



CITY OF KINGSLAND, GEORGIA
CITY COUNCIL
AGENDA • JULY 14, 2025

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. Public Hearing for the Purpose of Considering an Alcohol License for Vikram Patel with Pramukh Swami 2016, LLC.

Vikram Patel with Pramukh Swami 2016, LLC has applied for an Alcohol License for the sale of packaged beer and wine for a convenience store and deli located at 500 West King Avenue, Suites C&D.

2. Public Hearing for the Purpose of Considering an Alcohol License for Patrick Rodriguez, Manager with Nouria Energy Retail, LLC.

Patrick Rodriguez, Manager with Nouria Energy Retail, LLC has applied for an Alcohol License for the sale of packaged beer and wine for the EnMark convenience store located at 1531 East King Avenue.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr., Mayor
Paul Chamberlin, Councilman
Farran Fullilove, Councilman
Kristy Chance, Councilwoman
Alex Blount, Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

V. CONSENT DOCKET

1. Approve the Council Minutes of the last regular Council Meeting
2. Approve the Agenda as Presented
3. Approve the Payments of Accounts Payable as Due and Funds Available

VI. PRESENTATION

1. Proposed Sheffield Island Development-Tax Parcels 119 004E, 119 002 & 119 003 - Richard Stevenson, Senior Vice President, St. Bourke

Drapac/St. Bourke respectfully requests a variance approval from the City of Kingsland Council to provide water and sewer service to the proposed Sheffield Island residential subdivision.

VII. GRANTING AUDIENCE TO THE PUBLIC**VIII. OLD BUSINESS****IX. PLANNING AND ZONING****1. Final Plat - Canopy Oaks Phase 1**

Ron Sawyer with Gross Road Development, LLC has submitted a Final Plat for Canopy Oaks Phase 1 consisting of 98 single family lots on approximately 38.41 acres. The preliminary plat was approved by City Council on March 11, 2024. Zoning is PD/R-2 (Planned Development Low Density Residential).

Planning Commission recommends approval.**2. Final Plat - The Villas at Camden Woods Phase 2B**

Ron Sawyer with Laurel Island Holdings, LLC has submitted a Final Plat for The Villas at Camden Woods Phase 2B, consisting of 16 single family lots on approximately 3.35 acres. The preliminary plat was approved by City Council on July 15, 2024. Zoning is PD/MU (Planned Development/Mixed Use).

Planning Commission recommends approval.**3. Annexation Request & Zoning Designation - Parcel 108 005**

Jonathan Napier, acting agent for Sarah and Dustin Lee has applied for the Annexation of parcel 108 005 containing approximately 24.46 acres located at 545 Haddock Road in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 148-unit town home development. The adjacent properties to the north and to the west are city parcels and are zoned single family and multi-family residential. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Planned Development/Low Density Family Residential) for the parcel if the annexation is approved, which is consistent for this area of the city and this type of development. Zoning is A-F/Agricultural Forestry (County).

Planning Department Staff recommends approval with the following conditions:

- 1) A deceleration right turn lane and a left turn lane on Haddock Road.
- 2) An eight (8) foot privacy fence along the rear property line to provide a buffer from the adjacent residential properties.

Planning Commission only recommends the right deceleration lane and the eight (8) foot privacy fence.

Applicant agrees with the three conditions recommended.

4. PD Approval - 545 Haddock Road - Map/Parcel 108 005

Jonathan Napier with Land Equity Partners, LLC has submitted a PD for a 148 Town Home development located at 545 Haddock Rd. The applicant also submitted a traffic study for the area of the project that was reviewed by the Planning Staff. The PD calls for 148 town home units and will have its own H.O. A., an amenity area, two dock areas for the lakes, and a 25 foot natural vegetative buffer surrounding the property, along with fencing that will provide

privacy for the community. The entrance will be located off of Haddock Road. Zoning is A-f/Agricultural Forestry (County).

X. NEW BUSINESS

1. Approval Of: MOU between Camden County Board of Commissioners and City of Kingsland for providing onsite clinical medical services by Camden County to employees of the City of Kingsland

The City has participated in the shared clinic program since 2014. The proposed MOU reflects an annual cost of \$85,794.54, representing a 15.09% increase or \$11,248.02, over the current agreement. This increase is driven by the MOU reflecting a rise in the City's usage share from 12% to 13% and an overall increase of \$38,737 in the county clinic's total budget from \$621,221 to \$659,958.

The most significant clinic budget increase is in salaries, which have risen by 11.3% (\$43,644). This is due to a combination of 2.5% cost-of-living adjustments (COLAs), 2.5% performance-based raises, and the addition of two part-time nurse practitioners.

While the current MOU in place is based on a 12% usage rate, recent trends suggest the City's actual usage will likely reach 14%, potentially resulting in an underfunding of approximately 2%, or \$12,424 to close out the current MOU.

Staff recommends approval.

2. Planning Commission Appointment - Mayor Day
Appointment of William Huebener to the Planning Commission.
3. Approval of Resolution # 2025-08 Freezing the Assessed Value of Homestead Properties for Tax Purposes
The City of Kingsland formally requests Representative Steven Sainz to sponsor and support local legislation authorizing a homestead exemption freezing the assessed value of the homestead for the purpose of municipal ad valorem property taxation for qualified residents of Kingsland.
4. Consideration of a Variance Request to Kingsland Code of Ordinances Section 22-28(9) – Sewer Connection Outside City Limits (Tax Parcels 119 004E, 119 002, and 119 003)
The applicant has submitted a formal request for a variance from Section 22-28(9) of the Kingsland Code of Ordinances, which limits municipal sewer connections to properties located within the City's official jurisdictional boundaries. The subject request pertains to the proposed development of unincorporated Camden County tax parcels 119 004E, 119 002, and 119 003.
5. Approval of: Alcohol License for Vikram Patel with Pramukh Swami 2016, LLC.
Vikram Patel with Pramukh Swami 2016, LLC has applied for an Alcohol License for the sale

of packaged beer and wine for a convenience store and deli located at 500 West King Avenue, Suites C&D.

6. Approval of: Alcohol License for Patrick Rodriguez, Manager with Nouria Energy Retail, LLC.

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7. Bid Award: Al Gay Road and Middle School Road Improvements

The City requested sealed proposals from certified and qualified General Contractors for the improvement and paving of sections of Al Gay Road and Middle School Road, totaling approximately 1,600 lf to include removal and placement of culverts necessary for proper drainage. The work to be done includes furnishing all materials, equipment and labor.

The City's engineer, Bill Weeks of Roberts Civil Engineering, recommends the project be awarded to The Scruggs Company, the lowest, responsive bidder. Total contract price is \$628,574.12. Project will be funded by SPLOST 8 funds.

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED

June 12, 2025

Mayor C Grayson Day, Jr
cc: Mr. Lee H. Spell
City Manager
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

**Subject: Variance Request for Water & Sewer Service at Sheffield Island
City of Kingsland, Georgia**

Dear Mayor Day,

St. Bourke is seeking a variance approval from the City of Kingsland to provide water and sewer service to the proposed Sheffield Island residential subdivision. The proposed elevated waterfront community will feature 750 single-family homes on the 572 acre property. The subdivision location is adjacent to an existing 8-inch City waterline within Simmons Bluff Road which provides water service to residents within London Hill subdivision. The County is unable to provide water and sewer service.



Figure 1: Proposed Sheffield Island Location Map

St. Bourke engaged Carter & Sloope, Inc. to investigate and analyze the impacts of the subdivision to the City's existing water and sewer infrastructure (Refer Attachment 1). Carter & Sloope, Inc. was selected due to their experience and knowledge of City utility infrastructure requirements. To facilitate sewer service to the island, St. Bourke proposes to construct and dedicate new sewer infrastructure, and to upsize existing infrastructure, to ensure adequate sewer capacity for the community. The current water line servicing the adjacent London Hill subdivision does not meet pressure requirements, and as part of the proposal St. Bourke will solve that issue at no cost to the City.

St. Bourke's investment in City infrastructure improvements is estimated by the consulting engineers to be ±\$3.4M. This investment not only facilitates the Sheffield Island subdivision but also enables the City's capacity to provide sewer service following annexation and estimated growth along this corridor.

St. Bourke also engaged Carter & Sloope, Inc. to provide a forward-looking Waste Water Treatment Plant capacity analysis to assess when daily flows will approach the 80% and maximum permitted flow capacity at the plant (Refer Attachment 2). The accelerated analysis model forecasts 400 new homes per year, representing ~81% of the County's three-year average for new homes. In 2024, only 363 new home permits were issued for Camden County (Sourced 6/12/2025, FRED – New Private Housing Structures Authorized by Building Permits for Camden County, GA; <https://fred.stlouisfed.org/series/BPPRIV013039>). The City accounts for only 34% of the County's total population, so the accelerated growth scenario serves as a valuable upper limit for utility planning purposes.

The results of the accelerated capacity modelling which include Sheffield Island, a 15% reserved capacity for economic development and planned developments projects provided by the City's Planning & Zoning department, forecast sewer flows reach 80% of permitted capacity by 2033 and 100% by 2044.

When the City explores options to increase permitted capacity, Carter & Sloope, Inc. anticipate capital expansion costs in the range of \$15–\$30 per gallon treated. Applying this to Sheffield Island's projected 150,000 gpd flow suggests a \$2.25–\$4.5 million cost which can be offset by the capital recovery fees generated by the proposed subdivision.

The projected financial fees generated by the proposed development based on current City ordinance rate schedules for out-of-city services are \$1,350,000 for water and sewer connection fees, and \$9,000,000 for the capital recovery fee (Refer Attachment 3). The development is expected to generate approximately \$346,000 per year in revenue at build out from water and sewer usage charges.

Extending water and sewer service to Sheffield Island through this proposed partnership between the City and St. Bourke is a reasonable and practical solution to providing essential services at the property. This request is based on a precedent established by the City of extending water infrastructure and providing water service to the out-of-city customers at the adjacent London Hill subdivision.

On behalf of St. Bourke, I respectfully ask for your support of this variance request. Approving the variance will allow us to move forward in collaboration with City staff on a development agreement, and engineering design and construction of the utilities.

Sincerely,



Richard Stevenson, P.E.
St. Bourke Development

Attachment 1: Water & Sewer Service at Sheffield Island Summary of Proposed Infrastructure Improvements

Attachment 2: Water & Sewer Service at Sheffield Island Summary of Wastewater Treatment Plant Capacity Analysis

Attachment 3: Proposal for Water and Sewer Utility Service to Sheffield Island - \$13.75MM Benefit with \$346K annual revenue to the City of Kingsland

Attachment 4: Presentation for City Council, July 14 hearing





Revised June 12, 2025
April 9, 2025

Mr. Lee H. Spell
City Manager
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

**Subject: Water & Sewer Service at Sheffield Island
Summary of Proposed Infrastructure Improvements**

Dear Mr. Spell,

As previously discussed, St. Bourke is seeking the City of Kingsland's approval to provide water and sewer service to the proposed Sheffield Island residential subdivision. This subdivision is currently outside the City's service area, as detailed in Exhibit A, and Camden County is unable to provide water and sewer service. While annexation is not feasible under Georgia law, the subdivision's adjacency to City water service infrastructure makes it a candidate for the City to provide both water and sewer utilities.

The City's water infrastructure currently services the adjacent London Hill subdivision, which also lies outside City limits. The current water line does not meet pressure requirements, and as part of this proposal St. Bourke intends to solve that issue at no cost to the City. To facilitate sewer service for Sheffield Island, St. Bourke proposes to construct and dedicate new sewer infrastructure, and to upsize existing infrastructure, in order to ensure adequate sewer capacity for the project or community. St. Bourke engaged Carter & Sloope consulting engineers to investigate and analyze the impacts to the City's existing water and sewer infrastructure.

Detailed in Exhibit B is the technical memorandum outlining the required sewer and water improvements necessary to support the subdivision, which is summarized below.

Proposed Sewer and Water Infrastructure Improvements:

- 1. Installation of Force Main Sewer by St. Bourke**

The closest City sewer system is located at the Harrietts Bluff Lift Station, approximately 21,000 linear feet west of the subdivision. St. Bourke proposes to fund and install a 6-inch force main along Harrietts Bluff Road to convey sewer from the subdivision to Harrietts Bluff Lift Station. Upon completion and acceptance, the City will assume ownership and operation of this infrastructure.

- 2. Upgrades to Existing Sewer Infrastructure by St. Bourke**

A professional engineering analysis has assessed the impact of the subdivision on existing sewer infrastructure, using the residential equivalent unit (REU) methodology. To ensure adequate conveyance capacity, St. Bourke proposes funding and installing the following upgrades:

- Upsizing the Harrietts Bluff Lift Station
- Upsizing the existing I-95 4-inch diameter force main to 6-inch



- Upsizing the Mammie Lou Gross & Industrial Park Lift Stations

These upgrades are relatively minor but will significantly increase capacity, benefiting both this community and the future expansion of the City.

3. Existing Sewer Plant Capacity Assessment

A preliminary assessment of the City's Water Pollution Control Plant indicates the facility currently operates at an average monthly discharge rate of ± 2.0 MGD, slightly under half of its developed and permitting capacity of 4.4 MGD. St. Bourke is aware of large developments proposed within the City that will commit a significant portion of the current available treatment capacity. In addition, once the discharge flows exceed 80-85% of the permitted threshold, the City will need to consider expansion options. Capital recovery fees generated from this subdivision's development may be allocated directly toward the future plant expansions, ensuring sustained capacity for continued City growth and sewer treatment.

4. Upgrades to Existing Water Infrastructure by St. Bourke

An analysis of the City's water distribution system confirmed the Harrietts Bluff Water Tank has adequate capacity for both operational and emergency storage demands. However, the fire flow demand set by City ordinance is currently unmet at the existing hydrant in the London Hill subdivision (660 GPM calculated vs. 1,000 GPM required). To address this issue, St. Bourke proposes funding and installing a booster pump on the existing water main on Simmons Bluff Rd to ensure the existing water main is brought into compliance with the fire flow ordinance requirements for life and safety reasons.

Total Investment and Benefits to the City:

St. Bourke's total investment in City infrastructure improvements under this proposed agreement is estimated at $\pm \$3.4$ M. This investment not only facilitates the Sheffield Island subdivision but also enables the City's capacity to provide sewer service following annexation and estimated growth along this corridor.

Per the City Ordinance, the combined City charges for water and sewer service initiation based on ERUs (excluding meters) totals $\pm \$1.35$ M. Additionally, the anticipated capital recovery fee assessed for the subdivision is $\pm \$9.0$ M (Ord Sec. 22-28). This fee provides the City with flexible funding to offset capacity-related costs in City areas, or facilitates long-term infrastructure investment. In addition, the City will collect an estimated \$346K from water and sewer rates at full buildout based on the 'out of City' ordinance rate schedule.

Enclosed is the concept infrastructure upgrade plan and the technical summary analysis prepared by Carter & Sloope, outlining the necessary infrastructure improvements. St. Bourke respectfully requests your consideration of this proposal, highlighting the substantial private investment being made at no cost to the City and the long-term benefits it will provide to the City's infrastructure assets.

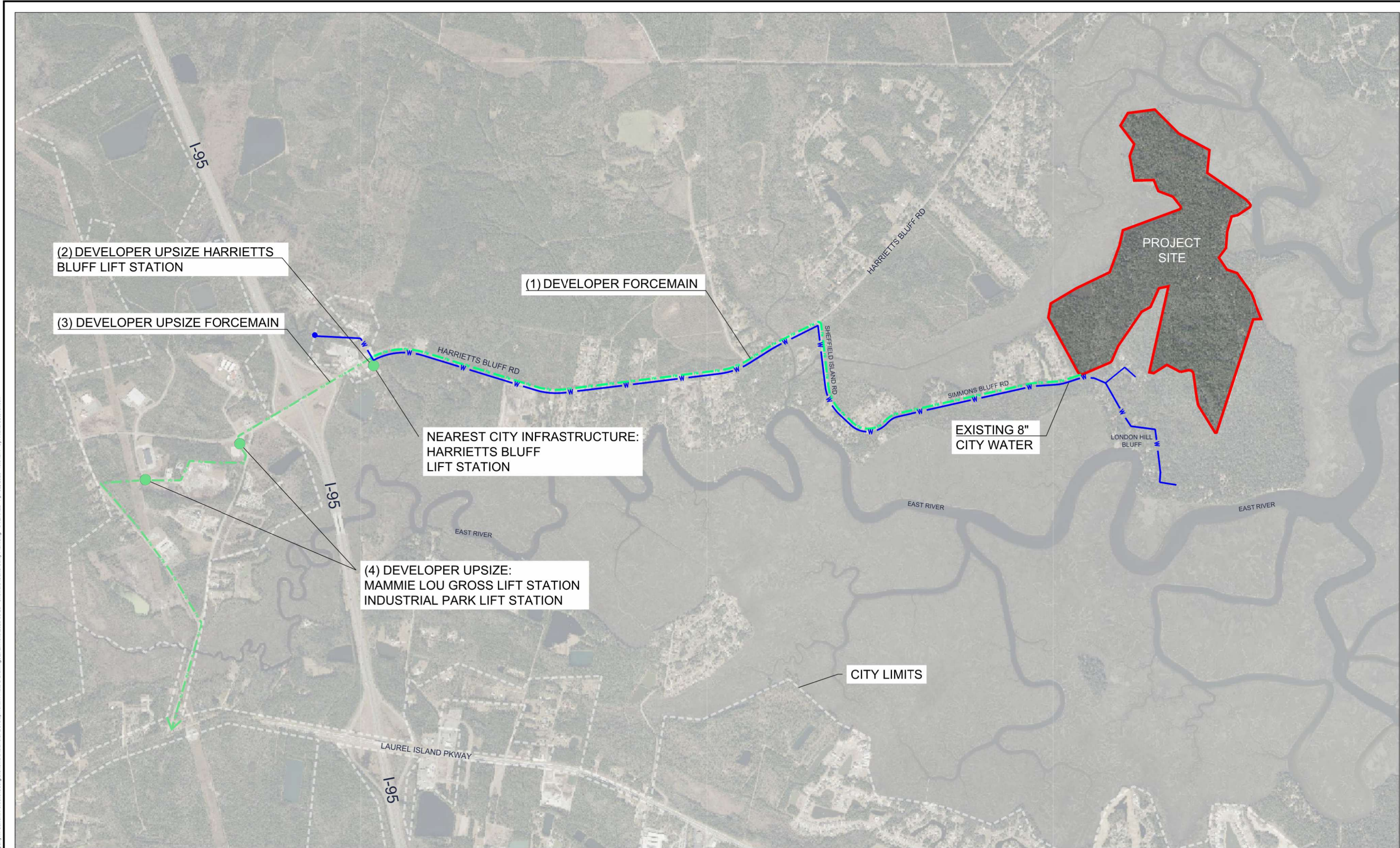
We appreciate your consideration for this proposal and look forward to further discussions.

Sincerely,



Richard Stevenson, P.E.
St. Bourke Development





DEVELOPER FUNDED SEWER EXTENSION AND SYSTEM UPGRADES

- 1. ± 21,000 LF OF 6" FORCEMAIN ALONG HARRIETTS BLUFF RD & SHEFFIELD ISLAND RD
- 2. UPSIZE HARRIETTS BLUFF LIFT STATION
- 3. UPSIZE EXISTING I-95 4" FORCEMAIN TO 6"
- 4. UPSIZE MAMMIE LOU GROSS & INDUSTRIAL PARK LIFT STATIONS

DEVELOPMENT SUMMARY	
APPLICANT	ST. BOURKE
LOCATION	SHEFFIELD ISLAND
TAX PARCELS	119 004E, 119 002 & 119 003
SIZE	± 595 AC
PROPOSED USE	PD (RESIDENTIAL)

APPLICANT

PREPARED IN THE OFFICE OF:

ST. BOURKE

Land Planning | Development
Asset Management
1031 Marietta Street NW
Atlanta, GA 30318
678.853.2530 | stbourke.com

PROJECT

SHEFFIELD ISLAND

DEVELOPER OFFSITE UTILITY UPGRADES

PROJECT TEAM

Carter & Sloope
CONSULTING ENGINEERS

MCD
SCOTT DESIGN & DEVELOPMENT

THOMAS
& HUTTON

H+W DESIGN

BENNETT
SURVEYING, INC.

