



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • APRIL 13, 2015

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Alcohol Beverage License -

Public hearing for the purpose of considering the application for serving complimentary beer/wine on-premise to guest. "Camden Hospitality Services, INC." Owner Chandra B Yadav. Location is 1375 Hospitality Avenue, Kingsland Georgia 31548

II. CALL TO ORDER AND WELCOME GUESTS

III. INVOCATION AND PLEDGE TO THE FLAG

1. Sr. Officer Donald Belcher, Jr., Kingsland Police Department -

IV. ROLL CALL

Kenneth E Smith Sr

Alex Blount

Jim McClain

Charles Grayson Day Jr

Mayor

Mayor Pro Tem

City Councilman

City Councilman

V. CONSENT DOCKET

- 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. RECOGNITION

1. "If I Were Mayor, I Would" Essay Contest Winner - Trish Jared -

This contest is held annually in celebration of Georgia Cities Week. A gift basket will be presented to the student.

VII. PRESENTATION

1. Presentation - Tesla Motors Charging Station -
2. Presentation - FY 2013-2014 Audit -

VIII. GRANTING AUDIENCE TO THE PUBLIC

IX. OLD BUSINESS

1. APPLICATION FOR YARD VARIANCE – David Henery -

David Henery, of 120 Summerfield Dr. is requesting a variance in Section 70.1 dealing with yard setbacks to allow him to construct a 30' by 79' garage/workshop facing Wood Hollow Rd. Front yard requested reduction is from 25' to 4'; side yard setback is from 25' to 3'; and rear yard setback is from 15' to 1'. Zoning is R-1. After considerable discussion Planning Commission voted 4-2 to approve the front yard and side yard variances, but not the rear yard variance.

X. PLANNING AND ZONING

1. Adoption of Ordinance #2015-04 - Home Offices -
2. APPLICATION FOR HOME OCCUPATION – Alexis Carsina Woods -

Alexis Carsina Woods, 153 W Woodhaven Dr is requesting a Home Occupation Permit for “Eunique”, an online fashion business. Zoning is PD/R-1. Planning Commission Recommends Approval.

3. APPLICATION FOR HOME OCCUPATION – Nichole Kelley -

Nichole Kelley, 147 Royal Circle is requesting a Home Occupation Permit for “Flash and Flare Photography”. Zoning is R-1. Planning Commission Recommends Approval.

4. APPLICATION FOR ANNEXATION AND ZONING, Lakeysha Bustamante and Chol Maan -

Lakeysha Bustamante and Chol Maan are requesting annexation of 50 S Alvah Brazell Rd (Tax Parcel 108A 023E) a .59 acre tract. Zoning in the county is R-1. City zoning would be R-4. Planning Commission Recommends Approval.

5. Adoption Of: Ordinance #2015 -05 - an Ordinance to Annex 50 Alvah Brazell Road South by the City of Kingsland -
6. APPLICATION FOR FINAL PLAT – the Meadows V-B2 -

Bennett Surveying, Inc. requests consideration for a final plat consisting of 48 lots on 47.11 acres on Woodbridge Road on behalf of Seaward Homes, Inc. Zoning is PD/R-1. (The Meadows, Phase V-B2) Planning Commission Recommends Approval.

XI. NEW BUSINESS

1. Approval Of: Alcohol Beverage License for Serving Complimentary Beer/Wine On-Premise to Guests, from "Camden Hospitality Services, Inc.", Owner Chandra B. Yadav. Located at 1375 Hospitality Avenue, Kingsland, Georgia 31548. -
2. Acceptance Of: Permanent Utility Easement -
3. Adoption Of: Ordinance #2015-06 - an Ordinance to Amend Ordinance #2012-02 Establishing Water And/Or Sewer Rate Schedules - Mayor Pro Tem Alex Blount
4. Approval Of: Proclamation: National Crime Victims' Rights Week - April 19-25, 2015 -
5. Approval of: Proclamation: Protesting Seismic Airgun Testing Along the Coast of Georgia -
6. 1323 : Bid Award - Propane Gas Service -
7. Bid Award - Commercial Grade Zero Turn Radius Mower -
8. Bid Award - 15' Bat-Wing/Flex-Wing Mower -
9. Resolution of Support - Tarrow Greene Limited Partnership -
A resolution to endorse an application by Tarrow Greene Limited Partnership to the Georgia Department of Community Affairs for the 2015 low income housing tax credit program for the construction of the Tarrow Greene multifamily complex to be located at Camden Woods Parkway, Kingsland, Georgia.
10. Discussion: Delinquent Utilities Policy and Procedures Update - Mayor Pro Tem Alex Blount
11. Approval Of: Thomas & Hutton Engineering Service Agreement -
12. Appointments to Kingsland Development Authority - Mayor Smith Appointment and Councilman Blount Appointment. -

XII. MAYOR AND COUNCIL ANNOUNCEMENT

XIII. ADJOURNED

Good evening planning board members.

After the last meeting we agreed on a smaller garage, but it was told to me that the city council could approve the original request or even something in between. I did some research and found answers to some of the planning boards concerns. Armed with these I expected the city council to approve the original request or something a little larger that we had agreed on.

The city council made it perfectly clear they would not consider anything other than what the planning board had voted on. I had them table the request so I could come back to this board and give the answers that hopefully will let us approve my modified proposal.

Thank you
David Henery

Planning boards concerns were:

1) The amount of the variance requested:

- 1.a) One board member thought, if approve, it would open Pandora's Box for variance requests.

I reviewed every City Council meeting minutes from Jan 2012 to present, and Every Planning and zoning meeting minutes from Jan 2011 to present. Out of those 4 years I only found 3 request for setback variances.

- 1 commercial that requested a setback
reduce the setback to 5' from the line. See Enclosure #1

and

- 2 residences that requested a setback,
one was to reduce the setback to 2' from the line
See Enclosure #2
and
the other was to reduce the setback' to 3' from the line.
See Enclosure #3

3 request over a 4 year period indicates to me that setback variances are not often requested, thus Pandora's box would not be a problem.

- 1.b) One board member was concerned with the amount of the variance.

The commercial setback was reduced from 10' to 5', only a 5 foot variance. The two residential request were for a reduction from 5' to 2' & 3' from the lot line, only a 2' and 3' variance request.

My variance requests are higher variances, but if looked at from the distance to the lot lines are well within the precedence set with these three request.

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

- 1.c) Another board member asked if they approve this what should they tell the next person that requesting a large variance like this.

Due to the unique shape and size of my lot I don't ever see this being an issue.

My property is a corner lot, which has greater setback requirements.

The lot is curved in the front along with the front road, Summerfield Dr., both curve away from the property.

The home, and the proposed addition, will be on the property at an angle that lines up with the front road, but also give more visual access from the side road, Woodhollow Rd.

The property has no utilities on it.

These very unique factors allow the large setback to be approved and a large building to be added and still have:

- No negative impact on any neighbor. (have letters from my immediate neighbors)
- No negative impact on the neighborhood. (have letters from my immediate neighbors)
- No negative impact on utilities. (have letter from local Ga Power engineer)
- No negative impact on the city.
- No negative impact on safety/view from Woodhollow Rd to Summerfield Dr. And
- meet specific handicap accommodations for the owner of the property.

2) Size of the building:

Size of the building was address in 6.D. of the application.

The size was properly justified.

The size is larger due to the extra space needed for the handicap accommodation of the owner. Size of the addition should not be a factor in approving or disapproving the request.

I.E. extra space for maneuverability in a wheel chair.

Also

Transferring from a wheelchair to a vehicle and then braking down the wheelchair and stowing in the vehicle takes a fair amount of time, very hard to do during bad weather.

Still after inviting Mr. Wheeler to the property to discuss the original proposal, discussing it with my neighbors and in an effort to have the planning board approve the variances I reduced the size of the building and now am submitting a modified proposal.

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

Modified proposal
See Enclosure #4 & #5

Back yard setback is 15'.

Original request was for building to go to 1' of line (14' variance requested)

Modified request is for building to go to 5' of line (10' variance requested)

Note: this is in line with the previous request of

- 1) Tekin Yildiz for side yard reduction from 10' to 5'
- 2) Connie Buerkle lot line reduction from 5' to 3' &
- 3) Barry Lawson reduction of right away to 2'.

