

VIII. PLANNING & ZONING: (Con't)

- K. APPLICATION FOR PRELIMINARY PLAT– W. H. Gross.** Owner, Tax Map 095-025 is requesting a consideration for a preliminary plat consisting of 4 lots on 9.31 acres. Zoning is R-1. *Planning Commission recommends denial due to lack of a master drainage plan from the May Creek IV request.*

After a brief discussion Councilwoman Stasinis made the motion to deny approval of the preliminary plat until a master plan is presented that the Planning and Zoning Commission approve. Councilman Knight seconded the motion. The motion carried unanimously.

- L. APPLICATION FOR VARIANCE – Rajesh Parbhoo.** Owner, Tax Map 095-003C requests consideration for a variance from section 80.1.2 minimum lot size for a RV park from 5 acres to 1.82. Zoning is C-4. *Planning Commission recommends approval.*

Mr. LeCerf explained this RV Park would be between the Econo Lodge and the Raceway Station off of Highway 40 East.

Councilman Mounsey made the motion to deny the variance. Councilman Knight seconded the motion.

Councilman Mounsey stated ecstatically the location was wrong for this type of business.

Councilman Knight stated he was concerned with the safety issues of the location. Councilwoman Stasinis agreed with Councilman Knight on the safety issue of the location.

Councilman Mounsey withdrew his motion to deny the variance and made a motion to table this item until he could look into this himself. Councilwoman Stasinis seconded the motion to table the item. Vote: Councilman Knight-**NO**, Councilman Mounsey-**YES**, Councilwoman Stasinis-**YES**. Item was tabled.

IX. MAYOR and COUNCIL ANNOUNCEMENTS:

Mayor Smith spoke for the City Council and City Staff in telling Mr. Matt LeCerf farewell since this is his last council meeting before his departure for Missouri. Mayor Smith presented Mr. LeCerf with a plaque for his years of service to the City.

Councilwoman Stasinis presented Mr. LeCerf with a drawing of the future Welcome Center since he was so involved with the project so that he would not forget the area.

City Manager Gwen Mungin presented Mr. LeCerf with a letter opener and pen set. Ms. Mungin stated how much Mr. LeCerf would be missed and she and everyone else enjoyed working with him during his tenure with the city.

MINUTES

Kingsland City Council Meeting
June 13, 2006
Page 7

X. ADJOURNMENT:

Councilman Mounsey made the motion to adjourn. Councilwoman Stasinis seconded the motion. The motion carried unanimously. The meeting adjourned at 7:45 P.M.

Joyce Deen, City Clerk

Kenneth E. Smith, Sr., Mayor