APRIL 1, 2025

SCALE & NORTH ARROW:

N
0' 500' 1,000' 2,000'
SCALE: 1" = 1,000'

UTILITY EXHIBIT

CP-1.0



April 8, 2025

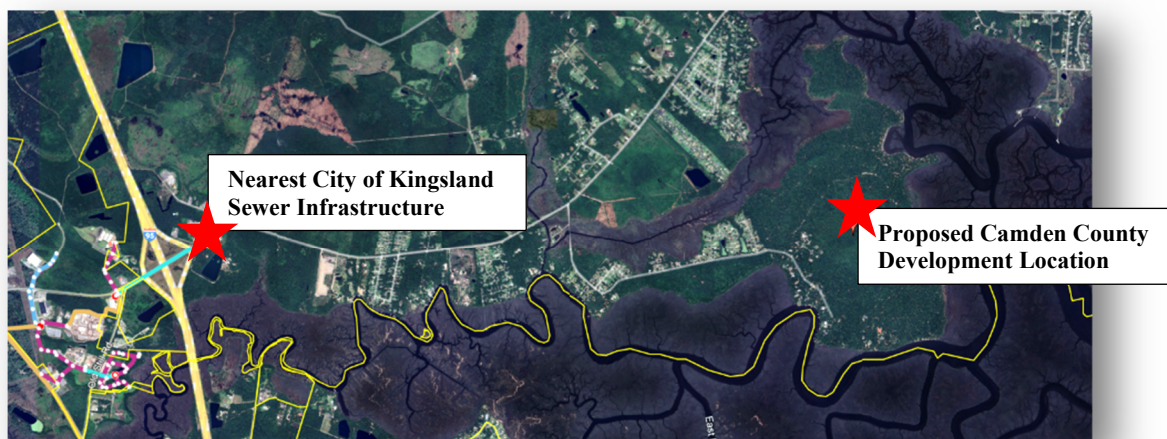
Mr. Richard Stevenson
Senior Vice President – Development
St. Bourke
1031 Marietta Street NW
Atlanta, GA 30318
stbourke.com

RE: Sheffield Island Subdivision/Development
Camden County, GA
Water & Sewer Study Analysis Memorandum
C&S Project No.: S7960.001

Mr. Richardson:

St. Bourke hired Carter & Sloope, Inc. (C&S) to investigate and analyze the impacts of a proposed subdivision (Sheffield Island) to the City of Kingsland's sewer collection system. The location of this subdivision is shown below and bounded by Simmons Bluff, Drizzle Bluff, and W London Hill Roads.

Figure 1. Location Map



The proposed development consists of ultimately 750 Residential Equivalent Units (REUs), and St. Bourke is looking to serve this parcel's water and sewer needs by connecting to the City of Kingsland's utility systems.

Sewer Analysis

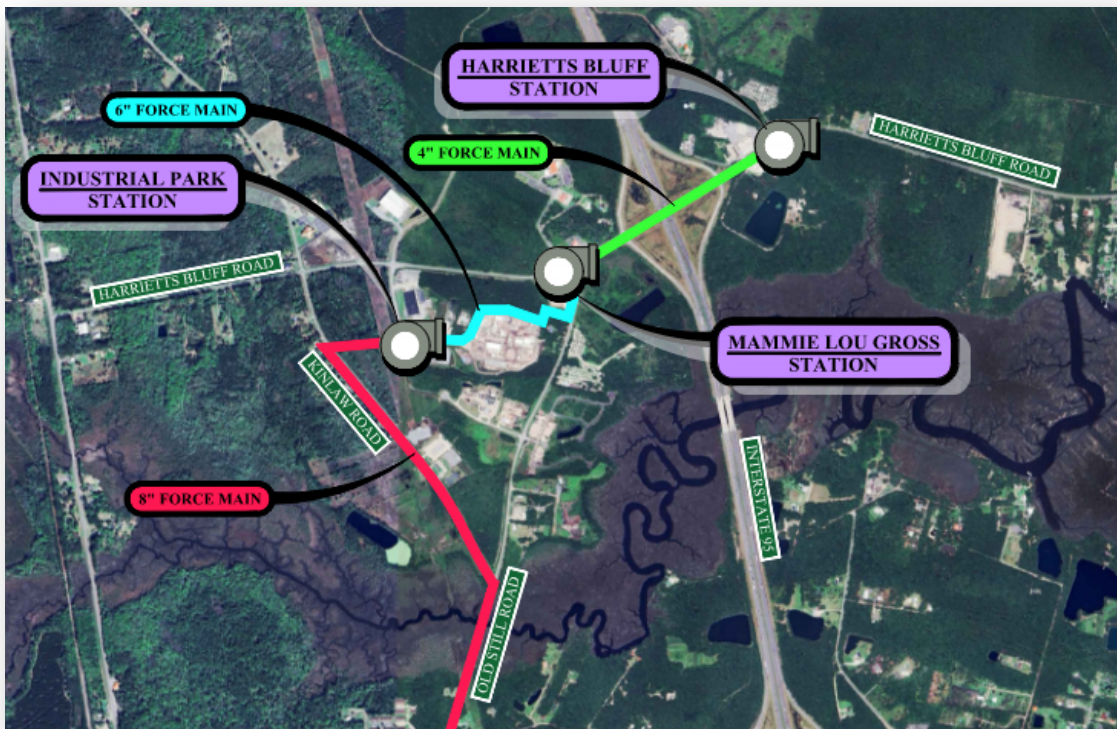
The analysis below focuses on the impact to the City's sewer system, whereby existing system information and infrastructure performance data were obtained with assistance from City staff.

Existing Sewer System Information

Regional Sewer Collection

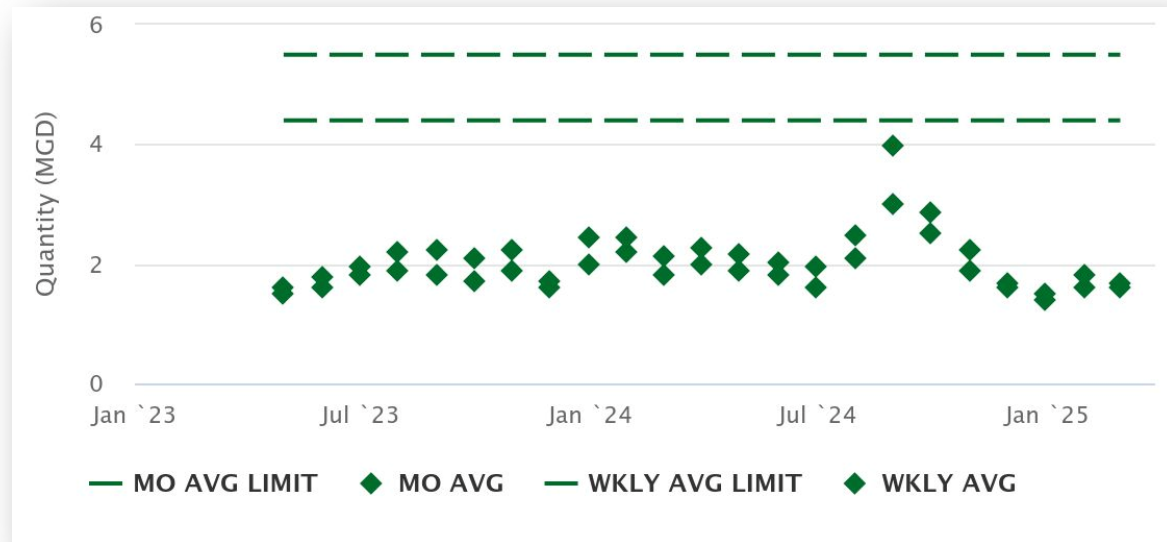
The closest entry point to the City's system is a sewage pump station installed East of Interstate 95, off Harrietts Bluff Road and in front of the Dollar General store located there. This pump station (Harrietts Bluff PS), pumps under I-95 and discharges to another pump station (Mammie Lou Gross PS) installed at the intersection of Harrietts Bluff Road and Old Still Road. Mammie Lou Gross PS also pumps directly to a pump station (Industrial Park PS) in the City's Industrial Park. These stations are in the North Kingsland sector of the City's system, sending wastewater to a regional pump station (North Kingsland PS) and ultimately to the Kingsland Wastewater Treatment Facility (WWTF). From institutional knowledge, C&S believes the North Kingsland PS can pump this additional load without requiring upgrades. Therefore, the focus of this analysis will be the three (3) stations mentioned previously and their capabilities to handle the proposed additional loading.

Figure 2. North Kingsland Sewer System Map



Sewer Treatment Capacity

Data from the City of Kingsland's Water Pollution Control Plant, like other facilities permitted by GA EPD, is publicly available online through US EPA's Enforcement and Compliance History Online (ECHO, <https://echo.epa.gov/>). Below is the Facility's Effluent Chart for plant's discharge flows to the St Marys River over the last 24 months.



C&S has typically seen that when a Facility operates around 80-85% of its permitted capacity, GA EPD contacts the Owner and asks about upcoming efforts for capacity expansion. The chart above indicates that for the facility's permitted flow of 4.4 MGD less than 50% - or around 2.0 MGD - is consistently discharged as a monthly average, with a seasonal spike from August through October 2024 likely due to extended periods of inclement weather during that time. Based on this data alone, the development's additional loading of 150,000 gpd could be added to the plant's existing loading without exceeding the current permitted limit.

Additional Growth & Development / Capacity Expansion

Although the ECHO data shows sufficient capacity for additional loading, Kingsland has seen significant growth and development recently, and C&S is aware of large areas of development coming soon. The City would have already committed a significant portion of apparent available treatment capacity for these areas, making it up to City Council to determine whether they are willing to allocate remaining capacity to new prospects.

When the combined increase in flows exceeds the 80-85% threshold (theoretically or actually), it will be time for Kingsland to entertain options for increasing their permitted capacity. There are generally two approaches to capacity expansion: 1) expand the existing facility(ies) or 2) construct a new facility. Capital costs for either approach depend on several factors – site location, size of new facility, type of treatment, etc. – but C&S has seen prices recently range between \$15-\$30 per gallon treated (i.e. \$30,000,000 for a 1 MGD facility).

Sewer Collection System Analysis

City staff provided C&S with known information about these stations as well as access to their internal monitoring program GuardDog by Omnisite to understand their current usage. Below are the current characteristics for each pump station and its connected force main to establish a baseline. Station runtimes listed below are an average of the last six (6) months of recorded data.

Pump Station Identification	Recorded Flowrate (gpm)*	Pump HP	Station Runtime	Force Main Size (in.)	Wetwell Diameter (ft)
Harrietts Bluff	160**	***	23 min	4	5
Mammie Lou Gross	220	3	6 hrs 10 min	6	6
Industrial Park	300	10	10 hrs 50 min	8	6

*Flowrate numbers based on recorded city data on pumps installed

**No data recorded for this station; flowrate assumed based on force main size and 4 fps design velocity

***Pump HP unconfirmed

Based on this information, the following station performance metrics were determined:

Pump Station Identification	Approx. Current Capacity (gpd)	Force Main Velocity (fps)
Harrietts Bluff	3,680	4
Mammie Lou Gross	83,820	6
Industrial Park	195,000	8

Proposed Additional Demand

As mentioned earlier, 750 REUs is proposed to be added to the system and was used as the basis for C&S analysis. Based on water usage data obtained from City staff, C&S implemented a per capita value of 80 gpd, equal to 200 gpud assuming an average of 2.5 persons (capita) per household. Therefore, the planned demand for this development at full buildout is approximately 150,000 gpd, or 104.2 gpm.

This additional demand directly impacts the stations' daily runtimes. Below is a comparison of current and proposed runtimes:

Pump Station Identification	Current Runtime	Proposed Runtime
Harrietts Bluff	23 min	16 Hrs 1 min
Mammie Lou Gross	6 hrs 10 min	17 hrs 43 min
Industrial Park	10 hrs 50 min	19 hrs 10 min

The City of Kingsland operates their pump stations off the principle that it should not run more than 10 hours per day on average. This principle is based on the concept that the remaining hours are available to handle peak flow events up to a 2.4 Peaking Factor (i.e. 24 hrs total/10 hrs pumping). All stations are expected to exceed this operating standard and therefore would require upgrades to comply.

Proposed System Upgrades

The immediate upgrade considered to reduce station runtimes involves increasing the pumps' output or pumped flowrate. Below is the flowrate needed using the new daily demand to meet the City's 10 hr/day pumping threshold. When a station's pumping rate increases, the resulting velocities in the connected force main also need to be considered. Standard practice is to size sewer force mains within a velocity range of 2 to 6 fps. Velocities under 2 fps lead to settling in the pipe while velocities over 6 fps lead to abrasion/scouring on the pipe walls and long-term damage. New force main velocities are included below:

Station Identification	Proposed Pump Flow (gpm)	Resulting FM Velocity (fps)
Harrietts Bluff	275	7.02
Mammie Lou Gross	400	4.54
Industrial Park	575	3.67

For the Harrietts Bluff PS, C&S expects Kingsland will require St. Bourke to upsize the 4-inch force main in order to reduce the expected 7 fps velocity. Comparatively, a 6" pipe would have an expected 3.21 fps velocity, falling within the acceptable range of outcomes. For the Mammie Lou Gross and Industrial Park stations, the new pipe velocities fall within the acceptable range and therefore it is expected only pump upgrades through replacement will be required. Using desktop analysis and preliminary calculations, it is likely the increased pumping rate will require larger motors and therefore replace each station's local electrical panel to accommodate higher electrical loads.

Preliminary Opinion of Costs

Below is C&S's Opinion of Probable Construction Costs. This Opinion was developed with a range of budgetary costs expected for each station's improvement, consistent with the level of accuracy that can be determined at this time. This accounts for the timeframe made available to C&S to gather cost data from comparable sources and make educated assumptions to factors such as inflation.

Pump Station Identification	Proposed Improvement/Upgrade	Cost Range
Harrietts Bluff	Force Main Upsize (4" to 6")	\$650,000 - \$700,000
	Pump Replacement	\$15,000 - \$30,000
	Electrical Panel Replacement	\$20,000 - \$35,000
Mammie Lou Gross	Pump Replacement	\$15,000 - \$40,000
	Electrical Panel Replacement	\$20,000 - \$40,000
Industrial Park	Pump Replacement	\$30,000 - \$60,000
	Electrical Panel Replacement	\$30,000 - \$50,000
TOTAL CONSTRUCTION COSTS:		\$780,000 - \$955,000

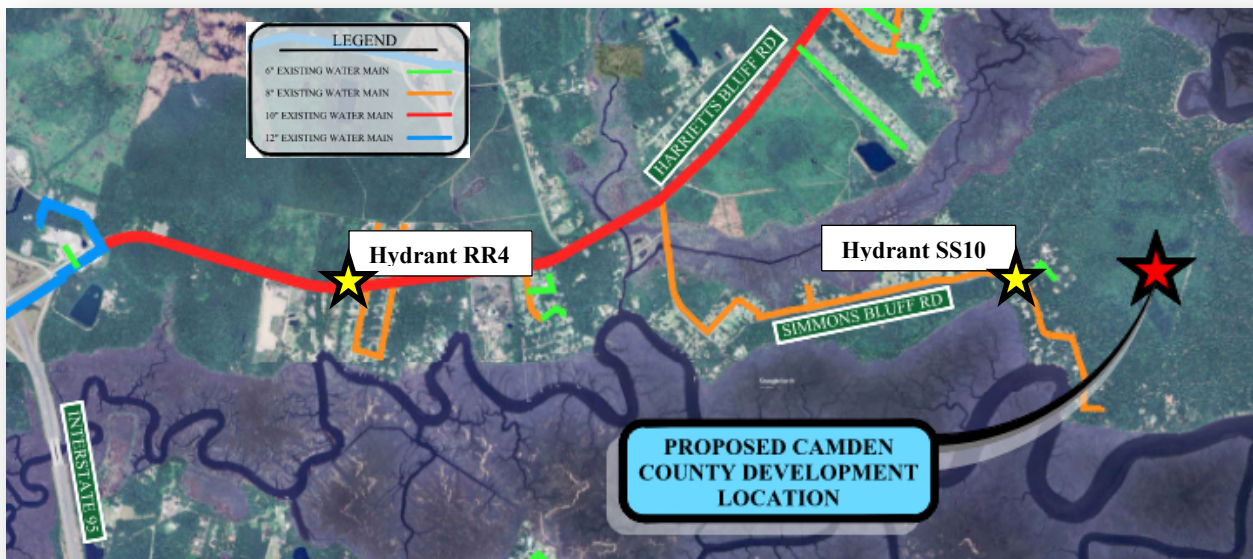
Water Analysis

The analysis below focuses on the impact to the City's water system, whereby existing system information and infrastructure performance data were obtained with assistance from City staff.

Existing Water System Information

The City's current water distribution network extends along Harrietts Bluff Road with primarily a 10-inch water main after the 12-inch transmission main feeding the local elevated storage tank East of I-95. An 8-inch main extends down Simmons Bluff Road in front of the proposed development site. This is shown visually on the map below.

Figure 3. North Kingsland Water System Map



City staff provide C&S with hydrant flow test results from two locations between the storage tank and proposed site (shown above as yellow markers). These results are given in the following table:

Hydrant ID	Static Pressure, psi	Residual Pressure, psi	Calculated Flow, gpm	Calculated Flow at 20 psi, gpm
RR4	65	50	1,061	1,920
SS10	65	35	531	660

Kingsland's local ordinance requires 1,000 GPM @ 20 psi (Kingsland, GA Code of Ordinances, Appendix B, I, Part 2, 2.9.J) for residential areas. Currently Hydrant SS10 nearest the proposed site doesn't meet that requirement and will require improvements to the system with additional demand put on the system.

Proposed Additional Demand

Two specific items were assessed with this new development:

1. Available supply capacity to meet max daily water demand
2. Ability to meet a 1,000-gpm fire flow demand at a minimum 20 psi pressure per local ordinance requirements

1. Additional Max Daily Demand

Like the sewer analysis, a design value of 200 gpd and total demand of 150,000 gpd based on 750 REUs will be used to analyze the development's impact to the water system. Applying a peaking factor of 2, the maximum daily demand of 300,000 gpd should be used for this new development. The nearest tank to the site is the Harrietts Bluff Tank, with approximately 750,000 gallons of storage. Therefore, fire flow, emergency storage, and operational storage demands will be supplied by this tank. The maximum daily demand of 300,000 gpd should be accounted for in the City's water supply considerations; this information should be provided so the City can plan for the additional water demand in their system.

2. Fire Flow Demand

As mentioned previously, City ordinance requires 1,000 GPM minimum fire flow while maintaining a minimum residual pressure of 20 PSI.

Based on the results of the two hydrant tests performed by Kingsland's Fire Department, C&S expects that either water line upsizing or installation of a booster pump station will be needed to meet local compliance requirements.