NOTE: SEE ENCLOSURE #1

ADDITIONAL REAR PROTRUSION IS NEEDED FOR A SMALL WORK SHOP. HAVING A SHOP TO HOUSE TOOLS THAT ARE HARD TO PULL IN AND OUT I.E. TABLE SAW, PLANNER, COMPOUND MITER SAW, WELDER, AIR COMPRESSOR, DRILL PRESS, TOOL BOXES ETC. WOULD ALLOW ME TO PLACE THESE LARGER TOOLS AROUND THE SHOP WALLS. THIS WOULD KEEP ME FROM HAVING TO MOVE THEM IN AND OUT OF STORAGE. THIS IS HARD FOR ME AND WHEN I'M IN MY WHEELCHAIR IS ALMOST IMPOSSIBLE. THIS WOULD ALSO LEAVE ME A SMALL WORKING AREA FOR A PROJECT THAT COULD BE STARTED AND THEN LEFT UNTIL I COULD PHYSICALLY RETURN TO FINISH IT.

Side yard setback is 25'.

Original request was for building to go to 3' of line (22' variance requested)

Modified request is for building to go to 5' of line (20' variance requested)

Note: this is in line with the previous request of

- 4) Tekin Yildiz for side yard reduction from 10' to 5'
- 5) Connie Buerkle lot line reduction from 5' to 3' &
- 6) Barry Lawson reduction of right away to 2'

NOTE: SEE ENCLOSURE #1

I ADDED COMPUTER GENERATED VEHICLES (ACTUAL SIZE OF MY AVALANCHE 21' LONG AND 7'6" WIDE, MIRROR TO MIRROR) AND COMPUTER GENERATED WHEEL CHAIRS (ACTUAL SIZE IS 44") FRONT AND REAR OF THE VEHICLE. THERE IS ONLY 48" IN FRONT AND REAR OF THE VEHICLE GIVING ONLY 4" FOR TURNING. 30' DEPTH THUS IS THE SMALLEST DEPTH DIMENSION THAT WOULD ALLOW ME TO BE ABLE TO HAVE ACCESS TO THE FRONT AND REAR OF THE VEHICLE WHILE IN MY WHEELCHAIR.

Front yard setback is 25'.

Original request was for building to go to 4' of line (21' variance requested)

Modified request is for building to go to 17' of line (8' variance requested)

Note: this is in line with the previous request of

- 7) Tekin Yildiz for side yard reduction from 10' to 5'
- 8) Connie Buerkle lot line reduction from 5' to 3' &
- 9) Barry Lawson reduction of right away to 2'

NOTE: SEE ENCLOSURE #1

THE ADDITIONAL SPACE IN THE FRONT IS REQUIRED FOR ME TO HAVE A DRIVE THROUGH. A 9' WIDE GARAGE DOOR IN THE FRONT AND THE REAR, NEEDED TO PULL THE AVALANCHE AND MY TRAILER THROUGH. THERE IS A SMALL ACCESS DOOR, ONLY 32". I ADDED THIS BECAUSE I WOULD NEED TO BE A COUPLE OF FEET FROM THE FRONT OF THE HOUSE WHEN I PULLED THROUGH ANYWAYS. THIS DRIVE THROUGH WOULD BE A HUGE BENEFIT WHEN I HAVE THE TRAILER LOADED, FURNITURE OR SUPPLIES, WHEN I CAME HOME I COULD JUST DRIVE IT THROUGH AND DUMP THE TRAILER INSIDE THE GARAGE. THIS WOULD KEEP ME FROM HAVING TO UNLOAD THE TRAILER UNTIL NEEDED OR I CAN DO IT OVER SEVERAL DAYS. EX. WHEN I FINISH THE INSIDE OF THE GARAGE I WILL HAVE TO GO TO CHOO CHOOS AND HAVE THEM LOAD WOOD AND DRYWALL ON THE TRAILER. I THEN CAN LEAVE IT INSIDE THE GARAGE UNTIL NEEDED AND UNLOAD AS I REQUIRE THE MATERIAL. CERTAINLY THE TRAILER COULD BE BACKED IN, BUT I AM NOT GOOD AT BACKING THE TRAILER AND THIS WOULD HELP ME FROM HITTING THE BUILDING WHILE TRYING TO BACK THE TRAILER IN. 16' FRONT THUS IS THE SMALLEST FRONT PROTRUSION THAT WOULD ALLOW ME TO BE ABLE TO HAVE THE DRIVE THROUGH CAPABILITY AND HAVE ACCESS TO THE SIDE OF THE VEHICLE WHILE IN MY WHEELCHAIR.

Request for second driveway off of Woodhollow Rd.

Request back yard variance of 10' (15' to 5').

Request side yard variance of 20' (25' to 5').

Request front yard variance of 8' (25' to 17').

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

135 North Gross Road
Kingsland, Georgia 31548

912-576-6010

March 6, 2015



Mr. David Henery
120 Summerfield Drive
Kingsland, Georgia 31548

Good Afternoon Mr. Henery,

In response to your question about the horizontal distance that your proposed building should be from the Georgia Power Pole:

For clearances between buildings and line conductors, Georgia Power uses the basic clearances stated in the National Electric Safety Code (NESC). These clearances are in Rule 234C. This includes conductors that are attached to poles on each end of the span. This does not include conductors attached to the building.

For secondary conductors (less than 750 volts) used presently, the horizontal clearance to a building is 5 feet when the conductor is at rest (no wind). The conductor also has to maintain a horizontal clearance of 3.5 feet when there is a 6 lbs./ft² wind (about 50 mph) pushing the conductor toward the building.

The same NESC Rule 234C also provides vertical clearance requirements. Depending on the accessibility to the top of the building, the vertical clearance is from 3.5 feet to 16 feet.

Since different conditions affect the vertical and horizontal clearance, someone from Georgia Power should be contacted to determine if the clearance requirements will be met.

If I can be of further assistance, please give me a call.

Sincerely,

J.C. Arnett
912-576-6010

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

Henery, David CIV TRF KINGS BAY, 426

From: David Henery <henery@tds.net>
Sent: Monday, February 23, 2015 9:20 PM
To: Henery, David CIV TRF KINGS BAY, 426
Subject: FW: Clearance for 120 Summerfield Drive

From: Arnett, J. C. [mailto:JCARNETT@southernco.com]
Sent: Monday, February 23, 2015 3:50 PM
To: henery@tds.net
Subject: Clearance for 120 Summerfield Drive

Good Afternoon Mr. Henery,

In response to your question about the horizontal distance that your proposed building should be from the Georgia Power Pole:

Horizontal Minimum Distance is 5-Feet from our distribution line that is less than 750 volts..

Vertical Distance from the power line is 10-Feet.

If I can be of further assistance, please give me a call.

Sincerely,

J.C. Arnett

912-576-6010

NOTE:
Actual is 8' 1/2"

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Monday, November 5, 2012
6:30 PM**

MEMBERS PRESENT: Scott Alexander, Danny Wheeler, Daniel Minckler, Larry Curry, and Bryant Shepard

MEMBERS ABSENT: Bob Stickman and Judy Smith-Burris

OTHERS PRESENT: Cathy Shad, Robert L. Shad III, Tanya J. Cole, Bengusu Yildiz, Tekin Yildiz, WH Gross, Kevin Dalton, Don Mounsey, Christin Respress, Tina Grigsby, Jim McClain, William Strickland

I. Call to Order – Chairman Scott Alexander

II. Mr. Curry made a motion to approve the Minutes from the October 1, 2012 meeting, seconded by Mr. Minckler. Motion carried unanimously.

III. Old Business:

A. APPLICATION FOR VARIANCE – Dalton Signs, is acting on behalf of J. Green Jewelers at 1395 Ga. Hwy 40 in requesting a variance of 40 square feet on the size of signs on each of two pylons. Zoning is C-2. There was considerable discussion about the original 'Cash 4 Gold' sign being erected without permit, about the effect of its removal on business, about visual impressions and alternative signage. A store manager suggested that one alternative would be banners like downtown Kingsland on the lampposts. Mr. Wheeler made a motion to allow two 15 square foot banners on lampposts, seconded by Mr. Curry. Motion carried unanimously.