C&S calculated the impact of upsizing the existing 8-inch main ($\pm 8,770$ LF) on Simmons Bluff Road to either 10-inch or 12-inch pipes. Below is the estimated impact to pressure:

Pipe Size	Friction Losses, ft	Pressure Gained, psi	Calculated Flow at 20 psi, gpm
8" (Existing)	69.3 ⁺	--	660
10" (Proposed)	29.1*	+17.4	1,056
12" (Proposed)	25.8*	+18	1,084

⁺Assumed 100% of 30 psi pressure lost during field test (at 531 GPM calculated) through 8-inch segment

*Losses based on a C-factor of 120.

Based on these preliminary hand calculations, upsizing to a 10-inch main would satisfy fire flow requirements, avoiding the need for additional costs to upsize to the larger 12-inch main if the 10 inch was otherwise inadequate. Note that this solution indicates that fire flow conditions can be met at the beginning of the site but doesn't promise compliance at the furthest house in the subdivision.

Another proposed solution is to install a booster pump station to feed the new development. This station can be sized to meet the fire flow condition of 1,000 gpm at 20 psi plus the additional losses through internal residential subdivision water lines to satisfy the furthest house.

Preliminary Opinion of Costs

Below is C&S's Opinion of Probable Construction Costs. This Opinion was developed with a range of budgetary costs expected for the two options listed above, consistent with the level of accuracy that can be determined at this time. This accounts for the timeframe made available to C&S to gather cost data from comparable sources and make educated assumptions to factors such as inflation.

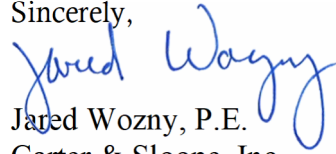
Option A – Water Main Upsizing	Cost Range
10" Water Main ($\pm 8,000$ LF)	\$525,000 - \$600,000
10" Fittings ($\pm 3,500$ LBS)	\$35,000 - \$45,000
Driveway/Road Crossings (± 50 SY)	\$5,000 - \$7,500

East River Crossing (± 750 LF)	\$130,000 - \$150,000
TOTAL CONSTRUCTION COSTS:	\$695,000 - \$802,500

Option B – Booster Pump	Cost Range
Booster Pump Station	\$275,000 - \$350,000
Water Main & Appurtenances	\$30,000 - \$60,000
Sitework & Miscellaneous Items	\$15,000 - \$25,000
TOTAL CONSTRUCTION COSTS:	\$320,000 - \$435,000

Please let me know if you have any questions or need C&S to perform further analyses.

Sincerely,



Jared Wozny, P.E.
Carter & Sloope, Inc.



Revised June 12, 2025

April 21, 2025

Mr. Lee H. Spell
City Manager
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

**Subject: Water & Sewer Service at Sheffield Island
Summary of Wastewater Treatment Plant Capacity Analysis**

Dear Mr. Spell,

As previously discussed, St. Bourke is seeking the City of Kingsland's approval to provide water and sewer service to the proposed Sheffield Island residential development. St. Bourke understands the City is concerned to allocate remaining available sewer capacity at the Wastewater Treatment Plant, as the project is outside City limits. The plant is authorized to discharge a maximum of 4.4 million gallons per day (MGD) under its current NPDES permit. Industry standards specify when average daily flows approach 80% of the permitted capacity (equivalent to 3.52 MGD) capacity expansion should be considered. St. Bourke engaged Carter & Sloope consulting engineers (C&S) to provide a forward-looking plant capacity analysis based on data from the City's Planning & Zoning department to assess when daily flows will approach the 80% and maximum permitted flow capacity.

Utilizing updated published Camden County new home data (ERUs) (Sourced 6/12/2025 : FRED – New Private Housing Structures Authorized by Building Permits for Camden County, GA; <https://fred.stlouisfed.org/series/BPPRIV013039>), C&S prepared two growth projections models – (1) a baseline model and (2) an accelerated model. The baseline model forecasts 200 new ERUs are developed per year in the City. This represents ~40% of the County's three-year average new ERU development. The accelerated model forecasts 400 new ERUs per year, representing ~81% of the County's three-year average for new ERU development. The City accounts for only 34% of the County's total population, so the baseline scenario is realistic, while the accelerated model is an aggressive growth forecast.

The growth models include commercial and industrial contributors based on data from the City's Planning & Zoning department and historical water usage. A projected 10% of permitted flow is allocated for anticipated commercial development (economic development), while an additional 5% is reserved for future industrial growth in the City. Both models incorporate anticipated flow contributions for the Sheffield Island development based on the projected ten year build out schedule.

The results of the baseline model, accounting for economic development sewer growth and capacity reservation, and for sewer flow for Sheffield Island, forecast sewer flow will reach 80% of permitted capacity by 2041 and 100% by 2064 (refer Figure 1 below).



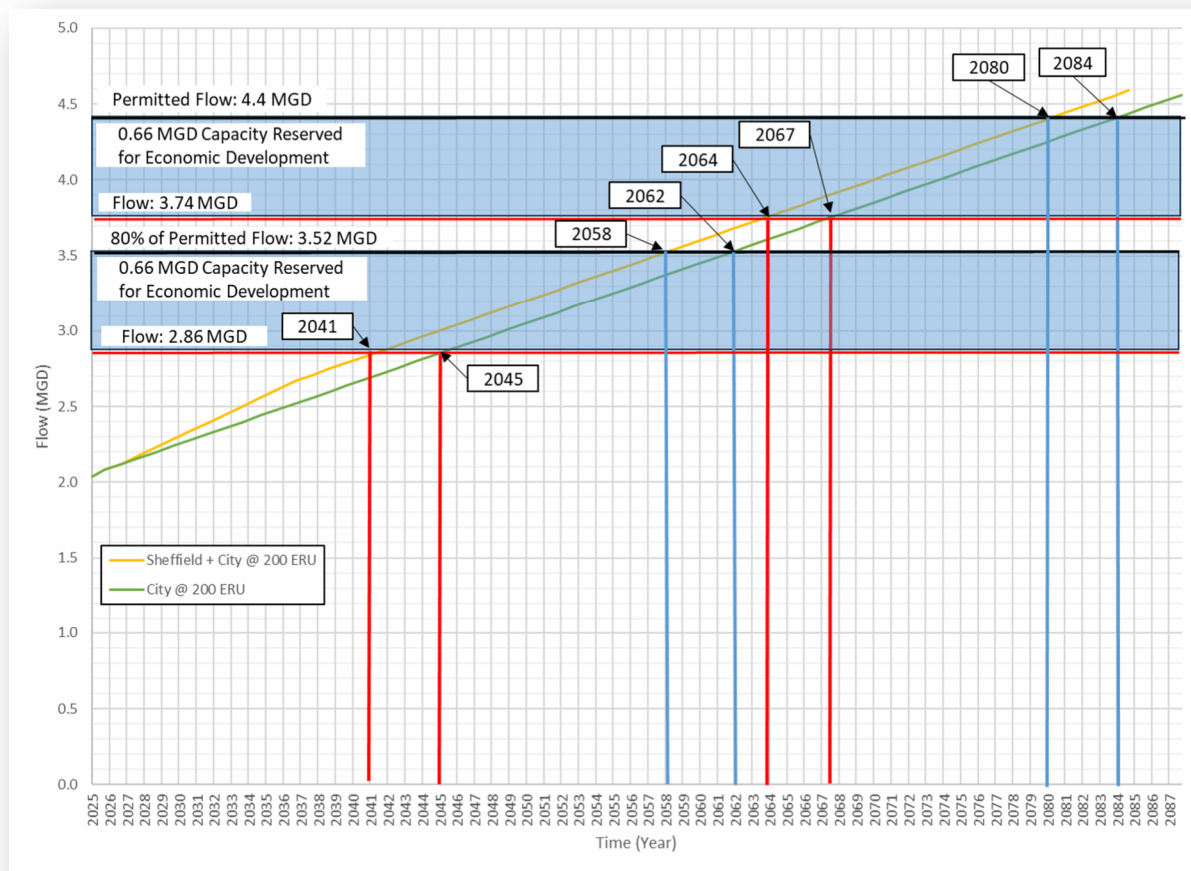


Figure 1 Scenario 1 – Baseline Growth Model (City, Economic Development & Sheffield Island)

The results of the accelerated model (refer Figure 2 below), accounting for economic development sewer growth and capacity reservation, and for sewer flow for Sheffield Island, forecast sewer flows reach 80% of permitted capacity by 2033 and 100% by 2044. The accelerate growth scenario serves as a valuable upper limit for utility planning purposes. Although the City comprises only 34% of the County's population, this scenario projects the City will capture 81% of the County's new ERU development, emphasizing the aggressive growth forecast assumption.

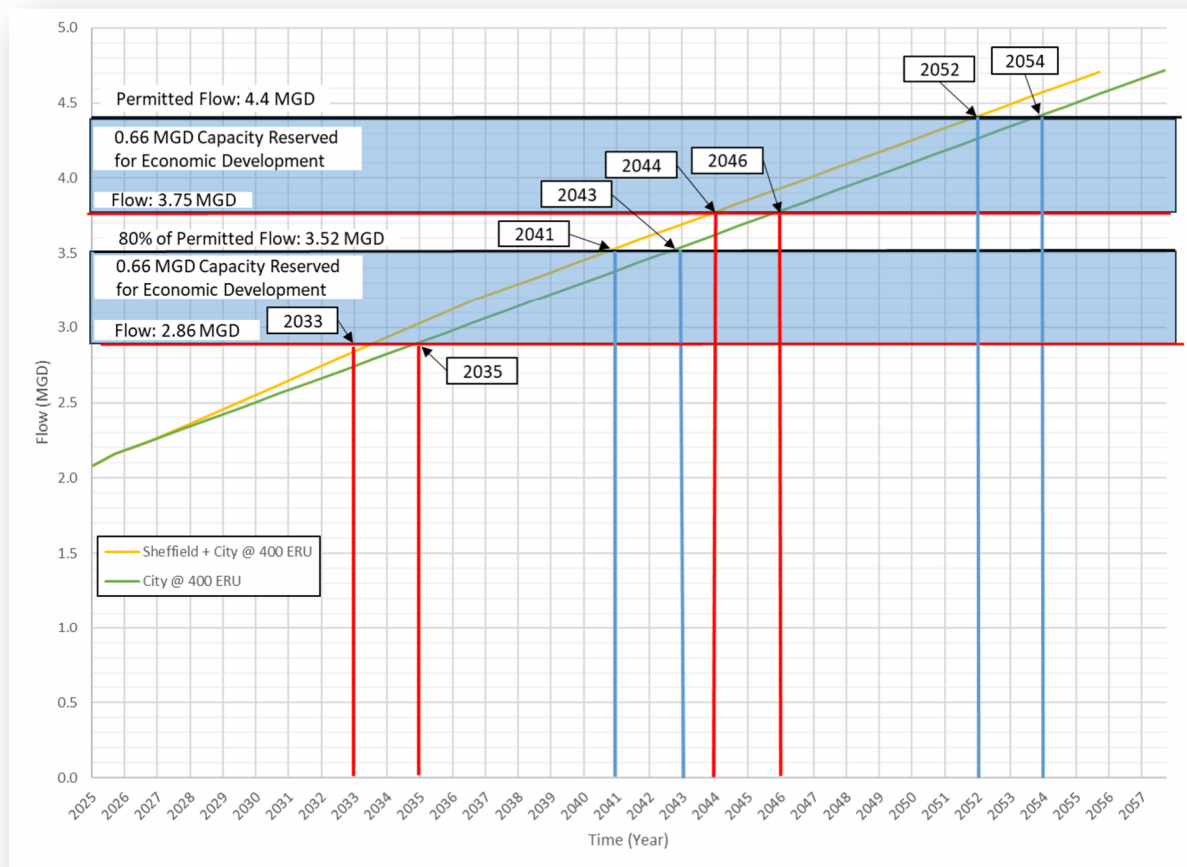


Figure 2 Scenario 2 – Accelerated Growth Model (City, Economic Development & Sheffield Island)

When the City explores options to increase permitted capacity, C&S anticipate capital expansion costs range from \$15–\$30 per gallon treated. Applying this to Sheffield Island's projected 150,000 gpd flow suggests a \$2.25–\$4.5 million cost. At full buildout, connection and capital recovery fees from Sheffield Island will generate \$10.35 million for the City.

Enclosed is the C&S detailed analysis outlining the plant capacity analysis and forecast modelling results. We appreciate your consideration for this proposal and look forward to further discussions.

Sincerely,

Richard Stevenson, P.E.
St. Bourke Development
richard@stbourke.com





April 18, 2025

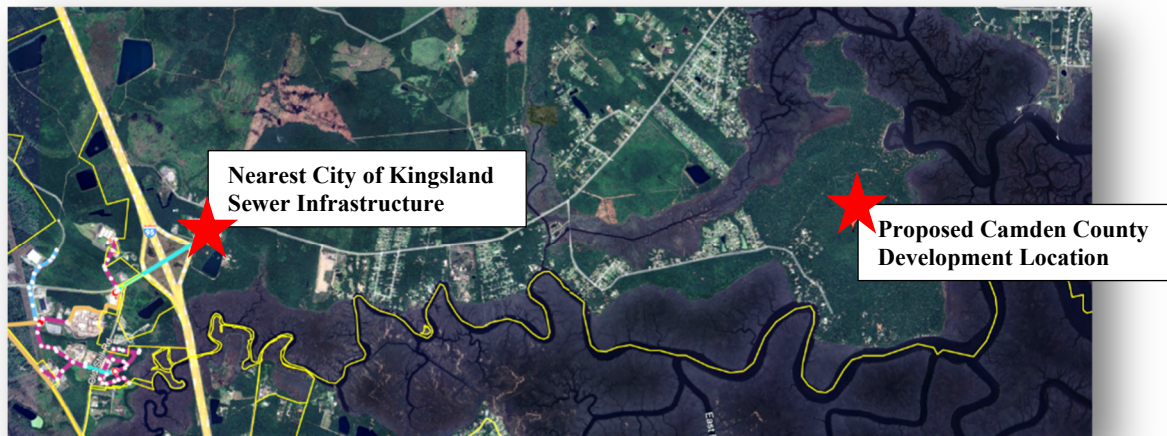
Mr. Richard Stevenson
Senior Vice President – Development
St. Bourke
1031 Marietta Street NW
Atlanta, GA 30318
stbourke.com

RE: Sheffield Island Subdivision/Development
Camden County, GA
City of Kingsland Wastewater Treatment Plant Capacity Analysis Memorandum (DRAFT)
C&S Project No.: S7960.001

Mr. Stevenson:

St. Bourke hired Carter & Sloope, Inc. (C&S) to investigate and analyze the impacts of a proposed subdivision (Sheffield Island) on the City of Kingsland's Wastewater Treatment Plant capacity. The location of this subdivision is shown below and bounded by Simmons Bluff, Drizzle Bluff, and W London Hill Roads.

Figure 1. Location Map



The proposed development consists of approximately 750 Residential Equivalent Units (REUs), and St. Bourke is looking to serve this parcel's water and sewer needs by connecting to the City of Kingsland's utility systems.

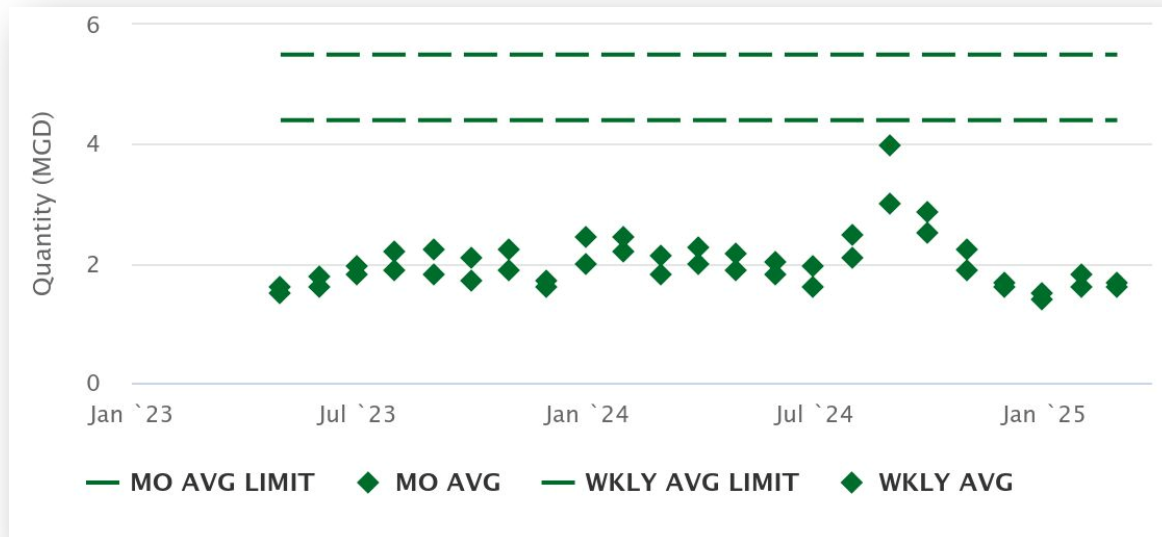
Wastewater Treatment Plant Capacity Analysis

24 Month Effluent Discharge Summary (to St. Marys River)

Data Source: EPA ECHO Database (<https://echo.epa.gov/>)

The facility is authorized to discharge a maximum of 4.4 million gallons per day (MGD) under its current NPDES permit. Industry standards designate when average daily flows approach 80% of the permitted capacity — equivalent to 3.52 MGD — the Georgia Environmental Protection Division (GA EPD) commonly initiates coordination with the permittee to assess plans for capacity expansion.

Analysis of the most recent 24-month period indicates the facility has been operating at an average flow rate of approximately 2.0 MGD, which represents roughly 45% of its permitted discharge limit. A temporary increase in flow rates was recorded from August through October 2024, likely attributable to prolonged precipitation events and associated inflow and infiltration (I&I) impacts during that period.



Projected Capacity Demands and Growth Assumptions

C&S is aware of many developments currently planned or underway within the City limits, approximately 5,000-6,000 ERUs based on data provided by the City. To evaluate when the facility may reach its 80% threshold and full permitted capacities, two scenario forecast models were developed based on this shared development data.

Development Data and Forward Assumptions

To project future flow and buildout schedules for planned developments, building permit data for Camden County was used as a basis for development activity:

- Three-year new home average: 612 ERUs/year
- Five-year new home average: 509 ERUs/year

(Source: FRED – New Private Housing Structures Authorized by Building Permits for Camden County, GA;
<https://fred.stlouisfed.org/series/BPPRIV013039>)

According to 2024 population estimates, Camden County has a population of 59,099, while the City of Kingsland comprises approximately 34% of that total, with an estimated population of 20,343.

(Source: U.S. Census Bureau Quick Facts;

<https://www.census.gov/quickfacts/fact/table/camdencountygeorgia/PST045224>)

Growth Scenarios

Two growth scenarios were developed to forecast future capacity constraints:

1. Baseline Growth Model (Conservative)
Assumes 200 new ERUs per year within the City, representing ~33% of the County's three-year average permit activity and ~39% of the five-year average.
2. Accelerated Growth Model (Aggressive)
Assumes 400 new ERUs per year within the City, representing ~65% of the three-year average and ~79% of the five-year average new permit activity in the County.

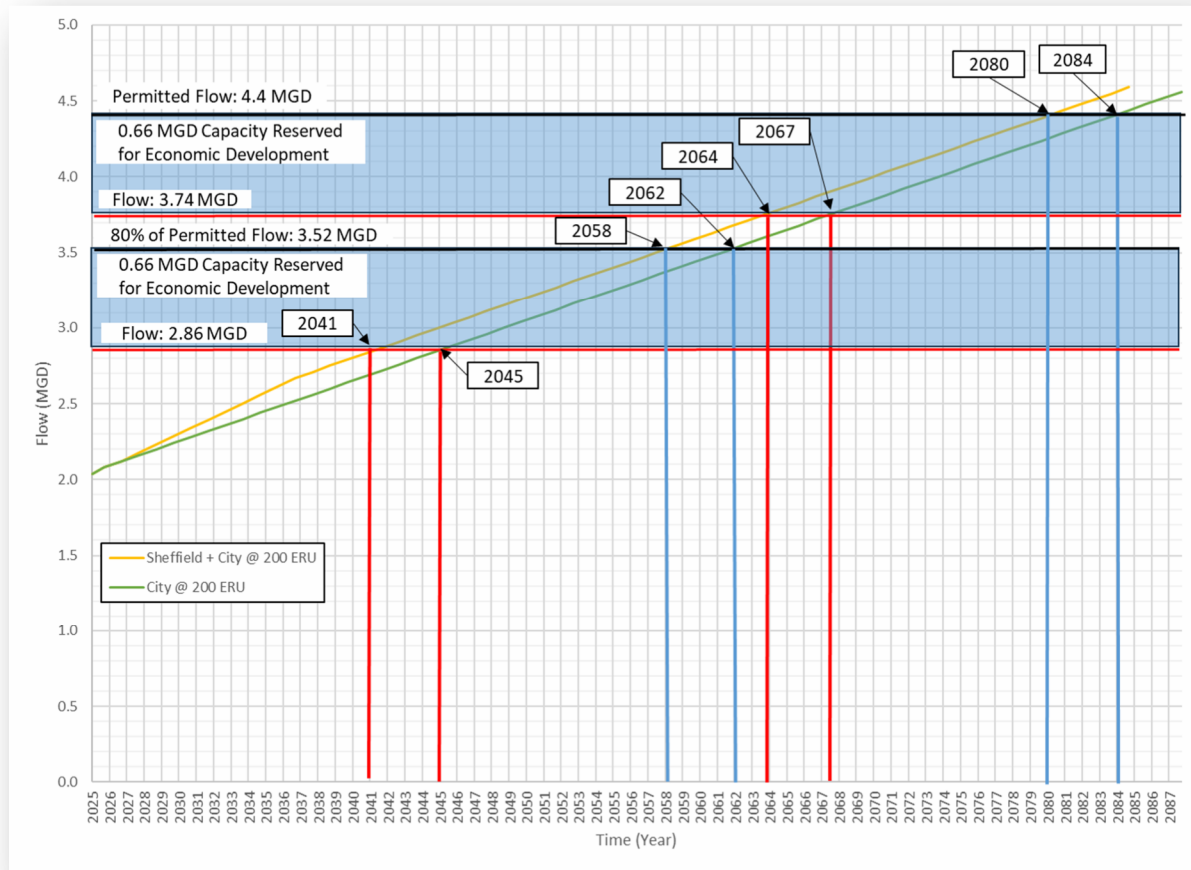
These growth assumptions provide the basis for projecting when the facility's capacity is expected to exceed the 80% planning threshold (3.52 MGD) and ultimately the full permitted flow of 4.4 MGD.

The proposed Sheffield Island development will contribute 0.15 MGD of sewer flow to the plant at full build. St. Bourke expect full buildout will occur within 10 years, which equates to 75 new building permits per year.

The aggressive growth scenario provides a useful upper bound for planning purposes. Although the City accounts for only 34% of the County's total population, the aggressive scenario assumes it will capture approximately 65% of the County's new residential development permits. This disparity underscores the scenario's aggressive forecasting.

Along with residential growth, commercial and industrial (economic development) contributors should be considered in these models. C&S used the list of development projects released by Kingsland's Planning & Zoning department and historical city water usage data (equated to sewer use) to determine anticipated commercial development. Based on the information received, a projected 10% of permitted flow (or 440,000 gpd) should be allocated. The City has not published or provided their planned allocation to local industrial development so at this time another 5% (220,000 gpd) will be earmarked in the growth model.

Scenario 1 – Baseline Growth Model (City Only & City + Sheffield)



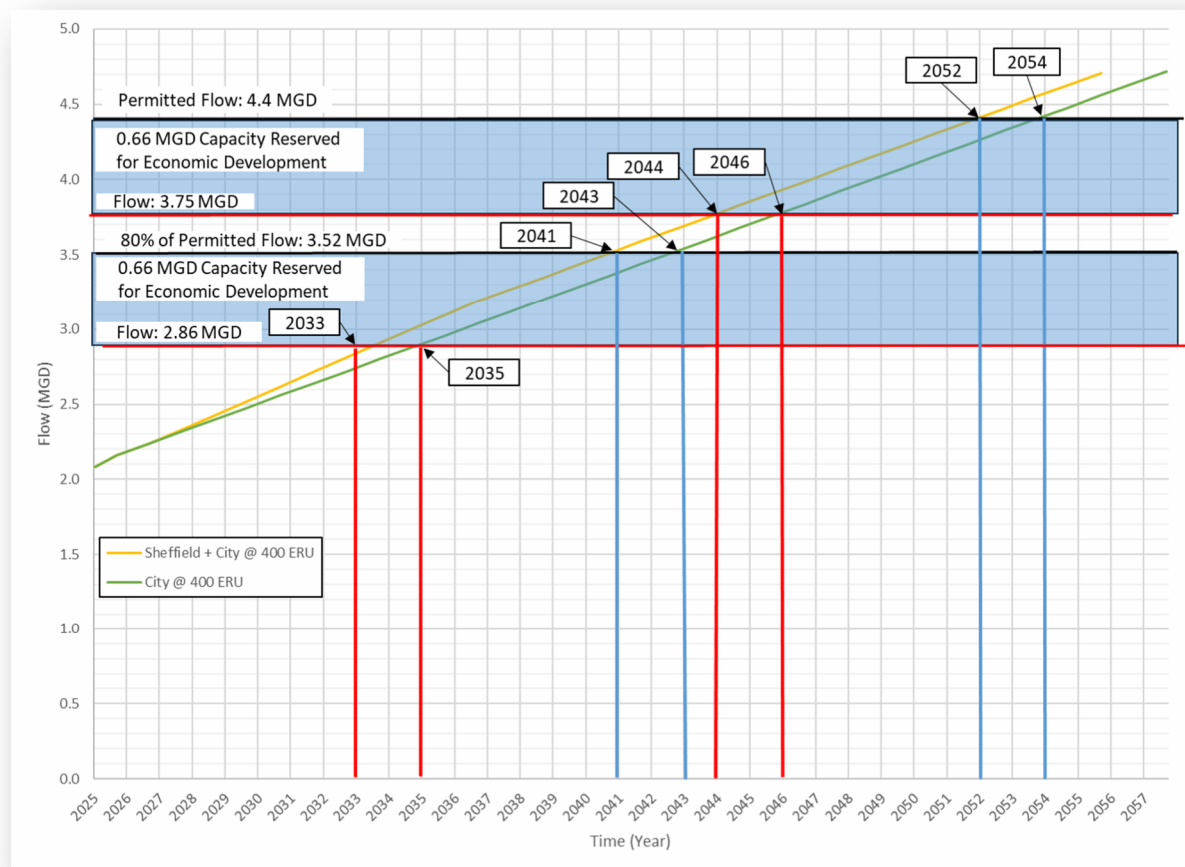
Based on the graph above using the Baseline Growth Model, the following scenario projections are identified:

1. With City-only residential growth, flows at the treatment plant will reach 80% of permitted capacity by 2062 and 100% by 2084.
 - a. If the 15% Economic Development allocation is utilized, flows will reach 80% by 2045 and 100% by 2067.
2. With Sheffield Island development added, flows reach 80% by 2058 and 100% by 2080.
 - a. If the 15% Economic Development allocated is utilized, plant flows reach 80% by 2041 and 100% by 2064.

Based on 200 City-only ERUs added per year, flows at the treatment facility are projected to reach 80% of permitted capacity by 2065 and 100% of its permitted capacity in the year 2087.

Flows contributed by St. Bourke through 2037 and continued growth in the City at 200 new ERUs per year, the City will hit 80% of its permitted capacity in the year 2061 and 100% of its permitted capacity in the year 2083.

Scenario 2 – Aggressive Growth Model (City Only & City + Sheffield)



Based on the graph above using the Aggressive Growth Model, the following scenario projections are identified:

1. With City-only residential growth, flows at the treatment plant will reach 80% of permitted capacity by 2043 and 100% by 2054.
 - a. If the 15% Economic Development allocation is also realized, flows will reach 80% by 2035 and 100% by 2046.
2. With Sheffield Island development added, flows reach 80% by 2041 and 100% by 2052.
 - a. If the 15% Economic Development allocation is also realized, plant flows reach 80% by 2033 and 100% by 2044.

Large versions of these graphs are provided in Appendix A for your use.

Future Planning / Expansion

As sewer flows approach 80% of permitted capacity, the City will begin to explore options to increase permitted capacity. There are generally two approaches to capacity expansion:

- 1) expand the existing facility(ies) or
- 2) construct a new facility.

Capital costs for either approach depend on several factors – site location, size of new facility, type of treatment, etc. – but C&S has seen prices recently range between \$15-\$30 per gallon treated (i.e. \$30 Million for a 1 MGD facility). If you applied this cost per gallon estimate directly to the Sheffield Island's flows, 150,000 gpd equates to a \$2.25-\$4.5 Million component of a facility expansion project.

Based on the City's Ordinance, \$7,200 (\$1,200 for sewer connection and \$6,000 for capital recovery) fees per unit result in \$5,400,000 (\$5.4 Million) paid after full buildout.

(Source: *Kingsland Code of Ordinances, Chapter 22 – Utilities, Article II. Water and Sewer Service, Sec 22-28*; https://library.municode.com/ga/kingsland/codes/code_of_ordinances?nodeId=PTIICOOR_CH22UT_ARTIIWASESE)

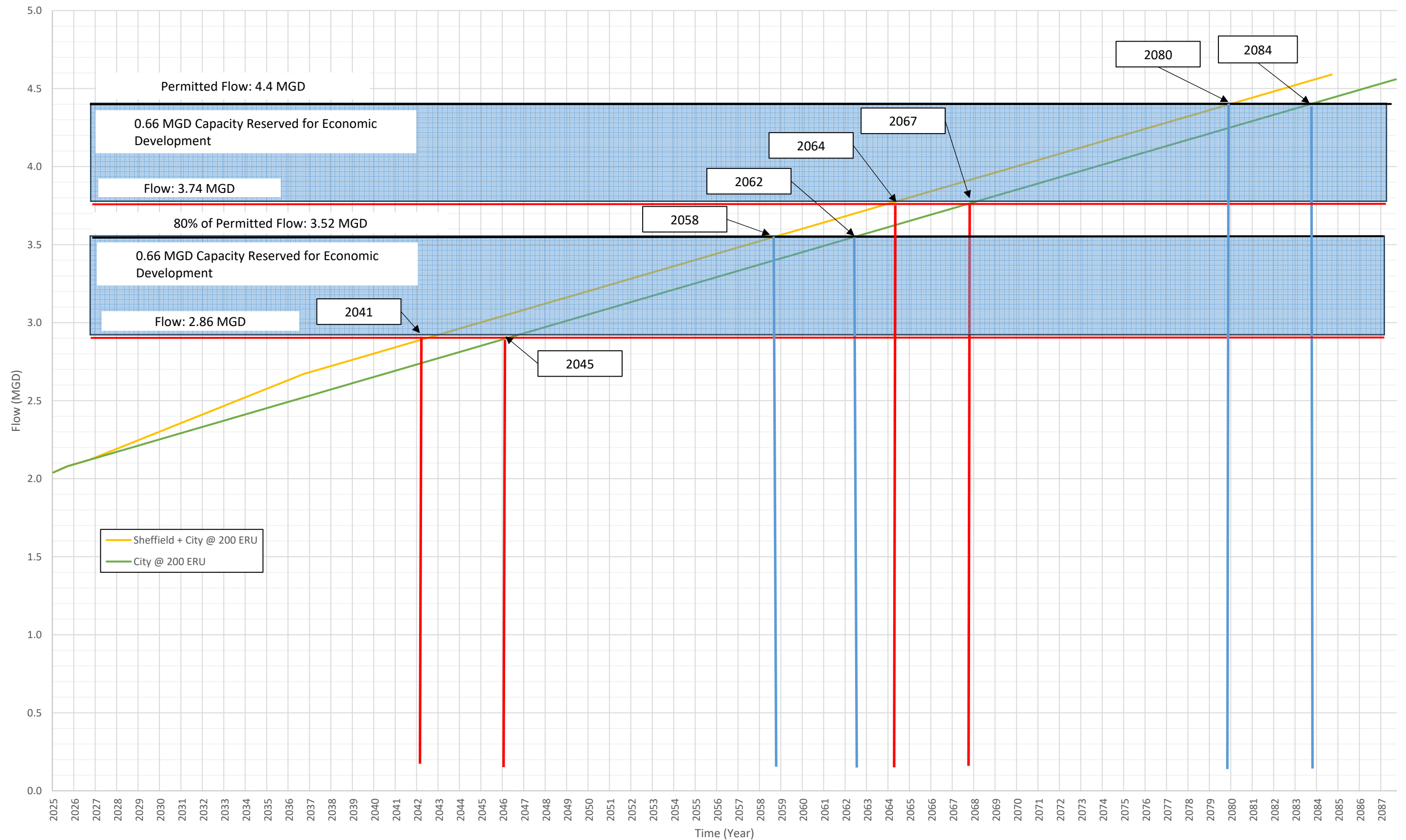
Lastly, C&S is aware of the potential for a Wastewater Treatment Plant built to serve the Industrial Park located in North Kingsland. Looking at the current loading from customers in the Industrial Park, approximately 100,000 gpd could be redirected towards this new facility and that capacity regained at the City's plant. However, there is no current confirmation that the Camden County Joint Development Authority has committed to pursuing this plan.

Please let me know if you have any questions or need C&S to perform further analyses.

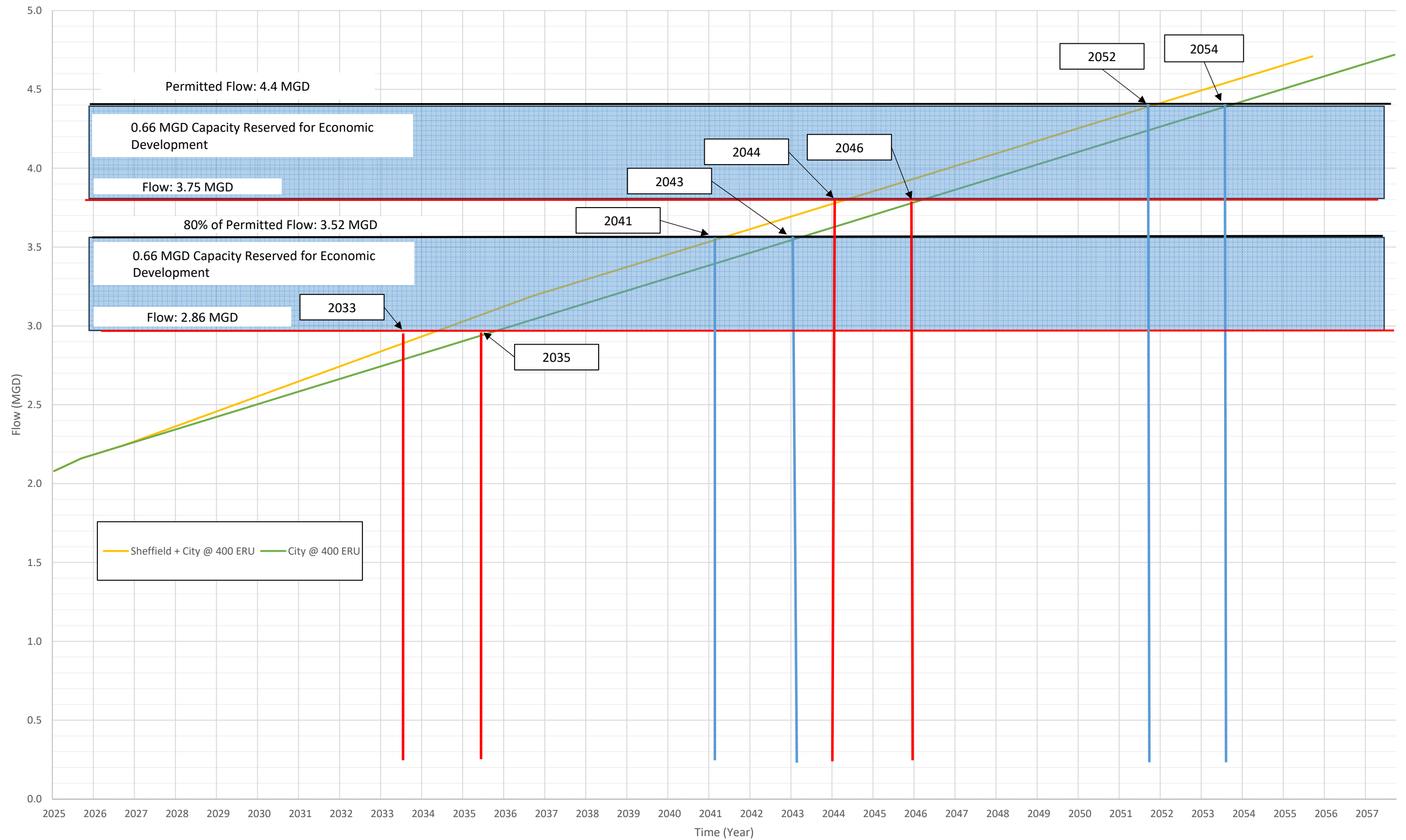
Sincerely,

Jared Wozny, P.E.
Carter & Sloope, Inc.

Incl: Appendix A – Growth Model Graphs



Scenario 1 – Baseline Growth Model (City Only & City + Sheffield)



Scenario 2 – Aggressive Growth Model (City Only & City + Sheffield)



from
the
ground
up

June 12, 2025

Ms. Filiz Morrow
Finance Director
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

**Subject: Proposal for Water and Sewer Utility Service to Sheffield Island -
\$13.75MM Benefit with \$346K annual revenue to the City of Kingsland**

Dear Ms. Morrow,

This letter outlines the immediate and long-term financial benefits to the City of Kingsland from extending out-of-city water and sewer services to the Sheffield Island property. The proposed elevated waterfront community will feature 750 single-family homes designed to integrate coastal living with sustainability and shoreline preservation. As part of this development, St. Bourke plans to extend sewer infrastructure to the island and upgrade the existing, undersized waterline serving current residents. Because Sheffield Island is not contiguous with City limits, annexation is not currently feasible. Therefore, St. Bourke is requesting a variance approval from the City to provide water and sewer services to the property.

The infrastructure installation cost will be borne by St. Bourke and dedicated to the City on completion. This presents a strong financial incentive for the City, along with projected long-term revenue gains that significantly exceed the costs of service provision for water and sewer to Sheffield Island. The City ordinance details rate schedules for out-of-city services and was used for the financial calculations.

The key financial highlights include:

- **Annual Revenue Generation:** The development is expected to generate approximately \$346,000 per year in revenue from water and sewer usage charges. This estimate is based on current out-of-city residential water and sewer rates (Sec. 22-26. - Rate schedule) and assumed usage patterns for single-family homes of 200 gpd.
- **Connection Fees:** One-time water and sewer connection fees at full buildout are projected to be \$1,350,000. This fee is received by the City as homes are constructed and connected to the system (Sec. 22-28. - Charges for initial water and sewer service (1) and (2)).
- **Capital Recovery Fee:** The capital recovery fee is 50% higher for outside city limits, and therefore the total fee at full buildout is \$9,000,000. (Sec. 22-28. - Charges for initial water and sewer service (3), updated with ordinance #2025-09).