IV. New Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Robert L Shad III, 2306 Colerain Rd, is requesting a Home Office Permit for "Cuzin's Lawncare & Maintenance. Zoning is R-1. This is a general lawncare service and will store equipment in his backyard on a 4-acre lot. Mr. Wheeler made a motion to approve, seconded by Mr. Shepard. Motion carried unanimously.

B. APPLICATION FOR RESIDENTIAL BUSINESS PERMIT – Tanya J Cole, 106 Lake Wisteria Dr, is requesting a Residential Business for a home daycare service no more than 3 children at a time. Zoning is R-1. The Commission is in receipt of a letter of opposition from a neighbor. The applicant has 4 children of her own and states that she is the sole service provider. Mr. Minckler made a motion to approve, seconded by Mr. Curry. Motion carried unanimously.

C. APPLICATION FOR VARIANCE – Tekin Yildiz is requesting a side yard variance on the east side from 10 feet to 5 feet at 1378 Boone Ave (Tax Parcel 107 007M). Zoning is C-4. The owner of the Sonny's next door sent an e-mail that he has no opposition. Mr. Wheeler made a motion to approve, seconded by Mr. Shepard. Motion carried unanimously.

D. APPLICATION FOR ANNEXATION AND ZONING – Seedling Farms LLC is requesting annexation of an approximately 144 acre parcel on Laurel Island Parkway (Tax

CITY OF KINGSLAND, GEORGIA

CITY COUNCIL MEETING

November 26, 2012

6:00 PM

PUBLIC HEARING

City of Kingsland's Redevelopment Plan

Mayor Smith stated the Public Hearing will be withdrawn.

MINUTES**I. CALL TO ORDER and WELCOME GUESTS:**

Mayor Smith called the City Council Meeting to order at 6:00 P.M.

II. INVOCATION and PLEDGE TO THE FLAG:

Ms. Gwen Mungin, City Manager gave the Invocation and led the audience in the Pledge to the Flag.

III. ROLL CALL:

Mayor Smith – Present, Councilman Blount – Present, Councilman McClain – Present, Councilman Mounsey – Present, Councilman Day - 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

■ Mayor Smith stated the Consent Docket would need to be amended. Removal of Public Hearing, Under New Business, Item A – Redevelopment Plan – removed, Under Planning and Zoning, Items E and F – Application for Annexation and Approval of Ordinance to Annex Seedling Farm LLC – removed.

Councilman Mounsey made a motion to approve the Consent Docket as amended. Councilman Day seconded the motion. The motion carried unanimously.

V. GRANTING AUDIENCE TO THE PUBLIC:

No one came forward to speak.

VI. OLD BUSINESS:

None

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

MINUTES

Kingsland City Council Meeting

November 26, 2012

Page 4

Planning and Zoning Continued from Page 3:

impressions and alternative signage. A store manager suggested that one alternative would be banners like downtown Kingsland on the lampposts. Mr. Wheeler made a motion to allow two 15 square foot banners on lampposts, seconded by Mr. Curry.

After considerable discussion on this issue a motion by Councilman Mounsey to approve a variance of an additional 40 sq. feet total per sign. It will be a permanent sign. Councilman McClain seconded the motion. The motion carried unanimously.

B. APPLICATION FOR HOME OFFICE PERMIT – Robert L. Shad III, 2306 Colerain Rd, is requesting a Home Office Permit for “Cuzin’s Lawncare & Maintenance. Zoning is R-1. This is a general lawncare service and will store equipment in his backyard on a 4-acre lot.

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

C. APPLICATION FOR RESIDENTIAL BUSINESS PERMIT – Tanya J Cole, 106 Lake Wisteria Dr, is requesting a Residential Business for a home daycare service no more than 3 children at a time. Zoning is R-1. The Commission is in receipt of a letter of opposition from a neighbor. The applicant has 4 children of her own and states that she is the sole service provider.

Councilman Blount made a motion to postpone because Ms. Cole was not present to answer questions. Councilman Day seconded the motion. The motion carried unanimously.

D. APPLICATION FOR VARIANCE – Tekin Yildiz is requesting a side yard variance on the east side from 10 feet to 5 feet at 1378 Boone Ave (Tax Parcel 107 007M). Zoning is C-4. The owner of the Sonny’s next door sent an e-mail that he has no opposition.

Councilman Blount made a motion to approve the Variance. Councilman Day seconded the motion. The motion carried unanimously.

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

Enclosure #2

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Monday, January 3, 2011
6:30 PM**

MEMBERS PRESENT: Scott Alexander, Daniel Wheeler, Larry Curry, Judy Smith-Burris, and Jeffrey Bourdon, Farran Fullilove, Bob Stickman

OTHERS PRESENT: Barry Lawson, Walter Josselyn, Barry Gibbs, Francis Gibbs

Call to Order – Chairman Scott Alexander

I. Mr. Fullilove made a motion to approve the Minutes from the December 6, 2010 meeting, seconded by Ms. Smith-Burris. Motion carried unanimously.

II. Old Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Dennis Meridith, 154 Miller Ct, is requesting a Home Office Permit for “Meredith Group, Inc”, a construction business. Zoning is PD/R-2. The applicant failed to appear for the second meeting. Mr. Fullilove made a **motion to deny**, seconded by Mr. Bourdon. **Motion carried unanimously.**

B. APPLICATION FOR VARIANCE (modified)– Barry A. Lawson, is requesting a variance to erect a metal carport 6 foot from his house and 2 feet from the right-of-way at 101 Wolf Bay Circle. Zoning is R-1. Mr. Josselyn spoke in opposition to the variance. He owns the house across Wolf Bay Circle and is concerned about the visual appearance. What Mr. Lawson has now is attractive and well maintained, but plans for a metal shed with a red roof are not in keeping with the neighborhood. Mr. Lawson has owned his home for over 23 years. He has no accessible back yard. He desires protection for his R.V. and expects off premises storage would cost over \$100 per month. He presented signed documentation of no objection by 6 neighbors. After considerable discussion Ms. Smith-Burris made a **motion to approve**, seconded by Mr. Curry. **Motion carried unanimously.**

III. New Business: None

IV. Miscellaneous discussion and/or announcements. None

V. The meeting was adjourned in proper fashion.

Scott Alexander, Chairman

Ken Kessler, Secretary

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

Enclosure # 3

**CITY OF KINGSLAND, GEORGIA
PLANNING COMMISSION
MINUTES – Monday, February 7, 2011
6:30 PM**

MEMBERS PRESENT: Scott Alexander, Daniel Wheeler, Larry Curry, Judy Smith-Burris, and Bob Stickman

MEMBERS ABSENT: Jeffrey Bourdon and Farran Fullilove

OTHERS PRESENT: Jeff Crothers, Connie Buerkle, Wayne Wiggins, Jon St John, Christyi Servaes, Dennis Meredith, Bruce Wheeler, Kim Maxwell, Kevin Dalton, Anita Russell

Call to Order – Chairman Scott Alexander

I. Mr. Wheeler made a motion to approve the Minutes from the January 3, 2010 meeting, seconded by Mr. Curry. Motion carried unanimously.

II. Old Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Dennis Meredith, 154 Miller Ct, is requesting a Home Office Permit for “Meredith Group, Inc”, a construction business. Zoning is PD/R-2. This is an office only. No clients or employees will be visiting the house. Mr. Stickman made a **motion to approve**, seconded by Ms. Smith-Burris. **Motion carried 4-0** with Wheeler abstaining.