- Infrastructure investment: St. Bourke's total investment in City infrastructure improvements under the upgrade and extension scope for water and sewer utility infrastructure recommended by the engineer is estimated at \$3,400,000. St. Bourke engaged Carter & Sloope, Inc and McDill Design & Development, civil engineer consultants familiar with city infrastructure and development, to complete feasibility engineering analysis of the city's existing wastewater and water infrastructure to service the proposed Sheffield Island property. The scope included a preliminary opinion of costs which were memorialized in the engineering reports provided to the City.
- Additional Potential: The City may be able to reduce its infrastructure investment costs for future development in this area, as St. Bourke infrastructure upgrades may already provide adequate water and sewer services and capacity to support additional growth within the City limits or as annexation occurs along this corridor.

Extending water and sewer service to Sheffield Island offers the City of Kingsland a unique opportunity to achieve substantial financial return and expansion of its utility infrastructure - without the need for City investment.

St. Bourke welcomes the opportunity to further discuss this proposal, the development agreement mechanics, and its long-term benefits to the City and its residents.

Sincerely,



Richard Stevenson, P.E.
St. Bourke Development
richard@stbourke.com



Sheffield Island

Water and Sewer Variance Request

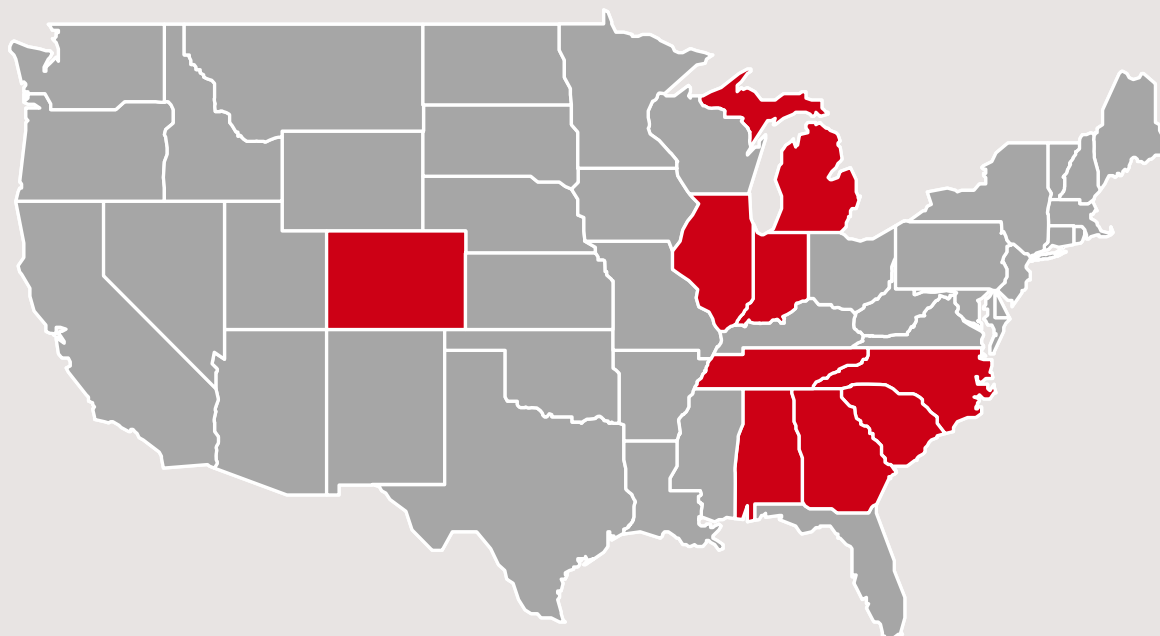
PREPARED FOR: CITY OF KINGSLAND

JULY 2025

Introduction



- Drapac Capital Partners (DCP) is a highly specialized property investment firm focused on residential land in established metros and growth markets including Atlanta, Nashville, Denver & Chicago.
- The DCP property portfolio currently includes 35 residential communities encompassing more than 15,000 residential lots (+65 communities at peak).
- Active in the U.S. market for 15+ years, DCP has established a strong track record of delivering desirable communities through diligent problem solving, thoughtful planning, and creative design.
- St. Bourke (SB) operates as DCP's development arm and manages the entire development process for select portfolio assets with responsibilities ranging from pre-development engineering & permitting to the delivery of finished lots and community amenities.

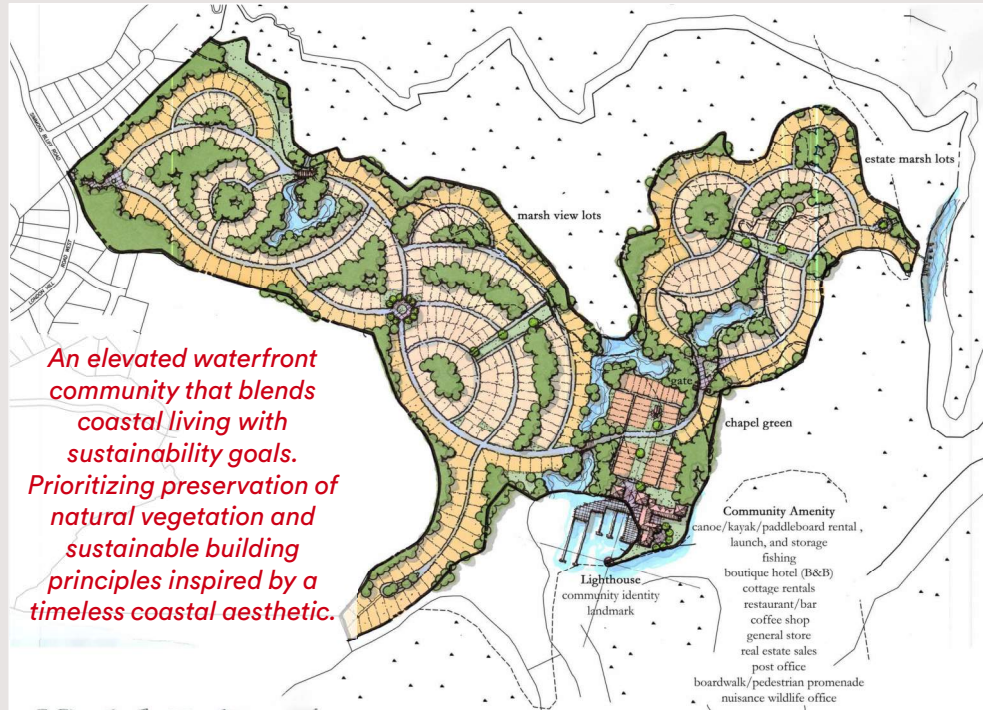


The current DCP portfolio consists of more than 15,000 residential lots across 12 submarkets in 9 states.

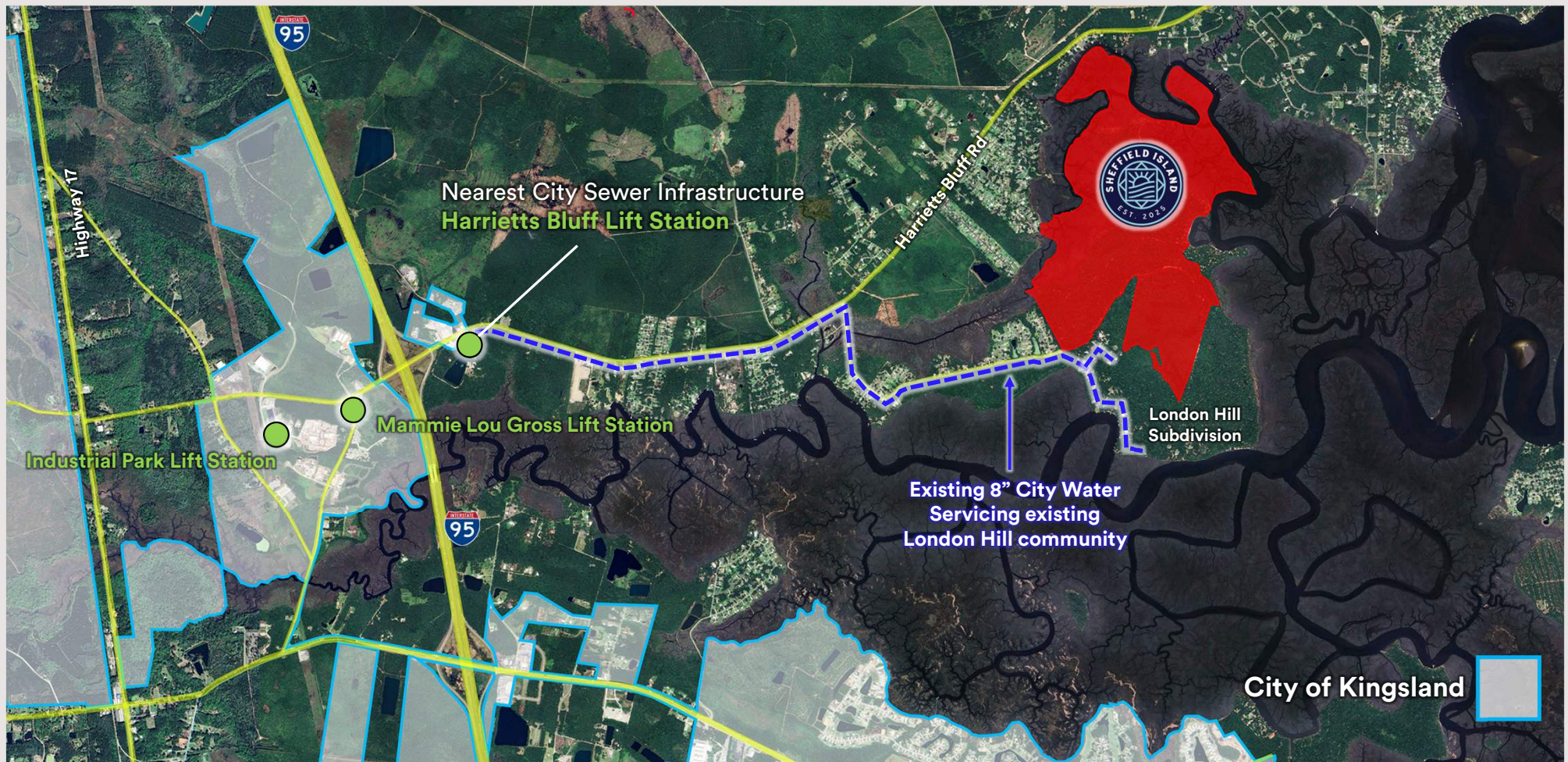
Sheffield Island Location



Sheffield Island – Community Inspiration



Existing Infrastructure & Utilities



Proposed Developer Installed Infrastructure Improvements

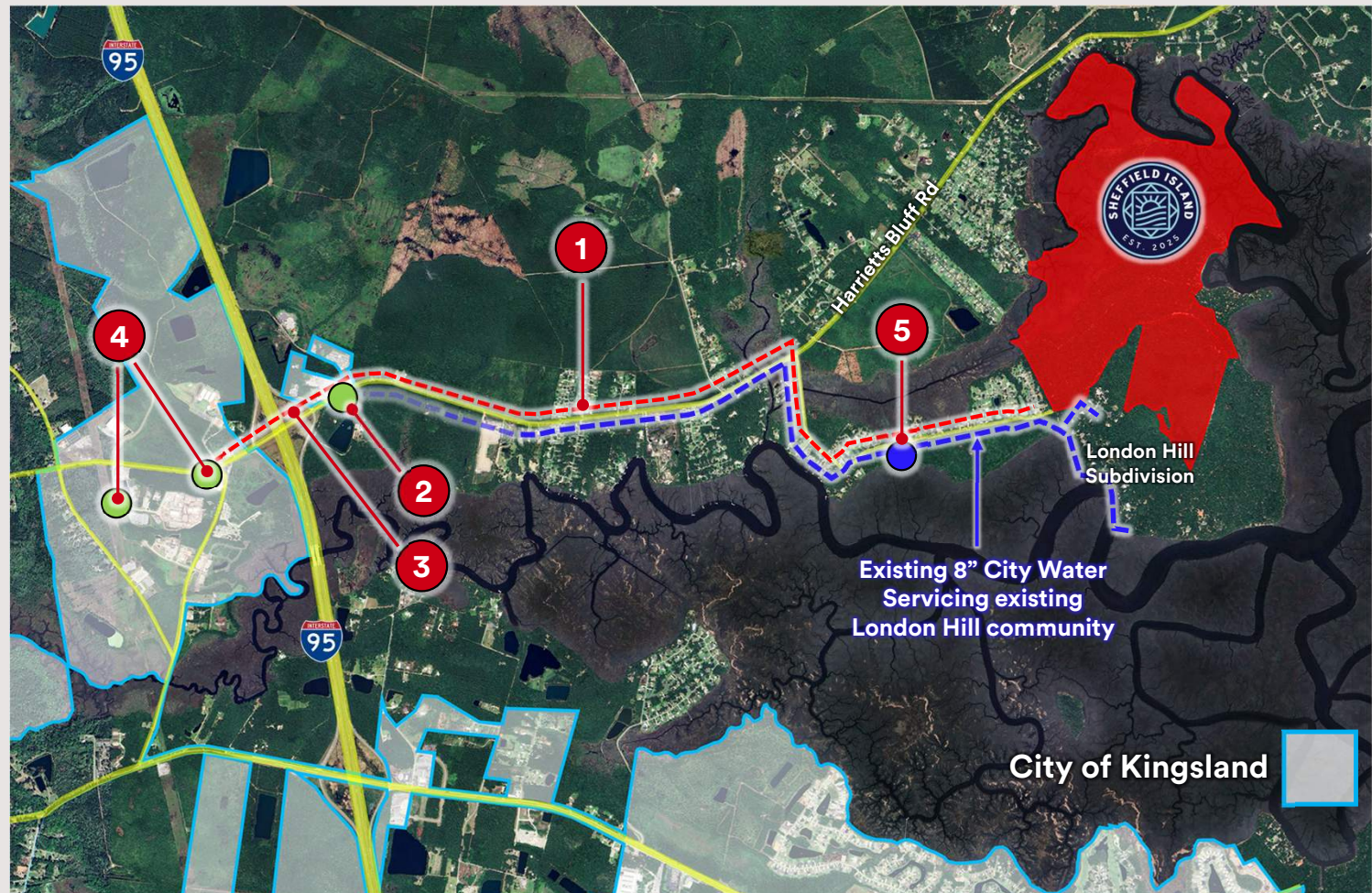


from
the
ground
up

drapac
capital
partners

- 1 21,000-ft force main along Harrietts Bluff to Sheffield Island⁽¹⁾
- 2 Upsize of Harrietts Bluff Lift Station⁽¹⁾
- 3 Upsize Force Main under I-95⁽¹⁾
- 4 Upsize Mammie Lou & Gross Industrial Park lift stations⁽¹⁾
- 5 Install booster pump on the existing waterline⁽¹⁾

⁽¹⁾ Source: Carter & Sloope April 8, 2025
Water & Sewer Study Analysis Memorandum
Sheffield Island Subdivision. Line currently
under required operating pressure.



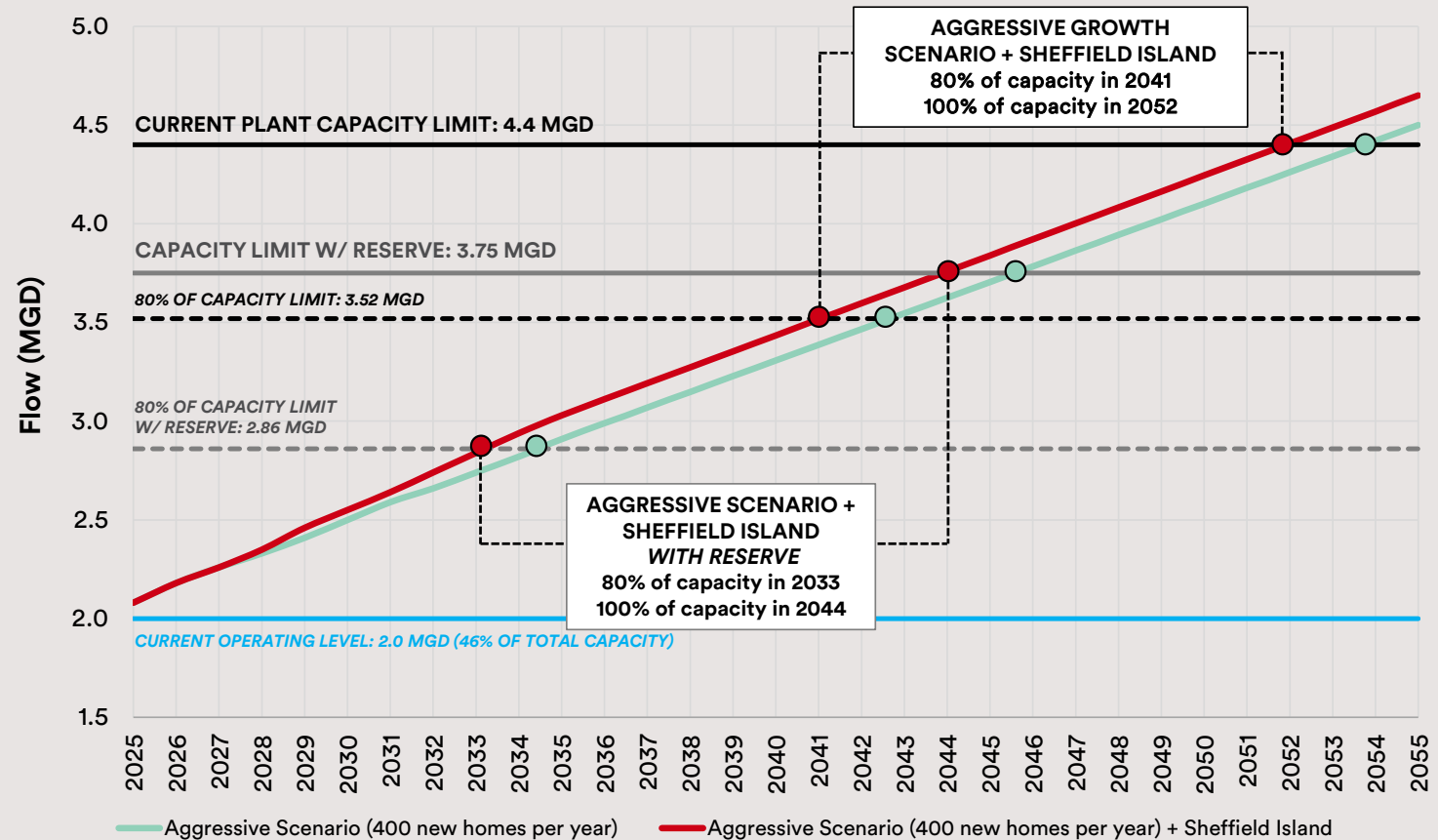
Capacity Analysis



- The City's wastewater treatment plant is permitted to discharge up to 4.4 million gallons per day (MGD).
- Expansion planning is recommended once average daily flows reach 80% of permitting capacity (3.5 MGD).
- Carter & Sloope conducted a forward-looking capacity analysis accounting for planned City developments and an aggressive new home starts schedule¹.
- The aggressive model assumes construction of 400 new homes per year, representing 81% of Camden County's total new home starts (based on a 3-year average²).

Based on this analysis, the City has adequate time (8+ years) to prepare, design, permit, and build additional plant capacity.

However, the likelihood demand meets this aggressive scenario is unlikely, increasing the timeframe available.



(1) Carter & Sloope City of Kingsland Wastewater Treatment Plant Capacity Analysis, April 18, 2025
 (2) FRED – New Private Housing Structures Authorized by Building Permits for Camden County, GA

Financial Benefit Analysis



	Kingsland Contribution	Value of Improvements/Fees
Force Main Install, Multiple Lift Station Upsizing, Booster Pump	\$0	\$3,400,000 ⁽¹⁾
Water & Sewer Connection Fees	N/A	\$1,350,000 ⁽²⁾
Capital Recovery Fee	N/A	\$9,000,000 ⁽³⁾
Total Value	\$0	\$13,750,000

10 Year Projected Revenue Generation to City of Kingsland:

\$3,460,000

Source

(1) Carter & Sloope April 8, 2025 Water & Sewer Study Analysis Memorandum Sheffield Island Subdivision

(2) Code of Ordinances City of Kingsland, Georgia. Chapter 22, Article II, Div I Sec. 22-26, (1)

(3) Code of Ordinances City of Kingsland, Georgia. Chapter 22, Article II, Div I Sec. 22-26, (3), amended March 2025

Proposed Partnership



City of Kingsland receives:

+\$13,750,000

Combined value of physical infrastructure, connection fees, and capital recovery fees

+\$3,460,000

Projected customer revenue generation over 10 years

City of Kingsland provides:

3.4%

Water and sewer service for 750 homes represents approximately 3.4% of Kingsland's existing sewer capacity.





The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 7, 2025

City Council Meeting Date: July 14, 2025

Agenda Item: Final Plat

Summary: Ron Sawyer with Gross Road Development, LLC has submitted a Final Plat for Canopy Oaks Phase 1 consisting of 98 single family lots on approx. 38.41 acres. The preliminary plat was approved by City Council on March 11, 2024.

Zoning: PD/R-2 (Planned Development Low Density Residential)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240135 July Agenda

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: GROSS Road Development, LLC - Sawyer & Associates Phone: 912-882-7725
Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same:
Name: N/A
Address: N/A
3. What is your interest if you are not the owner?
N/A
4. Name of proposed subdivision: Canopy Oaks, Phase 1
5. Location of subdivision: Neighborhood: Canopy Oaks, Phase 1
Street: GROSS Rd. & Canopy Crossing
Parcel Number: 107 042 & 043 Lot Number: _____
6. Present zoning: PD/R-2
7. Number of proposed lots: 98 lots & 3 Tracts
8. Area of proposed subdivision: 38.41 Acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. Signed: [Signature] Date: 6/5/25

Part C - Planning Official Only

1. Date application was filed: 6/5/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
3. Checked by: Scott & James
4. Are Final Plat and application complete? ☒ Yes ☐ No
5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
6. Date final plat reviewed by Planning Commission: 7/7/25
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development
Staff Report

Planning Commission Meeting Date: July 7, 2025

City Council Meeting Date: July 14, 2025

Agenda Item: Final Plat

Summary: Ron Sawyer with Laurel Island Holdings, LLC has submitted a Final Plat for The Villas at Camden Woods Phase 2B, consisting of 16 single family lots on approx. 3.35 acres. The preliminary plat was approved by City Council on July 15, 2024.

Zoning: PD/MU (Planned Development Mixed Use)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240134 July 2025 APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: LTH Holdings, LLC - Sawyer & Associates Phone: 912-882-7725
Address: 100 Marsh Harbour Parkway Kingsland, GA 31548
2. Owner, if not same:
Name: N/A
Address: N/A
3. What is your interest if you are not the owner?
N/A
4. Name of proposed subdivision: The Villas at Camden Woods, Phase 2B
5. Location of subdivision: Neighborhood: The Villas
Street: Collin Nicholas Dr.
Parcel Number: 107 035 Lot Number: _____
6. Present zoning: PD - Mixed Use
7. Number of proposed lots: 16 lots & 1 tract
8. Area of proposed subdivision: 3.35 Acres
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Final Plat (Original and 9 copies)
 - Vicinity Map
 - Proof of ownership
10. Signed: [Signature] Date: 6/2/25

Part C - Planning Official Only

1. Date application was filed: 6/5/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (☒) Yes () No
3. Checked by: Scott & James
4. Are Final Plat and application complete? (☒) Yes () No
5. Correct fee paid? (☒) Yes () No () Not applicable
6. Date final plat reviewed by Planning Commission: 7/7/25
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

RESERVED FOR RECORDING PURPOSES

SAWYER ASSOCIATES

PROPERTY OWNED BY:
LH HOLDINGS, LLC
100 MARTIN LUTHER KING JR. PARKWAY
KINGSLAND, GEORGIA 31548
(912) 882-7725
(D.B. 2342, PG. 202)

OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

I HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBMITTED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY: _____ DATE _____
RONALD SAWYER (AGENT)

CERTIFICATION OF APPROVAL BY THE COUNCIL:
I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAND AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: _____ DATE _____
MAYOR

APPROVAL CERTIFICATE:

THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS ATTESTED THAT APPROVAL IS NOT REQUIRED.

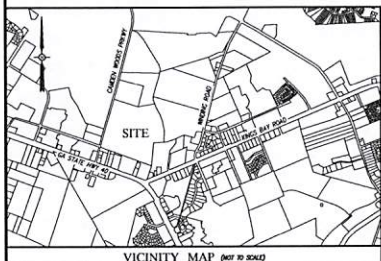
BY: _____ DATE _____
NAME _____

PRINTED NAME _____ TITLE _____

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: _____ DATE _____
CHAIRMAN OF PLANNING COMMISSION



VICINITY MAP (NOT TO SCALE)

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF SOUTH 74°-57'-05" EAST FOR THE CENTERLINE OF COLLIN NICHOLAS DRIVE, ACCORDING TO PLAT OF THE VILLAS AT CAMDEN WOODS, PHASE 2A, RECORDED IN PLAT BOOK 2025, PAGE 20, PUBLIC RECORDS OF SAID COUNTY.
- 2) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER SUBJECT PROPERTY, NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
- 3) THE WETLAND JURISDICTIONAL AREAS SHOWN HEREON ARE BASED ON DESIGN DRAWINGS FOR THE VILLAS AT CAMDEN WOODS DEVELOPMENT PROVIDED BY OTHERS. NO ATTEMPT HAS BEEN MADE BY THIS FIRM TO DETERMINE THE ACCURACY OF THESE WETLAND AREAS. SAID WETLAND AREAS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR OBSTRUCTION OF THESE AREAS WITHOUT PROPER AUTHORIZATION.
- 4) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 5) SUBJECT PROPERTY IS CURRENTLY ZONED PD-4000 USE. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 20 FEET; MINIMUM SIDE YARD SETBACK: 10 FEET FROM SIDE STREET; SETBACK FROM SIDE LOT LINE MAY BE 20% HIGHER; REAR YARD SETBACK: 10 FEET FROM REAR PROPERTY LINE.
- 6) SUBJECT PROPERTY IS CURRENTLY ZONED PD-4000 USE. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 20 FEET; MINIMUM SIDE YARD SETBACK: 10 FEET FROM SIDE STREET; SETBACK FROM SIDE LOT LINE MAY BE 20% HIGHER; REAR YARD SETBACK: 10 FEET FROM REAR PROPERTY LINE.
- 7) SUBJECT PROPERTY CONTAINS 23.33 ACRES AND CONTAINS IN LOTS 1 & 2.
- 8) SUBJECT PROPERTY TO BE SERVICED BY CITY OF KINGSLAND WATER AND SEWER. OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (MODERATE) AS PER F.I.M. MAPS FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2017. MAP # 10, UNDEVELOPED & UNOCCUPIED, COMBINATION # 1, LINDSEY, PINE, # 1, 3330 & 3415, DATED 6/1/17.
- 10) THIS PLAT RESERVES A 5' WIDE EASEMENT FOR DRAINAGE & UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE.

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 3000 FEET AND AN ANGULAR PRECISION OF 30 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. (INTERNAL SURVEY)
THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 770.525 FEET.

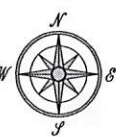
DWG. # SD-2-2920-05-25

EQUIPMENT USED: ANGLAR: SOKKIA CX LINEAR: SOKKIA CX

LEGEND:
○ = SET 1/2" REBAR
□ = SET 4"x6"x4" CONCRETE MOMENT, LSF 1067
■ = FOUND CONCRETE MOMENT IDENTIFICATION AS NOTED
● = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
▲ = FOUND PK NAIL & WADDER IDENTIFICATION AS NOTED

P.C. = PLAT CABBET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
G.B. = DEED BOOK
P.C. = PAGE
(ch) = CHORD
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

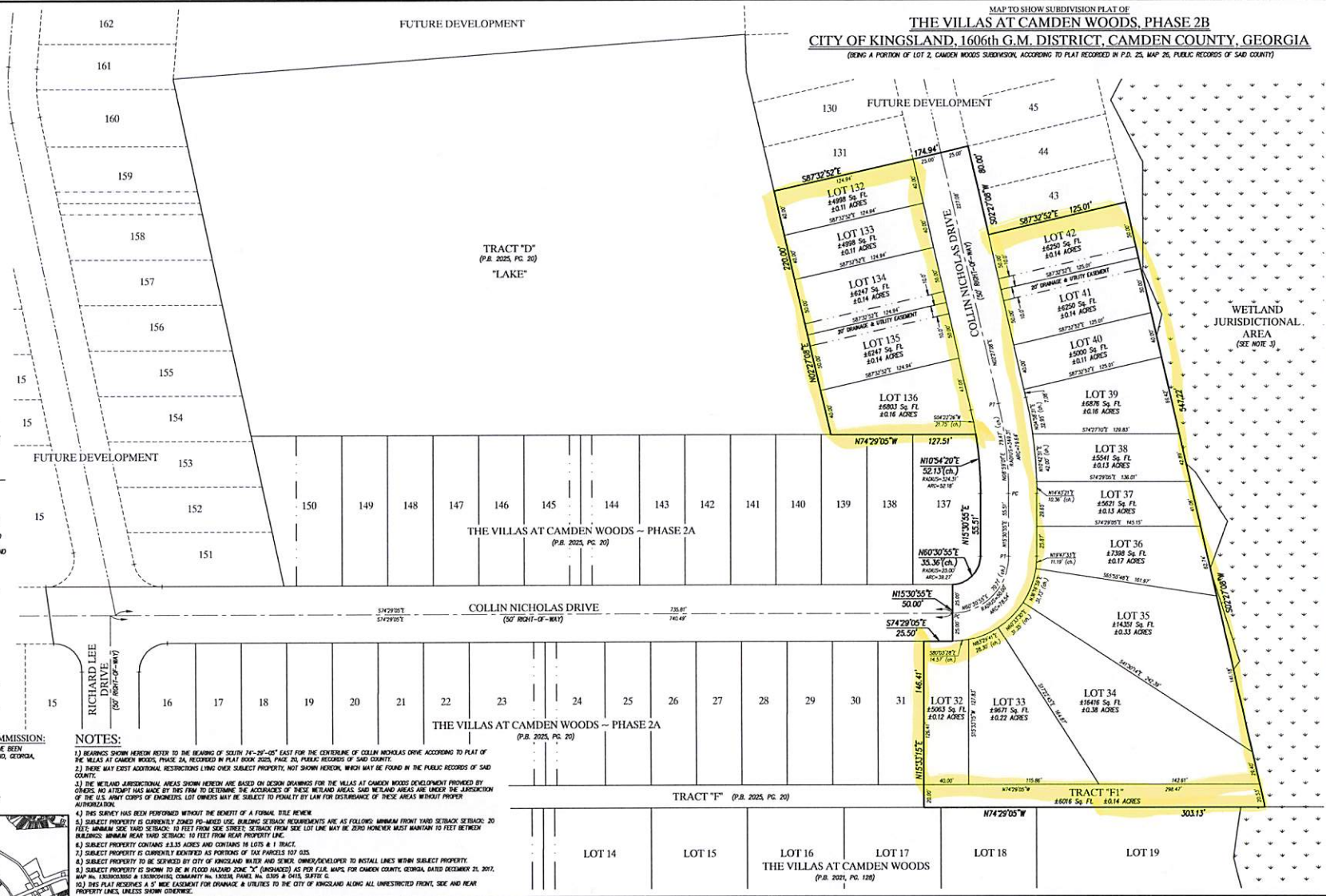
P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@GMAIL.COM



PREPARED BY:
A K M SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (c) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all appropriate local jurisdictions for recording as evidenced by approved certification, signatures, stamps or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of the plat. Furthermore, the undersigned land surveyor certifies that this plat complies with the technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.
No. 3143
BY: _____ DATE: 06/07/2025
ATTEST: S. FOSTER
GA. REGISTERED SURVEYOR No. 3143

MAP TO SHOW SUBDIVISION PLAT OF
THE VILLAS AT CAMDEN WOODS, PHASE 2B
CITY OF KINGSLAND, 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
(BEING A PORTION OF LOT 2, CAMDEN WOODS SUBDIVISION, ACCORDING TO PLAT RECORDED IN P.D. 25, MAP 26, PUBLIC RECORDS OF SAID COUNTY)



WETLAND JURISDICTIONAL AREA
(SEE NOTE 3)



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: April 7, 2025

City Council Meeting Date: July 14, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Jonathan Napier, acting agent for Sarah and Dustin Lee has applied for the Annexation of parcel 108 005 containing approx. 24.46 acres located 545 Haddock Rd. in the unincorporated area of Camden County. The purpose of the Annexation is to have water and sewer access to the parcel for a proposed 148 –unit town home development. The adjacent properties to the east and to the north are city parcels and zoned single family and multi-family residential. There is existing water and sewer access in the area. The applicant is also requesting a zoning designation of PD/R-2 (Low Density Family Residential) for the parcel if the annexation is approved, which is consistent for this area of the city and this type of development. The Planning Commission recommended approval with the following conditions

- 1) A right turn decel lane will be installed by developer
- 2) An 8' privacy fence will be installed along the rear property line to help provide a buffer from the adjacent residential properties.

The Planning Dept. staff would also strongly suggest that a left hand turn lane, to be to be installed by the developer, should also be required to help with the flow of traffic on Haddock Rd.

The Applicant has agreed with all three conditions that were suggested.

Current Zoning: A-F/ Agricultural Forestry (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval with the conditions listed above.

Scott L. Kimball
Planning Director



**APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX**

April Agosta

240118

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map 82, Block D, Parcel 108005, has a street address of 545 Haddock Rd Kingsland GA 31548, and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned A-F (country) by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of PD/R-2 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: 24.46 ac

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: 2 Future population: 200

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

2/6/2025
Date

[Signature]
Signature (Signed and Printed) of Owner
130 Bedford Ct. Kingsland, GA 31548
Address of above Owner

2/6/2025
Date

[Signature]
Signature (Signed and Printed) of Owner
130 Bedford Ct. Kingsland, GA 31548
Address of above Owner

CONTINUED ON BACK

2/6/25
Date

Signature (*Signed and Printed*) of Owner

Address of above Owner

Owner(s) signed the above in the presence of:

B

Witness

Connie Allen

NOTARY PUBLIC, State of GA

My commission expires: 10-2-26
(NOTARY SEAL)



***ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED
APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS***

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

County zoning is A-F. The city zoning of PD/R-2
is needed for the proposed Townhome and Duplex
community.

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 3/10/25, 2025, by virtue of a deed dated _____, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Dustin Lee

Owner's Printed/Typed Name

Dustin Lee

Owner's Signature Date: 2/6/25

Sarah Lee

Other Owner's Printed/Typed Name

Sarah Lee

Other Owner's Signature Date: 2/6/2025

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize JONATHAN M. NAPIER to act as Agent in submitting and representing the above identified application in my/our behalf.

Dustin Lee

Owner's Signature

Sarah Lee

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

JONATHAN M. NAPIER

Authorized Agent's Name-Printed

[Signature]
Authorized Agent's Signature

3/12/2025
Date

Community Planning and Development

Received by: [Signature]

Date: 3/12/2025

HADDICK ROAD - TOWNHOMES **ZONING CONCEPT PLAN**

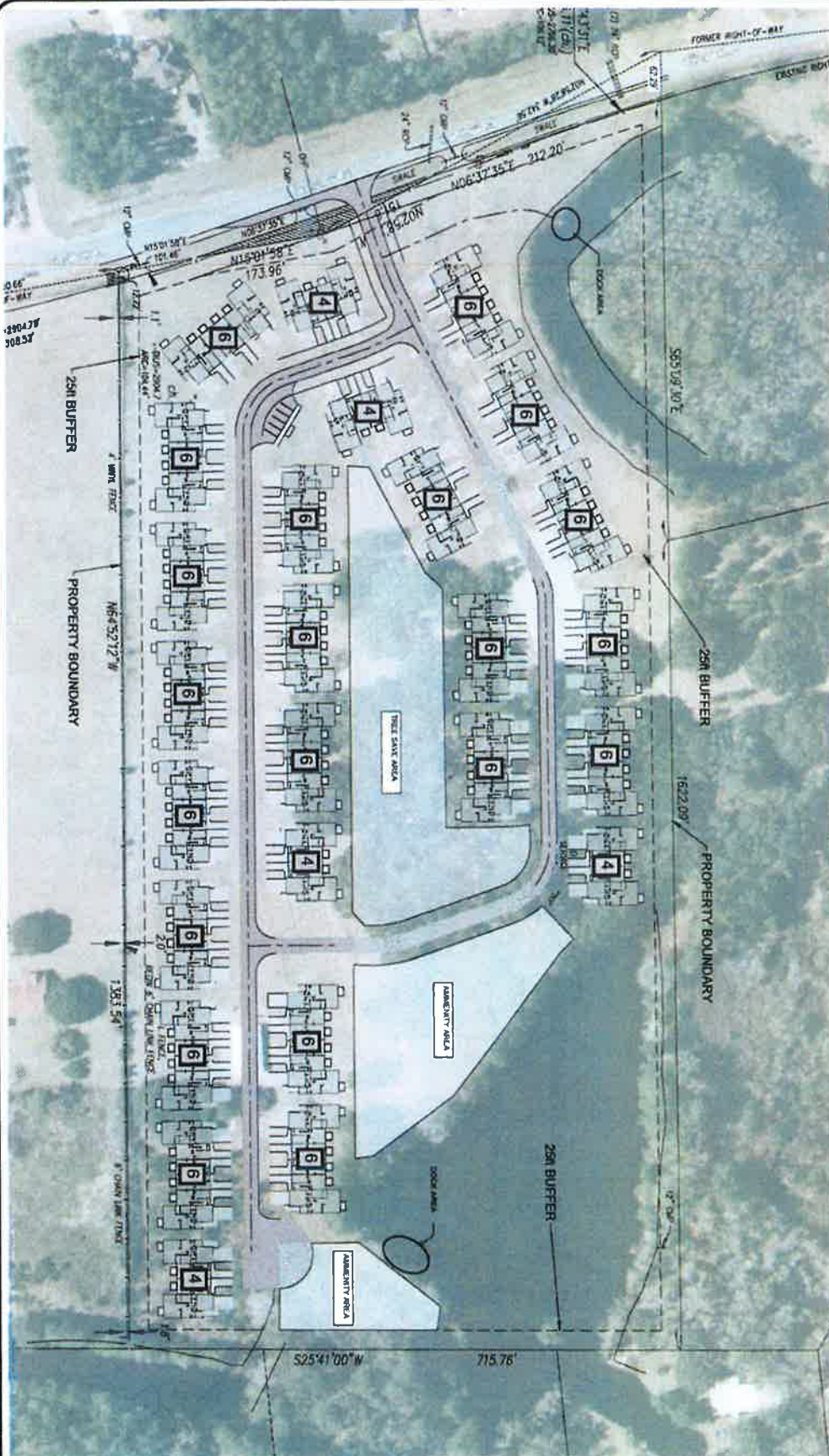
ZONING
 Reference associated PD Text for details

ROADS
 Internal Roads to be 20ft wide (10ft lanes) with roll over curb and gutter
 Entrance to be 24ft wide (12ft lanes) with roll over curb and gutter

Right turn lane required from development start
 Left turn lane is required once the development reaches/surpasses 148 units.
 The current layout does not exceed the 148 units that warrants the left turn lane.