III. New Business:

A. APPLICATION FOR HOME OFFICE PERMIT – Anita Russell, 124 Almond Cir, is requesting a Home Office Permit for “Anita’s Elite Jewelry”. Zoning is R-1. Business is jewelry, accessories, and handbags. She will receive deliveries by Fed-Ex or UPS about once every two weeks. Her products will be sold mostly in Florida flea markets. Mr. Wheeler made a **motion to approve**, seconded by Ms. Smith-Burris. **Motion carried unanimously.**

B. APPLICATION FOR HOME OCCUPATION PERMIT – Christine A. Servaes, 102 Honeysuckle Rd, is requesting a Home Occupation Permit for “Craftyi Christyi”. Zoning is PD/R-1. Ms. Servaes does submarine embroidery for the dolphin scholarship. She will have weekly UPS deliveries and possibly an occasional customer pickup. Mr. Curry made a **motion to approve**, seconded by Mr. Stickman. **Motion carried unanimously.**

C. APPLICATION FOR HOME OCCUPATION PERMIT – Jeffrey Crothers, 147 Sugar Maple Way, is requesting a Home Occupation Permit for “Splash Ads, LLC”. Zoning is R-1. Product is 22” displays for waiting rooms and lobbies. There will be no home visitors. Mr. Wheeler made a **motion to approve**, seconded by Mr. Curry. **Motion carried unanimously.**

D. APPLICATION FOR VARIANCE – Connie Buerkle, is requesting a variance for metal carport erected without a permit 2.5 foot from her house (code requires 10 foot) and 3 feet from lot line (code requires 5 feet) at 109 Wolf Bay Circle. Zoning is R-1. Applicant also needs a variance on distance from the street that will need to be heard next month if this variance is approved. Two neighbors have called in objections. One, Bruce Wheeler, rose to clarify that his objection was only to the setback from the street. Ms. Buerkle presented a

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

recent plat showing the Mr. Wheeler's fence encroaches on her property. Several complaints were exchanged between the property owners but are mostly issues between neighbors, not involving the City. Several Commission members had personally visited the site. Mr. Wheeler made a **motion to deny**, seconded by Mr. Stickman based on the setback to the house being too close. **Motion carried 3-2** with Mr. Curry and Ms. Smith Burris opposing the motion.

E. APPLICATION FOR SPECIAL USE – Jon St John, is requesting a special use permit for a transitional home at 801 S. Satilla. Zoning is R-3. Home will be for veterans from Georgia and north Florida who have been treated in veterans hospitals and released to a work transition program for as long as two years. Funding will be through a grant. The facility will be manned 24 hours a day and serve 16 to 23 veterans at a time. Application includes the 7 apartments to the east of the main facility. Transportation will be provided by the facility. Mr. Curry made a **motion to approve**, seconded by Mr. Wheeler. **Motion carried unanimously.**

- V. Miscellaneous discussion and/or announcements. Mr. Kessler mentioned a possible variance request for next month from Habitat for Humanity.
- VI. The meeting was adjourned in proper fashion.

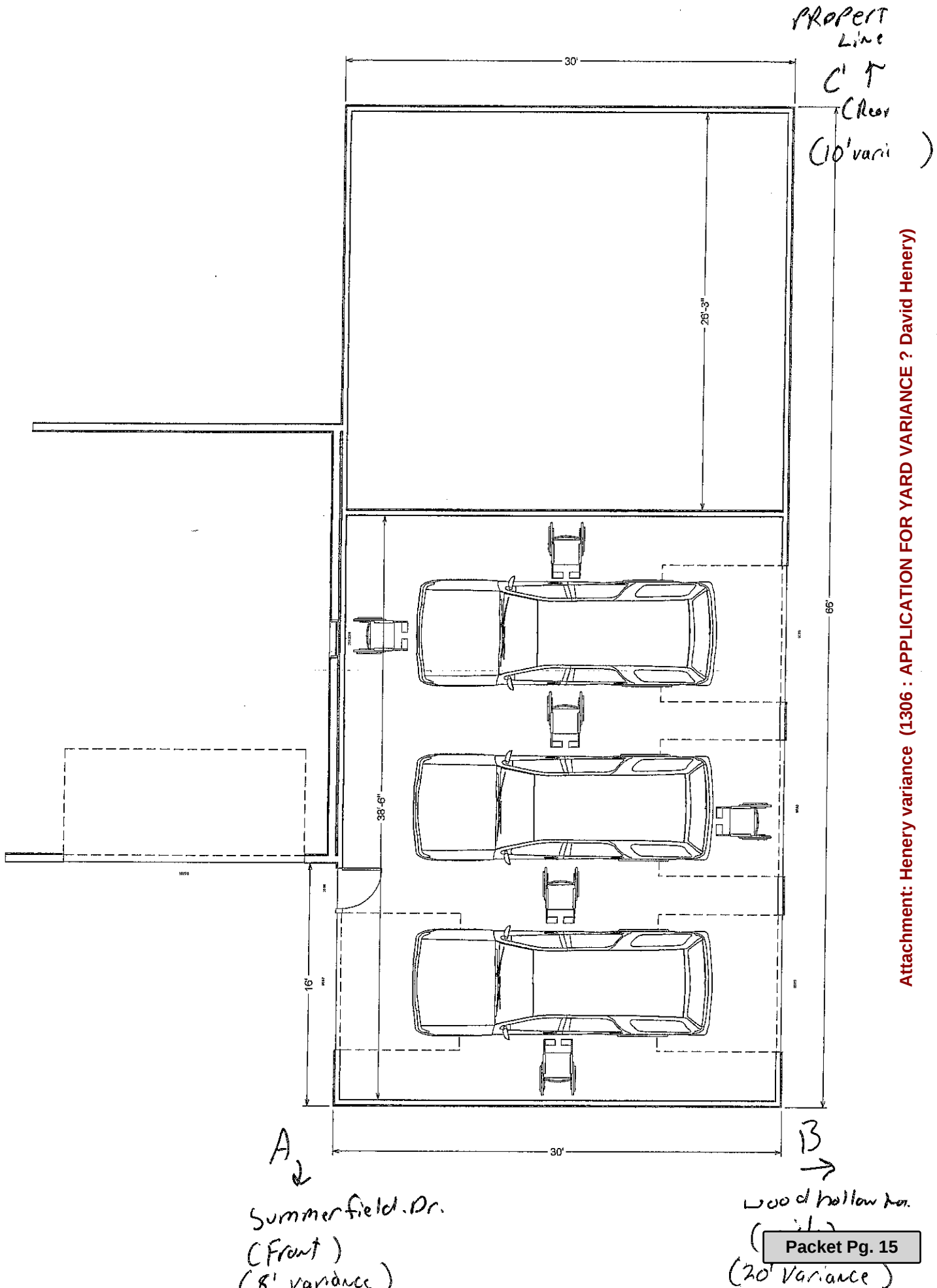
Scott Alexander, Chairman

Ken Kessler, Secretary

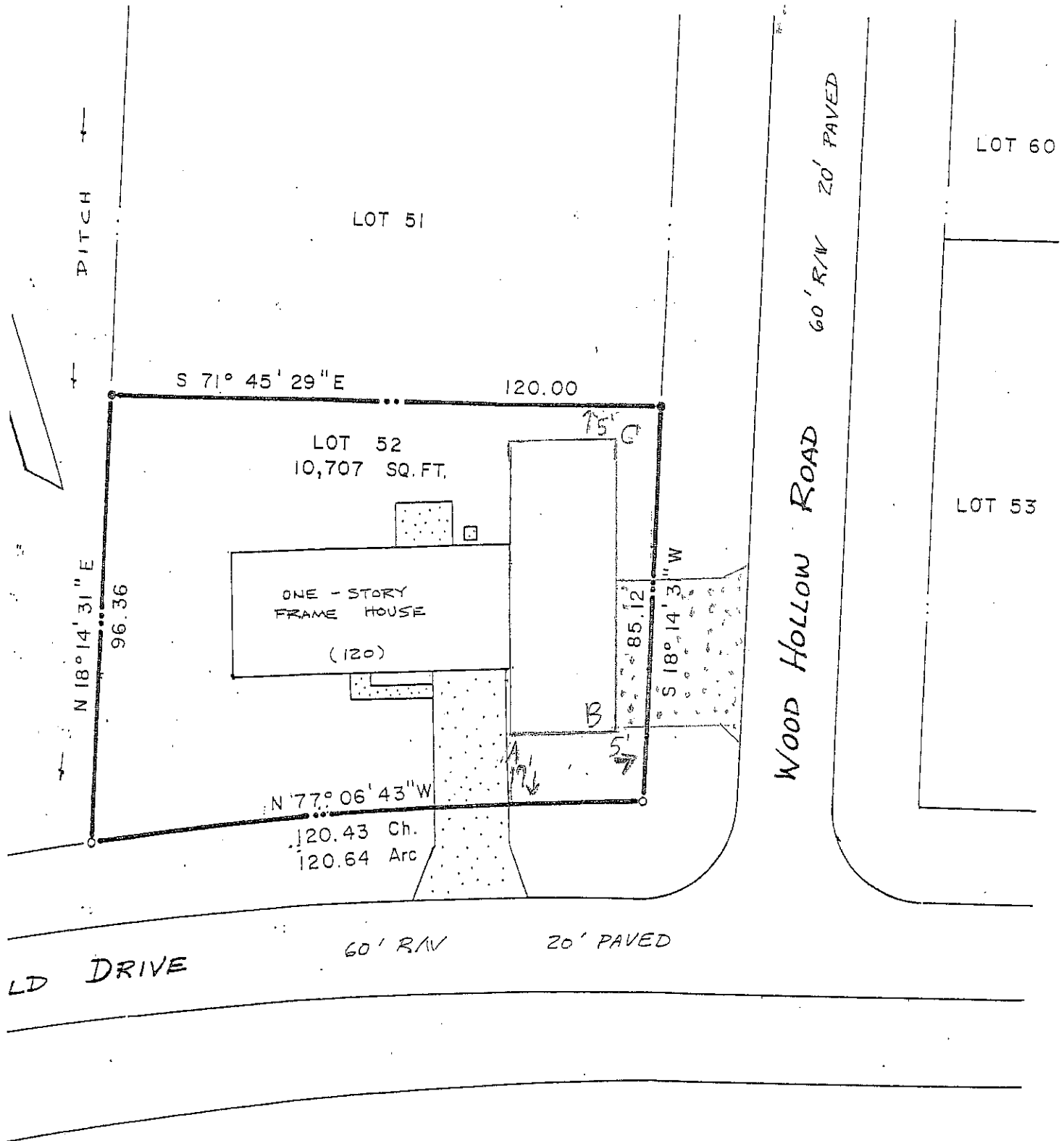
Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

Enclosure #4
(mod. Proposal)

9.1.a

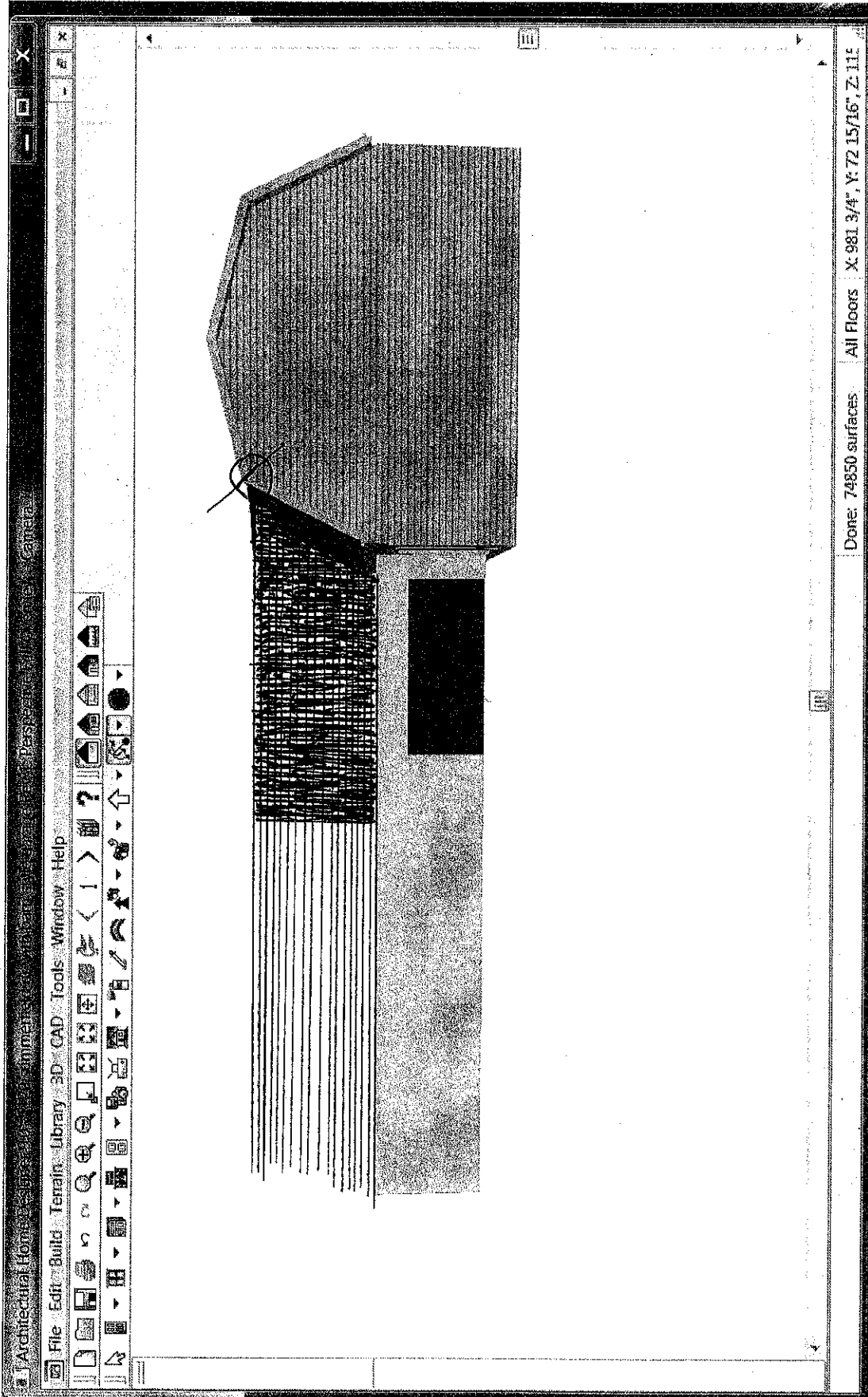


Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

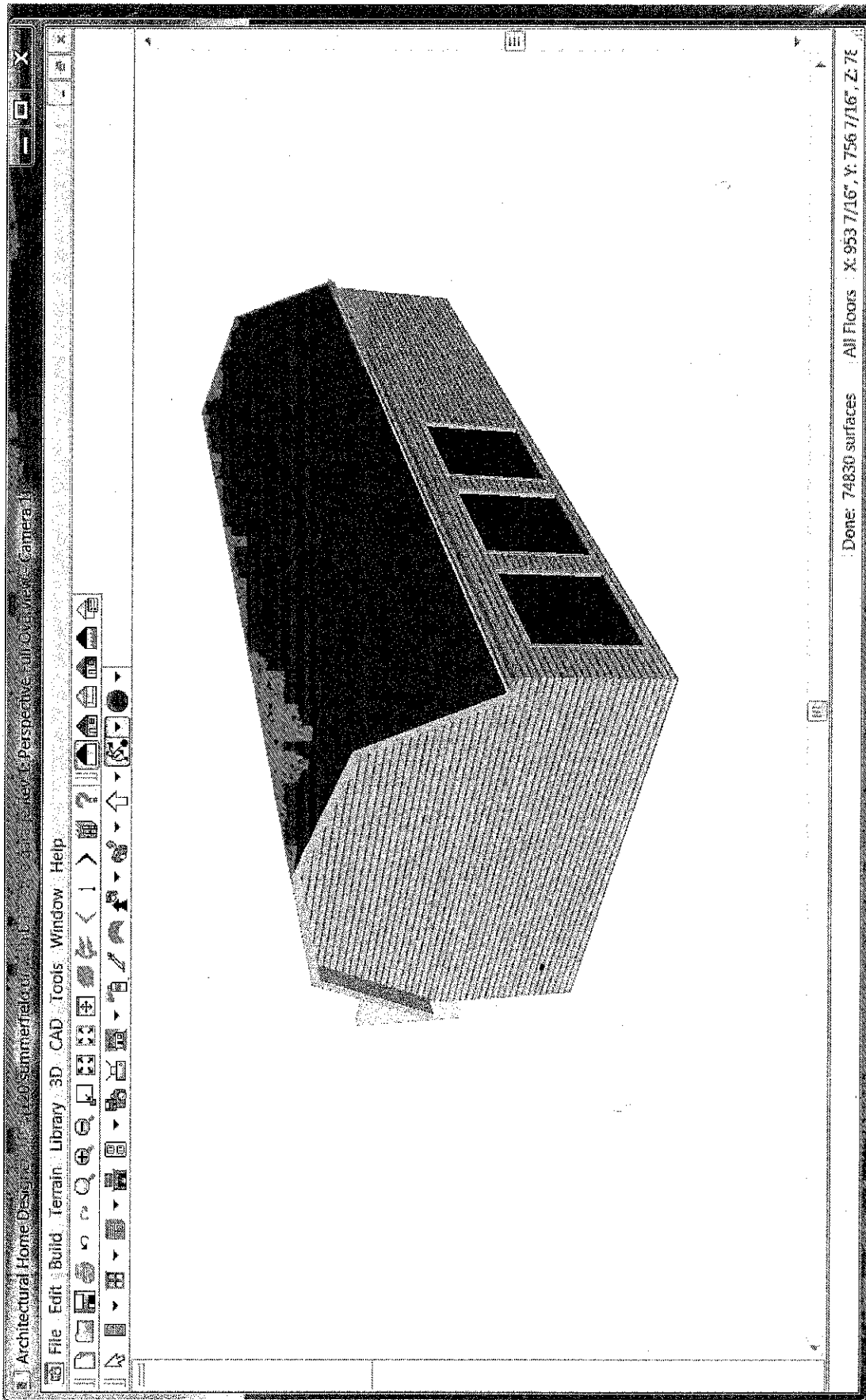


REFERENCE:

FINAL PLAT OF SUMMERFIELD SUBDIVISION, PHASE II
BY HENRY E ASSOCIATES, DATED JAN. 13, 1989. (SEE
PLAT DRAWER 7, MAP 92.)



Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)



Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

I David Henery am submitting a modified proposal to
the city of Kingsland planning board.

In this proposal I am requesting the following:

Request for second driveway off of Woodhollow Rd.
Request back yard variance of 10' (15' to 5').
Request side yard variance of 20' (25' to 5').
Request front yard variance of 8' (25' to 17').

- This request is so I can build an attached 3 car garage with a workshop to my house at 120 Summerfield Dr. Kingsland, GA.
- This garage/workshop will be used for personal use only and I have no plans nor desire to conduct any business from the building.
- This garage/workshop will be approximately 30' deep and 66' long.
(the size of the building is staked and roped off for visual inspection)
- This garage/workshop will be a 1 story building with a gambrel roof for attic storage.
- The garage/workshop will have taller walls to accommodate the 9' wide x 8' high garage doors needed to fit in my larger vehicles.

By signing the form you are indicating that:

- You have reviewed my modified proposal and I have answered any and all of your questions/concerns.
- You acknowledge this modified proposal has no negative impact on you, nor any negative impact on the neighborhood.

117 WOODHOLLOW RD

Street address

JAY BAKER

Printed name

 10MAR15

Signature/Date

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

I David Henery am submitting a modified proposal to
the city of Kingsland planning board.

In this proposal I am requesting the following:

Request for second driveway off of Woodhollow Rd.
Request back yard variance of 10' (15' to 5').
Request side yard variance of 20' (25' to 5').
Request front yard variance of 8' (25' to 17').

- This request is so I can build an attached 3 car garage with a workshop to my house at 120 Summerfield Dr. Kingsland, GA.
- This garage/workshop will be used for personal use only and I have no plans nor desire to conduct any business from the building.
- This garage/workshop will be approximately 30' deep and 66' long.
(the size of the building is staked and roped off for visual inspection)
- This garage/workshop will be a 1 story building with a gambrel roof for attic storage.
- The garage/workshop will have taller walls to accommodate the 9' wide x 8' high garage doors needed to fit in my larger vehicles.

By signing the form you are indicating that:

- You have reviewed my modified proposal and I have answered any and all of your questions/concerns.
- You acknowledge this modified proposal has no negative impact on you, nor any negative impact on the neighborhood.

116 Wood Hollow Rd

Street address

BRADFORD L Smith

Printed name

Bradford Smith 3-11-15
Signature/Date

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

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Request front yard variance of 8' (25' to 17').

- This request is so I can build an attached 3 car garage with a workshop to my house at 120 Summerfield Dr. Kingsland, GA.
- This garage/workshop will be used for personal use only and I have no plans nor desire to conduct any business from the building.
- This garage/workshop will be approximately 30' deep and 66' long.
(the size of the building is staked and roped off for visual inspection)
- This garage/workshop will be a 1 story building with a gambrel roof for attic storage.