Home Owners Association
 An HOA to be established prior to building permits being issued

Intended Ownership
 Ownership is intended to be fee simple ownership (individually owned)
AS SHOWN
 146 TOWNHOMES



MCCD
 109 Raddock Avenue
 Kingsland, GA 31548

SITE PLAN
KINGSLAND, GA

REVISIONS	
NO.	DESCRIPTION

PERMIT SET



OWNER BY
DESIGNED BY
DRAWN BY
CHECKED BY
DATE
SCALE
COMMENTS
CONSTRUCTION PLANS

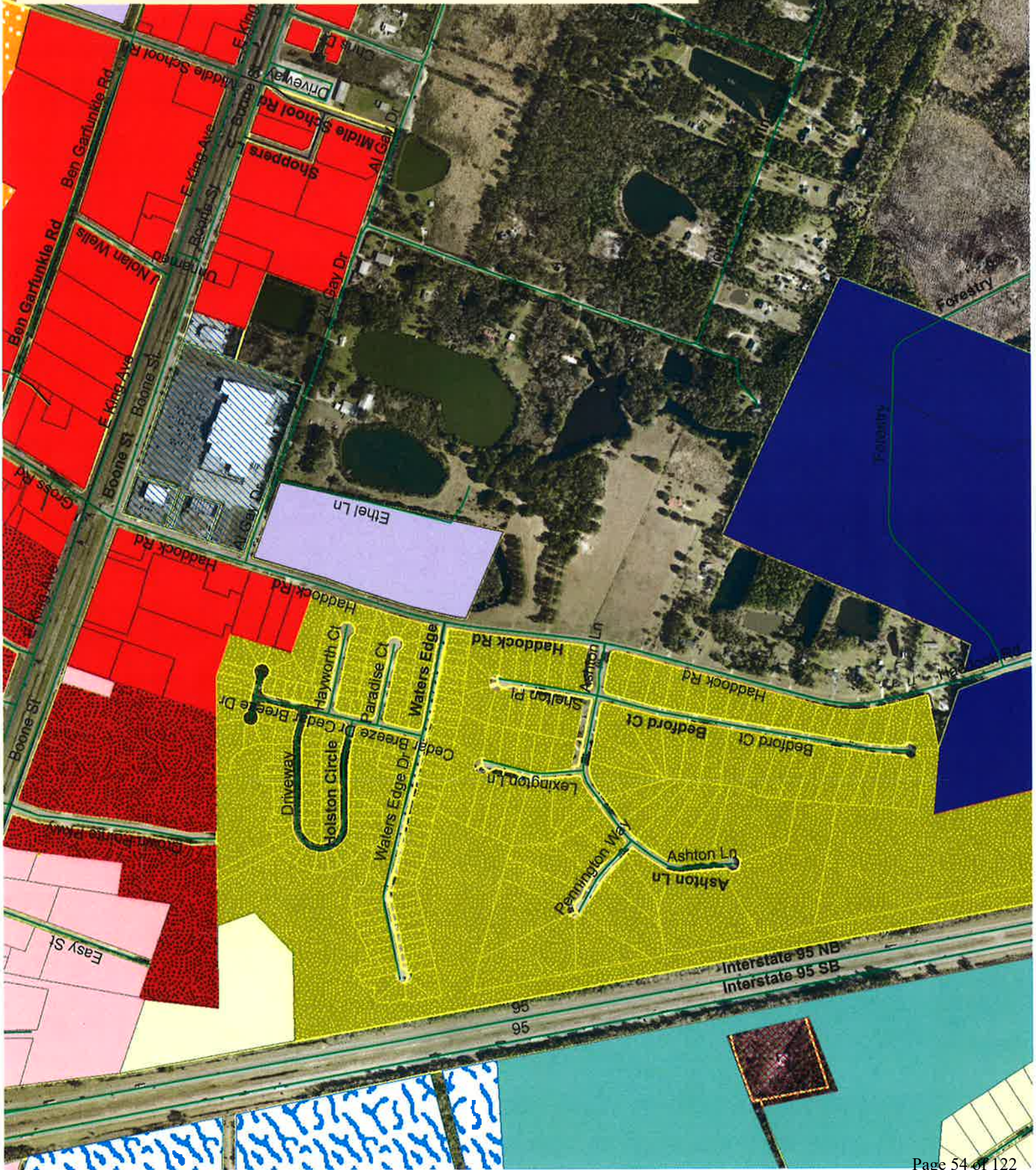
04

Kingsland Zoning Map

Zoning 2024

ZONING

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-8	C-ED	C-PLMU	FT- Forest	I-G	I-L	LI Overlay	MU	PD	PD/C-2	PD/C-4	PD/MU	PD/R-1	PD/R-2	PD/R-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
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Overview



Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	108 005	Owner	LEE SARAH & DUSTIN	Last 2 Sales			
Class Code	Consv Use		130 BEDFORD COURT	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		KINGSLAND, GA 31548	9/9/2021	\$425000	FM	Q
	42 UNINCORPORATED SERVICE DIST	Physical Address	545 HADDOCK RD	1/1/1987	0	NM	U
Acres	24.46	Assessed Value	Value \$205544				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

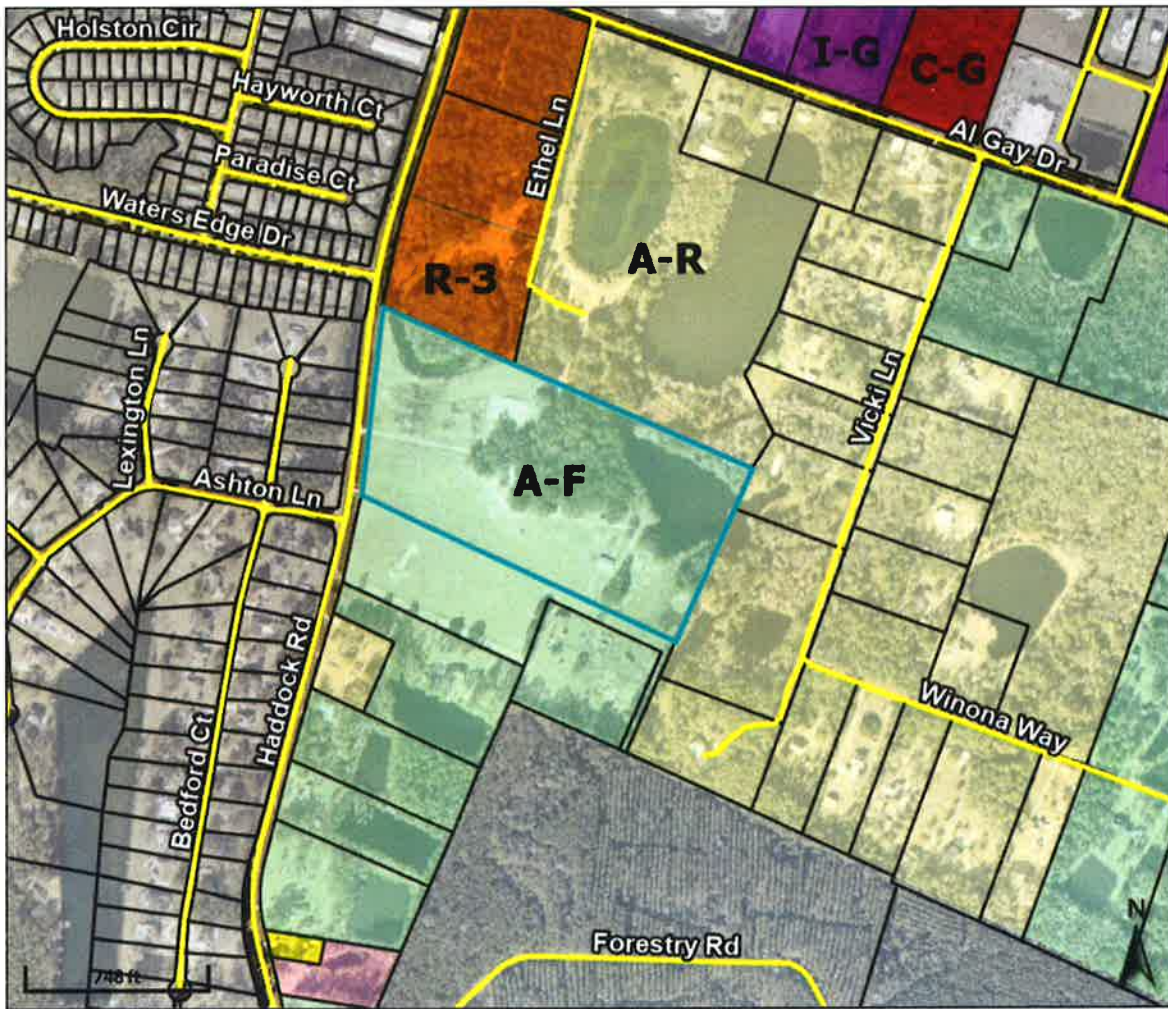
Date created: 3/17/2025

Last Data Uploaded: 3/14/2025 7:17:03 PM

Developed by  SCHNEIDER
GEOSPATIAL



Camden County, GA



Overview



Legend

- Parcels
- Roads
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels
- Zoning
 - RVD
 - Unknown
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - City
 - I-G
 - I-R
 - LCI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3

Parcel ID 108 005
Class Code Consv Use
Taxing District 42 UNINCORPORATED SERVICE DIST
42 UNINCORPORATED SERVICE DIST
Acres 24.46

Owner LEE SARAH & DUSTIN
130 BEDFORD COURT
KINGSLAND, GA 31548
Physical Address 545 HADDOCK RD
Assessed Value Value \$205544

Last 2 Sales			
Date	Net Price	Reason	Qual
9/9/2021	\$425000	FM	Q
1/1/1987	0	NM	U

(Note: Not to be used on legal documents)

ORDINANCE NO. 2025-11

**AN ORDINANCE TO ANNEX A 24.46 ACRE TRACT OF LAND, OWNER
SARAH LEE AND DUSTIN LEE BY THE CITY OF KINGSLAND**

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

WHEREAS, Sarah Lee and Dustin Lee owns the tract of land located 545 Haddock Rd, otherwise described as map and parcel 108 005, consisting of a total of 24.46 acres, which is currently undeveloped, to be annexed into the City of Kingsland.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND that the City of Kingsland annex the stated property of Sarah Lee and Dustin Lee and that it be zoned PD/R-2 (Low Density Residential District).

Adopted and approved this 14th day of July, 2025.

Dr. C. Grayson Day, Jr., Mayor

ATTEST:

Jean Seigler-Horne, City Clerk

PLANNED DEVELOPMENT DISTRICT

ZONING AMENDMENT

For

Haddock Road Multifamily

Kingsland, Georgia

March 5, 2025

Applicant:

Land Equity Partners, LLC

TABLE OF CONTENTS

	Page
I. GENERAL DESCRIPTION	
A. Location, Existing Improvements, Access and Utilities.....	3
B. Present Ownership.....	3
C. Legal Description.....	3
II. PROPOSED DEVELOPMENT PLAN	
A. Plan Concept and Proposed Land Uses	3
B. Existing and Proposed Zoning.....	4
C. Compatibility with Nearby Uses	4
D. Landscape and Buffers.....	4
III. PROPOSED USES AND OTHER REQUIREMENTS	
A. Permitted Uses.....	5
B. Special Uses.....	5
C. Other Requirements.....	5
D. Water and Sewer	6
IV. DEVELOPMENT SCHEDULE.....	6

I. GENERAL DESCRIPTION

- A.** This application proposes to entitle the construction of Townhomes on parcel 108 005 located on the east side of Haddock road in Kingsland, GA. The project address per the county GIS map shows this location to be 545 Haddock Road and is approximately 24.46ac.

Existing and proposed access for this parcel will be located along Haddock Road. The proposed concept plan shows a single/shared entrance for the development, however, at the time of engineering design a second entrance may be necessary to provide adequate ingress and egress for the site.

Utilities with regards to water and sewer capacity will be requested as part of this rezoning process with the City of Kingsland.

- B.** Currently the owner of this parcel is shown to be: Sarah and Dustin Lee and is shown to be zoned A-F and is currently under the jurisdiction of Camden County. This rezoning will be concurrent with the annexation request to be made to the City of Kingsland.
- C.** See plat and deed for parcel boundary and description – provided in separate documents.

II. PROPOSED DEVELOPMENT PLAN

A. Plan Concept and Proposed Land Uses

TOWNHOMES

The project will provide single family-attached dwellings. The permitted maximum units per townhome structure allowed will be 6 townhomes per structure. To efficiently arrange single-family attached dwellings, townhomes and duplexes on this unique property and to meet building codes for residential use; construction will require clearing and grubbing, installation of utilities, construction of roads and all associated infrastructure.

B. Existing and Proposed Zoning

This parcel is currently under Camden County Jurisdiction in a A-F zoning district. This rezoning will be concurrent with an application to annex this property from Camden County into the City of Kingsland.

This application proposes to amend and annex this parcel into the City of Kingsland and rezone by creating the Haddock Road Planned Development Zoning District (PD/R2 District). The PD District is intended to be specific for this parcel only.

C. Compatibility with Nearby Uses

Nearby existing land uses includes apartments and single family residential homes. The proposed townhome development is compatible with all nearby uses.

D. Landscape and Buffers

A 25ft landscape buffer is required along the northern and southern property lines as well as a 25ft buffer along Haddock Road. This buffer should be planted, fenced, or a mix of both to ensure privacy from surrounding parcels. Maintain as much natural vegetation as possible along the rear of the ponds along the border of the property lines to help maintain privacy.

III. PROPOSED USES AND OTHER REQUIREMENTS

A. Permitted Uses. The following uses are permitted in the PD District:

- 1) Townhomes - 2 to 6 units per structure
- 2) Duplex structures (single-family attached – 2 units per structure)
- 3) Customary home occupation established under the City of Kingsland regulations
- 4) Townhouses will be in compliance with section III.C below
- 5) Neighborhood amenities such as common buildings, sidewalks, parks, walking paths, and lakes.

B. Special Uses:

A special use permit is required for any ancillary building such as sheds requested. Special Use permission does not apply to the amenity areas or common areas when being construction/installed under the supervision and with the permission of the HOA or development group.

C. Other Requirements: Unless otherwise specified elsewhere in this Zoning Text, permitted uses shall be required to conform to the following standards:

1) Maximum Density:

Townhomes and/or Duplexes – 240 units

The intent is for the final density to be all of 1 use type or a combination of Townhomes or Duplex

2) Maximum Height:

Forty-five (45) feet

3) Minimum Yard Requirements:

a) Minimum Lot Area:

Townhouse

End Unit: 3,100 sq.ft

All other Units: 1,700 sq.ft

Other uses 6,500 sq. ft.

b) Minimum Lot Width:

Townhouse unit

End Unit: 35 FT

All other Units: 20 FT

Duplex - 70 feet

(to be subdivided at final plat to 35 per unit)

c) Minimum Front Yard:

Townhouses 25 feet

Duplex 25 feet

Other uses 20 feet

d) Minimum Side Yard:

Townhouses

7.5' minimum between units (25 feet when abutting a side street)

Duplex

7.5' minimum (25 feet when abutting a side street)

e) Minimum Rear Yard:

Townhouses 20 feet

Duplex 20 feet

Other uses 20 feet

4) Townhouse Development:

a) No more than ten (6) contiguous townhouses nor fewer than three (2) shall be built in a row;

b) Maximum height and density shall not exceed that allowed in the district;

c) All parking shall be off-street. A minimum of 2 parking spaces are required for each townhome.

5) Conditions

a) If requested by the City of Kingsland engineer, a traffic report should be provided to City of Kingsland after the Preliminary plat approval, that analyzes the impacts of Haddock Road.

D. Water/Sewer

The water system will connect to the to the public sewer system owned by the City of Kingsland once annexed and approved by the City.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

City Council Meeting Date: July 14, 2025

Agenda Item: Alcohol License

Summary: Vikram Patel, with Pramukh Swami 2016, LLC has applied for an alcohol license for convenient store and deli business located at 500 W. King Ave. The purpose of the alcohol license is for the sale of packaged beer/wine. No issues were found during the background and fingerprint checks.

Zoning: C-2 (General Commercial)

Staff Recommendation: Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.

Scott L. Kimball

Planning & Zoning Director



Kingsland

Kingsland Police De
111 South Seaboar
P.C
Kingsland,
Phone: 912-
Fax: 912-
www.KingslandGe

Rick Evans, Chief of Police

To: Scott Kimball,

May 20, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by Vikrambhai Patel of [REDACTED] The findings are:

A local criminal background check was conducted for Patel and no criminal history was located. There is no record of Patel having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. I spoke with one person listed below as references on the application.

On 05/20/2025, I spoke with Hitesh Patel, [REDACTED] Hitesh stated he has known Patel for approximately 20 years and are good friends. Hitesh stated he knows of no reason why Patel should not be granted this application.

Based on the above information I believe Vikrambhai Patel is qualified for this alcohol license.

Respectfully,

Officer A. Kruse #555

Kingsland Police Dept.

912-729-8260



License # 6096

City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548

Phone: (912) 729-5613

Fax: (912) 729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.

(An investigation fee of \$250.00 is due upon submittal.)

NOTE: *For on-premise sales and consumption of alcoholic beverages, you **MUST** meet the following requirements:*

- (1) Must be located within the proper zoning district;
- (2) Eating establishments;
- (3) Lounges located within hotels or motels where food is served and consumed:
Must have a seating capacity of at least 50 people;
- (4) Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Malt Beverage (Beer) Retail

Packaged to Go: ✓

Consumed on Premises: ✓

Wine Retail

Packaged to Go: ✓

Consumed on Premises: ✓

Complimentary Beer/Wine Consumed on Premises ✓

Intoxicating Liquor (distilled/Spirituuous Liquors) By the Drink
Consumed on Premises ✓

Type of Business (Check one):

✓ Restaurant Deli

✓ Retail Store

✓ Private Club

✓ Hotel Lounge

✓ Hotel In-Room Service

✓ Bowling Alley

✓ Golf Course/Club House

✓ Temporary-Daily

Seating Capacity: 8

Zoning District: C-2

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted:

PRAMUKH SWAMI 2016 LLC

Address of Applicant [REDACTED]

Phone Number: 678

Applicant's Date of Birth [REDACTED]

2. State the business name under which the business or establishment to be licensed:

PRAMUKH SWAMI 2016 LLC
Address: 500 CAD W King Ave, Kingstand, 31548

3. If applicant is a partnership of any kind, state the names, Social Security numbers, telephone Number and mailing addresses of all members of the partnership:

N/A

4. Attached a copy of partnership Agreement or Articles of Partnership to this Application.

5. If Applicant is a corporation, state the following:

- (a) Shareholders' names, Social Security numbers, telephone numbers, and addresses:

Vikram Patel

- (b) Officers' names, Social Security numbers, telephone numbers, and addresses:

President: Vikram Patel

Vice President: _____

Secretary: _____

Treasurer: _____

6. If applicant is a corporation, attach a copy of the Articles of Incorporation: ☒

7. State the name(s), Social Security number(s), telephone number(s), and mailing address (es) of any Persons or entities, other than those named above, who have any financial interest or beneficial ownership interest in the establishment or business to be licensed:

8. State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manger the establishment or business licensed:

Vikram Patel

owner - operator

9. State whether or not the above-named manager(s) has ever been convicted of a crime or has been the subject of an alcoholic beverage license suspension or revocation by the State of Georgia or any other city or jurisdiction:

NO

10. If the response to the preceding was in the affirmative, state the date, nature, and name of said revoking or suspending body or agency:

None

11. State whether or not the applicant and/or any of the officials, entities, or persons named above have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with regard to the sale or distribution of alcoholic beverages:

No

12. If your response to the preceding was in the affirmative, give a detailed description of such violation, including the name of the jurisdiction where the violation occurred:

None

13. State whether or not any of the individuals or entities identified above have been convicted of any crime and, if so, state a detailed description which includes the nature of the offense, date of conviction, and name of the jurisdiction:

None

14. If applicant or any of the individuals or entities named above holds an alcohol beverage license from any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the licensed location for any State license or attach a copy of each such license to this application.