- The garage/workshop will have taller walls to accommodate the 9' wide x 8' high garage doors needed to fit in my larger vehicles.

By signing the form you are indicating that:

- You have reviewed my modified proposal and I have answered any and all of your questions/concerns.
- You acknowledge this modified proposal has no negative impact on you, nor any negative impact on the neighborhood.

116 Woodhollow RD.

Street address

11 March 2015

MARCEL ANTHONY

Printed name

Marcel Anthony

Signature/Date

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

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the city of Kingsland planning board.

In this proposal I am requesting the following:

Request for second driveway off of Woodhollow Rd.
Request back yard variance of 10' (15' to 5').
Request side yard variance of 20' (25' to 5').
Request front yard variance of 8' (25' to 17').

- This request is so I can build an attached 3 car garage with a workshop to my house at 120 Summerfield Dr. Kingsland, GA.
- This garage/workshop will be used for personal use only and I have no plans nor desire to conduct any business from the building.
- This garage/workshop will be approximately 30' deep and 66' long.
(the size of the building is staked and roped off for visual inspection)
- This garage/workshop will be a 1 story building with a gambrel roof for attic storage.
- The garage/workshop will have taller walls to accommodate the 9' wide x 8' high garage doors needed to fit in my larger vehicles.

By signing the form you are indicating that:

- You have reviewed my modified proposal and I have answered any and all of your questions/concerns.
- You acknowledge this modified proposal has no negative impact on you, nor any negative impact on the neighborhood.

121 Summerfield Dr. Kingsland, GA
Street address

Richard L. Brandon, Pres. BCAD, Inc. RBrandon 8/19/15
Printed name Signature/Date

Attachment: Henery variance (1306 : APPLICATION FOR YARD VARIANCE ? David Henery)

ORDINANCE # 2015-xx

**AN ORDINANCE TO AMEND ARTICLES XI OF ORDINANCE # 2002-08 TITLED
“THE KINGSLAND ZONING AND LAND DEVELOPMENT ORDINANCE”**

WHEREAS, the Mayor and City Council desire to implement more flexibility simpler administration into permitting of home occupations; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, that the Article XI, Section 110.3.1 is modified by removing the last sentence and replacing it with *“Approval may be made by the Director of Community Planning and Development. Denial will be based on Planning Commission recommendation and City Council approval.”*, and

BE IT FURTHER ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, that Article XI, Section 110.7 is modified by removing *“Home Office,”* from the first sentence and adding a sentence to the end stating *“Home Office” applications forwarded to the Planning Commission must give same notification.*

Passed and Adopted this the 23rd day of MARCH, 2015.

BY: _____
Kenneth E. Smith, Sr. Mayor

ATTEST: _____
Linda O’Shaughnessy, City Clerk

Attachment: Ordinance #2015-xx Home Office (1314 : Adoption of Ordinance # 2015 -04 - Home Offices)

ORDINANCE NO. 2015-05**AN ORDINANCE TO ANNEX 50 ALVAH BRAZELL ROAD SOUTH BY THE CITY OF KINGSLAND**

WHEREAS, the City of Kingsland seeks to encourage planned growth and development that offers urban type services; and

WHEREAS, Lakeysa Bustamante and Choi Maan own 50 Alvah Brazell Road South described as map and parcel 108A 023E consisting of approximately .059 acres; and

WHEREAS, they wish to apply for City water and sewer service;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland annex the property described in attachment 1 of Lakeysa Bustamante and Choi Maan at 50 Alvah Brazell Road South into the City of Kingsland;

Adopted and approved this 13th day of April, 2015.

Kenneth E. Smith, Sr., Mayor

ATTEST:

Linda M. O'Shaughnessy, City Clerk



City of Kingsland Georgia

P.O. BOX 250, Kingsland, Georgia 31548
PHONE 912 729-5613 FAX 912 729-4590

CITY OF KINGSLAND NOTICE OF PUBLIC HEARING ALCOHOL BEVERAGE LICENSE

The City of Kingsland, Georgia will conduct a public hearing for the purpose of considering the application for serving complimentary beer/wine on-premise to guests, from "Camden Hospitality Services, INC.," owner Chandra B. Yadav. The location is 1375 Hospitality Avenue, Kingsland, Georgia 31548. Notice is hereby given that a public hearing on this application is scheduled for Monday April 13, 2015 at 6:00 p.m. in the council chamber at city hall. Anyone having any objection to the issuance of a license to this establishment should address their concern to the mayor and council at the public hearing. Formal consideration of this application will take place during the regular council session on Monday April 13, 2015

Yvonne Waye, Community Planning & Development Clerk

Please Advertise the above:

March 12, 2015

March 19, 2015

April 9, 2015

STATE OF GEORGIA
COUNTY OF CAMDEN

EASEMENT

THIS EASEMENT is by and between **WILLIAM H. GROSS, LUCINDA GROSS BARLOW AND MARIE G. BOYETT**, whose address is 1209 East King Avenue, Kingsland, Georgia 31548 ("GRANTOR"), and the **CITY OF KINGSLAND, GEORGIA**, a political subdivision of the State of Georgia, whose mailing address is P.O. Box 250, Kingsland, Georgia 31548 ("CITY").

WITNESSETH:

THAT GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, and in lieu of the exercise of the power of eminent domain by the CITY, GRANTOR hereby grants, sells, and conveys to the CITY, its successors and assigns forever, the following:

1. **PERMANENT UTILITY EASEMENT**: a perpetual, non-exclusive easement Fifty (50) FEET in width, as more particularly described as Tracts I and II on EXHIBIT A, attached hereto and incorporated herein by reference, and herein referred to as the Easement Premises, within which Easement Premises the CITY shall have the right to erect, construct, install, lay, and thereafter use, operate, inspect, repair, maintain, replace and remove, as and when necessary or appropriate, one or more sub-surface pipeline(s) or piped systems, including the necessary and appurtenant surface level facilities in conjunction with such systems, all of which inure to the non-exclusive use and benefit of the adjoining lands of GRANTOR, its successors and assigns, burdened by this Easement, and as appurtenance to such lands.
2. **RESERVATION**: GRANTOR reserved to itself, its successors and assigns, and as an appurtenance to lands adjoining the Easement and not as a personal covenant, all surface use and other subsurface use or uses of the Easement Premises as are not, or might not be in conflict with this grant, warranting only that the Easement Premises shall not be granted to any other entity, public or private, for a use and/or purpose duplicative of the underground utility services hereby granted to the CITY.

3. **ACCESS:** As an appurtenance to the Easement Premises, GRANTOR further grants to the CITY the right to access the Easement Premises from the nearest public or private roadway to the extent such access may be required across intervening lands of GRANTOR, its successors and assigns.

THIS EASEMENT IS FURTHER SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- A. The consideration hereinabove recited shall constitute payment in full for any damages to the land of GRANTOR, its successors and assigns, occurring or claimed by reason of the existence of the facilities and for the lawful use of the land for the purposes herein specified. The CITY covenants to maintain the Easement and the facilities located on, under, and within the Easement, in good repair so that no unreasonable damage will result from its use to the adjoining lands of GRANTOR, its successors and assigns.
- B. If the adjoining lands of GRANTOR are hereinafter divided into parts by sale or lease, the parts shall each, and severally, enjoy the benefits and suffer the burdens of this Easement.
- C. This Easement is further subject to:
- (1) Any state of facts as would be disclosed by a survey of the premises;
 - (2) Easements, rights of way, covenants, and restrictions of record;
 - (3) The existing zoning classification of the premises, if any;
 - (4) Any outstanding oil, gas, mineral, or other subsurface estate, or timber estate, as may appear of record.
- D. This Easement is by and in the nature of a quitclaim, with GRANTOR warranting to CITY only the corporate authority of its execution hereof, and granting to CITY only so much rights by and under this Easement as is consistent with its record title in and to the lands encumbered by this Easement.

[Signature Page Follow]

Exhibit "A"

Tract I

All that tract or parcel of land lying and being in the 1606 G.M. District, Camden County, Georgia, more particularly described as follows:

Commencing at the intersection of the easterly right-of-way line of Howard Street and the southerly right-of-way line of Georgia State Highway 40, thence, run South 57° 56' 51" East a distance of 751.67 feet to a point, thence, run South 57° 44' 56" East a distance of 1,651.80 feet to a point; thence run South 58° 03' 00" East a distance of 250.00 feet to the Point of Beginning; and from said Point of Beginning run South 58° 03' 00" East a distance of 50.00 feet to a point; thence, run South 32° 04' 55" West a distance of 339.84 feet to point, thence run North 69° 57' 35" West a distance of 50.24 feet to a point; thence, run North 31° 56' 06" East a distance of 350.21 feet to the Point of Beginning.

Tract II

All that tract or parcel of land lying and being in the 1606 G.M. District, Camden County, Georgia, more particularly described as follows:

Commencing at the intersection of the easterly right-of-way line of Howard Street and the southerly right-of-way line of Georgia State Highway 40, thence, run South 57° 56' 51" East at a distance of 751.67 feet to a point, thence, run South 57° 44' 56" East a distance of 1,651.80 feet to the Point of Beginning; and from said Point of Beginning run South 58° 03' 00" East a distance of 50.00 feet to a point; thence, run South 32° 03' 52" West a distance of 392.82 feet to point, thence run North 69° 57' 10" West a distance of 50.41 feet to a point; thence, run North 31° 57' 57" East a distance of 403.24 feet to the Point of Beginning.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed in its name by its proper and duly authorized officers this ____ day of _____, 2015.

Witnesses:

Flip Dreyer (sign)
FLIP DREGER (print)

By: William H. Gross
 William H. Gross

Flip Dreyer (sign)
FLIP DREGER (print)

By: Lucinda Gross Barlow
 Lucinda Gross Barlow

Flip Dreyer (sign)
FLIP DREGER (print)

By: Marie G. Boyett
 Marie G. Boyett

STATE OF GEORGIA
 COUNTY OF CAMDEN

THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of March, 2015, by the Aforementioned Grantors, whom have personally come before me today.

Cynthia E. Bowen (sign)
Cynthia E. Bowen (print)
 Notary Public, State of Georgia
 My Commission Expires:



Attachment: gross easement (1321 : Acceptance Of: Permanent Utility Easement)

**ORDINANCE #2015-06
CITY OF KINGSLAND, GEORGIA**

AN ORDINANCE TO AMEND AN ORDINANCE #2012-02 ESTABLISHING WATER AND/OR SEWER RATE SCHEDULES.

WHEREAS, the Mayor and City Council desire to allow septic tank pump trucks to discharge septic waste into the City’s publically owned treatment works (POTW).

WHEREAS, Chapter 22, Article 8 “Sewer Use Ordinance,” Section 22-387 establishes procedures for septic tank waste disposal into the POTW as approved by the director including an agreed upon fee.

WHEREAS, Chapter 22, Article 2 “Water and Sewer Service,” Section 22-26 “Rate Schedule” does not establish a fee for septic tank waste disposal.

WHEREAS, the Mayor and City Council desire to establish a rate schedule for septic tank pump trucks to discharge waste into the City’s (POTW).

NOW, BE IT FURTHER ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, that Chapter 22, Article 2, Section 22-26 is modified by adding the following rate schedule:

SEPTIC TANK WASTE DISPOSAL FEE SCHEDULE:

RATE
\$.04 – per gallon

THIS ORDINANCE AMENDED and ADOPTED by the Mayor and City Council of the City of Kingsland, Georgia at a Meeting of the City Council of Kingsland, Georgia on the 13th day of April 2015.

THE CITY OF KINGSLAND

BY: _____
Kenneth E. Smith, Sr, Mayor

ATTEST:

Linda O’Shaughnessy, City Clerk

Attachment: Septic Tank Waste Disposal Fee Ordinance (1329 : Adoption Of: Ordinance #2015-06)

City of Kingsland



Proclamation

NATIONAL CRIME VICTIMS' RIGHTS WEEK April 19 – 25, 2015

WHEREAS, as a nation devoted to liberty and justice for all, America must increase its efforts to protect, restore, and expand crime victims' rights and services so that they apply to **every victim, every time**; and

WHEREAS, 26 million Americans are victims of crime each year, and each crime affects many more family members, friends, neighbors, and co-workers; and

WHEREAS, all victims of crime deserve respect, resources, restoration, and justice; and

WHEREAS, all fifty states, the District of Columbia, and the federal government grant crime victims certain legal rights; and

WHEREAS, National Crime Victims' Rights Week – April 19 – 25, 2015 offers us all the opportunity to recommit ourselves to ensuring that every victim is afforded his or her legal rights and treated as a crucial participant in our criminal justice system; and

WHEREAS, as we carry crime victims' rights into 2015 and beyond, we must strive to create a nation where the legal rights of victims are honored and individuals are accountable for their treatment of victims; and

WHEREAS, we applaud the progress that our nation has made in recognizing crime's impact on victims and celebrate advocates and survivors who through their determination brought rights and resources for victims and have changed the course of history;

NOW, THEREFORE, BE IT PROCLAIMED BY the City of Kingsland and members of this body do hereby proclaim the week of April 19 – 25, as National Crime Victims' Rights Week and reaffirm this City's commitment to respect and enforce victims' rights and address their needs during *Crime Victims' Rights Week* and throughout the year; and express our appreciation for those victims and crime survivors who have turned personal tragedy into a motivating force to improve our response to victims of crime and build a more just community.

City of Kingsland

Kenneth E. Smith, Sr., Mayor

Linda O'Shaughnessy, City Clerk

City of Kingsland



Proclamation *Protesting Seismic Airgun Testing Along the Coast of Georgia*

WHEREAS, The Bureau of Ocean Energy Management (BOEM) proposes seismic airgun testing along 403 miles of the Atlantic Ocean (encompassing 350,000 square miles) from Delaware to Florida's Cape Canaveral; and

WHEREAS, Seismic airgun testing involves loud blasts of compressed air through the ocean and miles under the seafloor; and

WHEREAS, the proposed tests may cause destructive impacts to marine wildlife, coastal ecosystems and coastal communities; and

WHEREAS, the BOEM acknowledges that seismic airgun testing may negatively impact all marine mammals including the critically endangered Right Whales; and

WHEREAS, the estimated impacts to fisheries and commercial fishing possess the potential to cause irreparable harm to fishing economies which generates \$11.8 billion annually and supports 222,000 jobs; and

WHEREAS, because of the enormous distances sound can travel in the ocean, the noise from this activity cannot be confined to the waters off individual states, since impacts --- particularly on the great baleen whales--- could extend many hundreds of miles, potentially affecting states along the east coast. Fish and fisheries could be affected for tens of miles around every seismic ship; and

WHEREAS, the estimated oil reserves in the testing area have not been proven sufficient to offset the potential destruction of oil spills along the Atlantic coast – the proven off-shore Atlantic reserves would be the equivalent of just over seven years' of Gulf oil.

NOW, THEREFORE, BE IT PROCLAIMED BY the City of Kingsland, Georgia, that we are firmly opposed to seismic airgun testing along the Atlantic Coast.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of April, in the year of our Lord Two-Thousand and Fifteen.

City of Kingsland

Kenneth E. Smith, Sr., Mayor

Linda O'Shaughnessy, City Clerk

City of Kingsland



Bid Tabulation - Propane Gas Services

Thursday-March 31, 2015 @ 2:00 PM

Name of Bidder	Total Bid Cost Per Gallon
Cumberland Gas	\$2.00
AmeriGas	No Bid Submitted
Griffis Gas	No Bid Submitted
Ferrell Gas	No Bid Submitted

Bid Tabulation
Commercial Grade Zero Turn Mower
Thursday, April 2, 2015

Name of Bidder	Brand	Model	Total Quote
Hilliard Truck & Auto, Inc.	Husqvarna	PZ 60	\$9,359.96
Tait Lawn Products	SCAG	STT61V-26CH-EFI	\$8,865.84
Emery Lawn & Tractor	Kubota	Z725KH-60	\$7,450.00
Tri-Lane Equipment Rentals	Kohler-Best	LZS749EKC604A1	\$10,029.00

Bid Tabulation
15' Bat-Wing/Flex-Wing Mower
Thursday, April 2, 2015

Name of Bidder	Brand	Bat-Wing/Flex-Wing	Model	Total Quote
Dixon New Holland Tractor Co.	Bush Hog	Flex-Wing	#2815	\$15,500.00
AIMTRAC	Bush Hog	Flex-Wing	#2815	\$15,349.00
AIMTRAC	Rhino	Flex-Wing	#3150	\$14,344.00
Nashville Tractor, Inc.	NO BID	NO BID	NO BID	NO BID

A RESOLUTION TO ENDORSE AN APPLICATION BY TARROW GREENE LIMITED PARTNERSHIP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR THE 2015 LOW INCOME HOUSING TAX CREDIT PROGRAM FOR THE CONSTRUCTION OF THE TARROW GREENE MULTIFAMILY COMPLEX TO BE LOCATED AT CAMDEN WOODS PARKWAY, KINGSLAND, GEORGIA

#2015-06

WHEREAS, The Housing Tax Credit Program allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for income tenants earning up to 50% and 60% of the Area's Median Household Income ; and

WHEREAS, Tarrow Greene Limited Partnership jointly formed by The Woda Group, Inc. and Parallel Housing, Inc. is applying to the Georgia Department of Community Affairs ("DCA") for low income housing tax credits ("LIHTC") for construction of a development with up to 60 multifamily units located at Camden Woods Parkway, Kingsland; and

WHEREAS, DCA has established certain regulations that require that local governments in which LIHTC projects are to be located have the opportunity to comment on such projects or provide a resolution of support to formally endorsed the project by the local governing authority; and

WHEREAS, the City of Kingsland desires to endorse the application of Tarrow Greene Limited Partnership for this project.

WHEREAS, the City of Kingsland additionally acknowledges and supports the issuance of a Letter of Support and Recommendation from the Camden County Georgia Initiative for Community Housing (GICH) team for the Tarrow Greene development (See Exhibit A).

THE CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, HEREBY RESOLVES to endorse the application of Tarrow Greene Limited Partnership to the Georgia Department of Community Affairs for 2015 low-income housing tax credits for Tarrow Greene, a new construction project for up to 60 multifamily units to be located at Camden Woods Parkway, Kingsland.

BE IT FINALLY RESOLVED, the Mayor, or his designee, is authorized to sign all required endorsement documents.

[Signed by Mayor of City Clerk, with reference to the date the Resolution was adopted by City Council]

**Camden County Housing Team
Georgia Initiative for Community Housing
531 North Lee Street
Kingsland, Georgia 31548
912-729-7530**

April 8, 2015

Mr. A Gregg Bayard
Parallel Housing, Inc.
198 Boulevard
Athens, Georgia 30601

Dear Mr. Bayard

On behalf of the Camden County GICH Team, it is my pleasure to offer this letter of support for the proposed affordable housing project of Parallel Housing, Inc. to be located in Kingsland, Camden County, Georgia.

The Camden County GICH Team is supportive of the provision of quality, affordable workforce housing in Camden County. We know that quality, affordable, workforce housing does so much to improve the quality of life for our citizens and we are encouraged by your efforts. We also understand that you have already discussed the project with the City of Kingsland and we will support their efforts throughout this project.

If we can be of any further assistance, please feel free to contact us.

Sincerely,



L. Darren Harper
Team Leader

KINGSLAND DEVELOPMENT AUTHORITY -- BOARD MEMBERS				
MEMBER	APPOINTMENT DATE	REAPPOINTMENT DATE	APPOINTED BY	COUNCIL POST
JIMMY McCOLLUM*	1/24/2010	1/31/2015	Alex Blount	2
BOBBY SWEATT**	1/24/2010	1/31/2015	Kenneth E. Smith Sr.	Mayor
JOEL HANNER	2/11/2014	2/11/2019	James M. McClain	3
STAN FOWLER	2/11/2014	2/11/2019	Charles Grayson Day	4
FARRAN FULLILOVE	2/11/2014	2/11/2019	Don Mounsey	1
*Chairman				
**Vice Chairman				