No

15. If the location for which the license is sought has been or is now licensed, state the name of the Business or establishment and the name of the license:

N/A

16. IF MY APPLICATION IS APPROVED, I CERTIFY:
(Please initial each of the following)

☒ That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia, and regulations of the State Department of Revenue.

☒ That I will abide by the opening and closing hours and days on which sales are prohibited as set forth in the Kingsland Code.

☒ That I will not attempt to transfer any license granted except under the terms and conditions as set forth in the City of Kingsland Code.

☒ That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 600 feet of any church, school ground, college campus, any business catering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).

☒ That if a license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.

☒ That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.

☒ That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken packaged and will not allow alcoholic beverages to be consumed on premises.

☒ That the building in which alcoholic beverages are to be sold has been completed according to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.

☒ That I have never been convicted of any felony involving moral turpitude.

☒ That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below.

17. List three references who are not family/relatives or current or future employees:

1.	Hitesh Patel	Savannah
	Name	Address
2.	Aaron Kalfas	Brunswick
	Name	Address
3.	Bhavin Patel	
	Name	Address

18. If at current address for less than three years, list previous address:

Same Address Since 2016

19. Have you ever been convicted of any felony? ____ If so please describe:

NO

20. List any Alcoholic Beverages License currently held, include address and state):

None

21. List any Alcoholic Beverages Licenses previously held, include address and state):

None

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? NO

7- The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

VP I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23, (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

Sworn to and subscribed to this Week day of 21, 2025

VIKRAM PATEL

[Redacted Signature]

APPLICANT (s)

WITNESS

[Signature]
NOTARY PUBLIC
(SEAL)



To be completed by City Officials

Recommendation of Planning Dir. ✓ Approve Disapprove [Signature] Initials

Recommendation of Police Chief ✓ Approve Disapprove [Signature] Initials

Recommendation of Building Insp. ✓ Approve Disapprove [Signature] Initials

Date of Publication June 12 & 19

Dates of Reading by Council July 14

Council Voted to: Approve Disapprove Initials

Date License Issued (subject to Council Approval): July 15

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

City Council Meeting Date: July 14, 2025

Agenda Item: Alcohol License

Summary: Patrick Rodriquez with Nouria Energy Retail, LLC has applied for an alcohol license for the Enmark convenient store and gas station located at 1531 E. King Ave. The purpose of the alcohol license is for the sale of packaged beer/wine. No issues were found during the background and fingerprint checks.

Zoning: C-2 (General Commercial)

Staff Recommendation: **Chief of Police and the Planning Department Staff recommends approval of the Alcohol License.**

Scott L. Kimball

Planning & Zoning Director



Kingsland

Kingsland Police Dept.
111 South Seaboard
P.O. |
Kingsland, G.
Phone: 912-72
Fax: 912-72
www.KingslandGeor

Rick Evans, Chief of Police

To: Scott Kimball,

May 20, 2025

A background investigation was conducted for the Alcohol Beverage License application submitted by Patrick Rodriguez of [REDACTED] The findings are:

A local criminal background check was conducted for Rodriguez and no criminal history was located. There is no record of Rodriguez having any negative contact with law enforcement with the Kingsland Police Dept. or any law enforcement in the region. I spoke with one person listed below as references on the application.

On 05/20/2025, I spoke with Ken Mullins, 256-996-1312. Mullins stated he has known Rodriguez for approximately 30 years and are good friends. Mullins stated he knows of no reason why Rodriguez should not be granted this application.

Based on the above information I believe Patrick Rodriguez is qualified for this alcohol license.

Respectfully,

Officer A. Kruse #555
Kingsland Police Dept.
912-729-8260

License # 6095

City of Kingsland

Post Office Box 250, Kingsland, Georgia 31548

Phone: (912) 729-5613

Fax: (912)729-7618

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Application will not be accepted unless filled out completely.

(An investigation fee of \$250.00 is due upon submittal.)

NOTE: *For on-premise sales and consumption of alcoholic beverages, you MUST meet the following requirements:*

- (1) Must be located within the proper zoning district;
- (2) Eating establishments;
- (3) Lounges located within hotels or motels where food is served and consumed:
Must have a seating capacity of at least 50 people;
- (4) Private Clubs or association of individuals organized for fraternal or charitable purposes, must have a membership of at least 25 members.

The above requirements are more clearly defined in Sec. 3-3 of Ordinance 2003-23, as amended.

TYPE OF LICENSE APPLYING FOR: (Initial all that applies):

Malt Beverage (Beer) Retail

Packaged to Go: X

Consumed on Premises: _____

Wine Retail

Packaged to Go: X

Consumed on Premises: _____

Complimentary Beer/Wine Consumed on Premises

Intoxicating Liquor (distilled/Spiruous Liquors) By the Drink

Consumed on Premises

Type of Business (Check one): ☐ Restaurant ☒ Retail Store ☐ Private Club
☐ Hotel Lounge ☐ Hotel In-Room Service ☐ Bowling Alley
☐ Golf Course/Club House ☐ Temporary-Daily

 Hotel Lounge Hotel In-Room Service Bowling Alley

_____ Golf Course/Club House _____ Temporary-Daily

Seating Capacity: N/A Zoning District: C-2

Before the undersigned attesting officer, duly authorized by law to administer oaths, personally appeared the undersigned applicant for a license or permit for the sale of alcoholic beverages in the City of Kingsland, Georgia, and, being first duly sworn, on oath, states that the information given, statements made, and questions answered in this application are true and correct:

1. State the official name under which the business or establishment to be licensed will be conducted:
Nouria Energy Retail, Inc. d/b/a Nouria 1531 East King Avenue; Patrick Rodriguez, Manager

Address of Applicant

Phone Number: 912-75

Applicant's Date of Birth: _____

2. **State the business name under which the business or establishment to be licensed:**
Nouria Energy Retail, Inc. d/b/a Nouria 1531 East King Avenue
Address: 1531 East King Ave. Kingsland, GA 31548
3. **If applicant is a partnership of any kind, state the names, Social Security numbers, telephone Number and mailing addresses of all members of the partnership:**
N/A
4. **Attached a copy of partnership Agreement or Articles of Partnership to this Application.** N/A
5. **If Applicant is a corporation, state the following:**
- (a) **Shareholders' names, Social Security numbers, telephone numbers, and addresses:**
Nouria Energy Corporation; 100% Shareholder
FEIN # 04-3453446
(508) 762-3724
326 Clark Street, Worcester, MA 01606
- (b) **Officers' names, Social Security numbers, telephone numbers, and addresses:**
President: Tony El-Nemr
Vice President: Same as above
Secretary: Same as above
Treasurer: Same as above
6. **If applicant is a corporation, attach a copy of the Articles of Incorporation:** Attached
7. **State the name(s), Social Security number(s), telephone number(s), and mailing address (es) of any Persons or entities, other than those named above, who have any financial interest or beneficial ownership interest in the establishment or business to be licensed:**
N/A
8. **State the name(s), Social Security number(s), and mailing address(es) and birth date(s) of each Manger the establishment or business licensed:**
Patrick Rodriguez
9. **State whether or not the above-named manager(s) has ever been convicted of a crime or has been the subject of an alcoholic beverage license suspension or revocation by the State of Georgia or any other city or jurisdiction:**
None.
10. **If the response to the preceding was in the affirmative, state the date, nature, and name of said revoking or suspending body or agency:**

N/A

11. State whether or not the applicant and/or any of the officials, entities, or persons named above have ever been convicted of violating any ordinance, regulation, or law of any jurisdiction with regard to the sale or distribution of alcoholic beverages:

None.

12. If your response to the preceding was in the affirmative, give a detailed description of such violation, including the name of the jurisdiction where the violation occurred:

N/A

13. State whether or not any of the individuals or entities identified above have been convicted of any crime and, if so, state a detailed description which includes the nature of the offense, date of conviction, and name of the jurisdiction:

None.

14. If applicant or any of the individuals or entities named above holds an alcohol beverage license from any other jurisdiction or from the State of Georgia, state the name of each such jurisdiction and of the licensed location for any State license or attach a copy of each such license to this application.

Please see attached Exhibit "A" for a list of related businesses

15. If the location for which the license is sought has been or is now licensed, state the name of the Business or establishment and the name of the license:

N/A, newly constructed establishment

16. IF MY APPLICATION IS APPROVED, I CERTIFY:
(Please initial each of the following)

PR That I will abide by all the requirements of the City of Kingsland Code, law of the State of Georgia, and regulations of the State Department of Revenue.

PR That I will abide by the opening and closing hours and days on which sales are prohibited as set forth in the Kingsland Code.

PR That I will not attempt to transfer any license granted except under the terms and conditions as set forth in the City of Kingsland Code.

PR That the business in which I propose to sell alcoholic beverages to be consumed on the premises is not within 600 feet of any church, school ground, college campus, any business catering primarily to teenage persons, or any city-owned or city operated recreational facility (except as approved by council).

PR That if a license, as applied for, is granted, I will allow my business premises to be open to inspection at any time by City Officials authorized to conduct inspections of business premises.

PR That if I fail to comply with the City of Kingsland code, laws of the State of Georgia, or regulations of the Department of revenue, I understand that my license may be suspended and that no license fee paid shall be refundable.

PR That if a license for Malt Beverage or Wine Packaged to Go is issued to me, I will sell only in the original, unbroken packaged and will not allow alcoholic beverages to be consumed on premises.

PR That the building in which alcoholic beverages are to be sold has been completed according * to the Southern Standard Building Code and evidence of ownership or a copy of the lease to said premises is attached hereto.

PR That I have never been convicted of any felony involving moral turpitude.

PR That I or any proposed employee have not been convicted for the violation of any law involving alcoholic beverages, gambling, or tax law violations. If yes, please list the names, type of conviction, and job title below.

17. List three references who are not family/relatives or current or future employees:

1. KC Kingsbury

Name

2. Joey Hardy

Name

3. Ken Mullins

Name

18. If at current address for less than three years, list previous address:

N/A

19. Have you ever been convicted of any felony? No If so please describe:

N/A

20. List any Alcoholic Beverages License currently held, include address and state):

Please see attached Exhibit "A"

21. List any Alcoholic Beverages Licenses previously held, include address and state):

None.

22. Have you had any administrative sanctions brought against you by any state regulatory agency regarding alcohol sales? Yes

Nouria had previously failed four (4) underaged sales operations in the State of Maine over the past five (5) years. Nouria was penalized with fines for the failures of which all were paid.

*building is under construction and will be completed according to all required codes

The undersigned hereby stipulates and states that all statements given in this application are true and correct and made for the purpose of inducing aforesaid City to issue or renew said alcoholic beverage license(s). Applicant further states this document is sworn to and subscribed hereto with the full knowledge that any statement herein, given falsely shall constitute perjury and may result in the revocation of the license granted or the refusal to grant such license. The applicant agrees to comply and abide by the City's Alcoholic Beverage Ordinance.

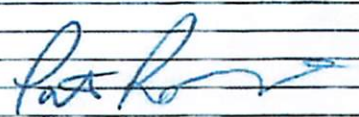
Applicant further acknowledges that application must be fully completed at the time of filing and that applications may not be supplemented, amended, or revised after filing with the Clerk, except to correct misspelling or names.

APPLICANT HEREBY AGREES AND CONSENTS PURSUANT TO PUBLIC LAW 93-579 OF THE PRIVACY ACT OF 1974, THE DISCLOSURE OF INFORMATION OBTAINED IN THIS APPLICATION MAY BE SUBMITTED TO ANY AGENCY OF THE CITY, COUNTY, STATE, AND FEDERAL GOVERNMENT FOR THE PURPOSES OF OBTAINING THE NECESSARY INFORMATION TO PROCESS THE APPLICATION.

INITIAL

PR I have read, understand, and will comply with all rules and regulations set forth in Ordinance No. 2003-23. (Available for viewing at City Hall, Kingsland Community Planning & Development Building, or online at www.kingslandgeorgia.com)

Sworn to and subscribed to this 25 day of April, 2025



APPLICANT (s)



WITNESS



NOTARY PUBLIC
(SEAL)



Beth Holland
NOTARY PUBLIC
Bryan County, Georgia
My Commission Expires
February 23, 2029

To be completed by City Officials

Recommendation of Planning Dir. ☒ Approve ☐ Disapprove  Initials

Recommendation of Police Chief ☒ Approve ☐ Disapprove  Initials

Recommendation of Building Insp. ☒ Approve ☐ Disapprove  Initials

Date of Publication June 12 & 19

Dates of Reading by Council July 14

Council Voted to: ☐ Approve ☐ Disapprove ☐ Initials

Date License Issued (subject to Council Approval): July 15

Notice of the public hearing on the application for the license shall be published once a week for two weeks in the official newspaper of the city wherein legal advertisement are published. After the application is complete and all information is received by the license officer, a public hearing will be scheduled on the application by the council. In addition, if the proposed location does not have an existing license, a sign shall be posted by the license officer on premises at least 15 days prior to the public hearing.

COUNTY OF CAMDEN

**MEMORANDUM OF UNDERSTANDING
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**

This Memorandum of Understanding (herein after the “MOU”) between the Camden County Board of Commissioners (herein after the “CCBC”) and the City of Kingsland, Georgia (herein after the “CITY”); entered into this the ____ day of _____, 2025 for providing of clinical medical services by Camden County for the employees of the City of Kingsland for the period starting July 1, 2025 and continuing through June 30, 2026 as defined and as agreed to as set forth herein:

1.

WHEREAS the CCBC and the CITY are lawful governments as envisioned by Georgia Law.

2.

WHEREAS the CCBC is a self-insured body for the purposes of providing health insurance benefits to CCBC’s employees; and the CITY has purchased a health insurance policy for the purposes of providing health insurance benefits to CITY’s employees.

3.

WHEREAS both CCBC and CITY desires to manage their employer provided health insurance costs in the most economical manner.

4.

WHEREAS CCBC has an established onsite medical clinic to provide a wellness program for employees in an attempt to reduce health insurance costs for CCBC. The clinic is at 701 Charles Gilman Jr. Avenue, Suite B, Kingsland, Georgia.

5.

WHEREAS CCBC has contracted with a local Georgia licensed physician, a nurse practitioner, and a Clinic Director/RN to oversee and provide medical services for CCBC's employees at the afore-stated clinic in a continued effort to reduce costs associated with the self-insured program.

6.

WHEREAS CCBC and CITY have entered into discussions that have led to the CITY and CCBC entering into this MOU which creates a cooperative partnership so as to allow CITY's employees to utilize the afore-stated clinic whereby the physician, nurse practitioner, and the registered nurses will provide an onsite medical clinical treatment program to CITY's employees while performing the onsite medical clinical treatment program for CCBC.

7.

NOW THEREFORE BE IT RESOLVED the CCBC and CITY hereby enters into this MOU which establishes a cooperative partnership between the parties hereto for the providing of onsite medical clinical services, to include pre-employment screenings and applicable firefighter physicals as part of the measured usage, to the employees of the City of Kingsland, pursuant to the following terms.

a.

This MOU shall be effective upon the final approval by the CCBC (Camden County Board of Commissioners) and CITY (the Council for the City of Kingsland, Georgia) and entered upon the lawful minutes of each political body.

b.

Operational dates of this MOU shall be effective on July 1, 2025, upon final approval by CCBC and CITY, and shall continue until either party provides proper notification for termination. Either CCBC or the CITY may terminate this MOU at any time by informing the other party in writing 30 days prior to the termination of the agreement which shall be delivered to the County Administrator for CCBC or the City Manger for the CITY.

c.

CCBC shall establish the medical clinics hours of operation as stated herein below; and shall have sole authority for the retaining of the afore-said professional medical services for this MOU and the clinic; the location and hours of operations shall be:

- i. Staff will be available during set operational hours.

d.

In the forming of this cooperative partnership the CCBC and the CITY shall each be responsible for the total clinic operations cost on a pro-rata basis pursuant to the following formula.

CCBC has determined the estimated budgeted operating cost for CCBC's Fiscal Year 2025-2026 to be \$659,958. This budgeted amount is to cover any and all expenses associated with the onsite clinic (physician, physician's assistant, registered nursing staff, malpractice liability insurance premiums, non-medical staff, medical supplies, medications, and the utility and maintenance costs to operate the clinic).

It has further been determined that the CITY utilized the onsite medical clinic for CCBC's Fiscal year 2024-2025 for a pro-rated use percentage of 13% of the total operating costs for the afore-stated fiscal budget year.

It is hereby agreed and consented to by the parties hereto that the CITY shall pay to CCBC 13% of the afore-stated \$659,958 budget, conditioned on the CITY use of the clinical services not exceeding the projected 13% use of the clinic for 2025-2026 Fiscal Budget Year.

CITY shall pay to CCBC the total annual amount of \$85,794.54 for medical services provided by the CCBC's onsite clinic to the CITY. Said annual amount shall be paid in 12 monthly installments of \$7,149.54. CITY shall pay CCBC for the monthly installment payment by the 10th day of each month for the services performed in the previous month starting with July 1, 2025.

The aforesaid formula for payment of clinical services provided to the CITY shall be reviewed by CCBC on a quarterly basis in an effort to keep the CITY informed of the percentage of clinical services provided and costs so associated with the provided services in comparison to the funding so allocated for the onsite clinic operations. Upon review of the quarterly reports, the CITY shall be notified by the CCBC of the actual costs and utilization as well as any differential in pay.

The quarterly reviews are for the periods of July 1, 2025 to September 30, 2025; October 1, 2025 to December 31, 2025; January 1, 2026 to March 31, 2026; and April 1, 2026 to June 30, 2026. The completed quarterly review shall be presented by the CCBC to CITY on or before the 20th day of the month following the quarter just completed.

e.

CITY will be notified by CCBC in a timely manner of a change in clinic's hour of operation so that the CITY's employees may schedule their time to meet with the health care providers. Representatives of the CCBC's Human Resources Department and the CITY's Human Resources Department shall meet as needed to work out clinic schedules as necessary.

f.

This MOU does not establish an employer/employee relationship between CITY's employees and CCBC.

g.

CITY agrees to hold harmless and indemnify CCBC from any damages, liability, actions, claims, or demands that may arise within the scope of this MOU in regards to CITY's agents, servants, employees, invitees, or licenses arising out of this MOU during the term of this MOU.

h.

The services as defined herein shall only be provided to those CITY employees, and their dependents, that are currently enrolled in the CITY's employer provided health insurance program. City shall provide to CCBC a list of currently enrolled employees in CITY's employer provided health insurance program as may be amended from time to time.

Hereby agreed to by the parties hereto on the date as approved:

This ____ day of ____ 2025

Ben L. Casey, Chairman
Camden County Board of Commissioners

ATTEST: _____
Kathryn Bishop, County Clerk

Dr. C. Grayson Day, Mayor
City of Kingsland, GA

This ____ day of ____ 2025

ATTEST: _____
Jo Seigler, City Clerk

RESOLUTION NO. 2025-08

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, REQUESTING LOCAL LEGISLATION TO AUTHORIZE A HOMESTEAD EXEMPTION FREEZING THE ASSESSED VALUE OF AD VALOREM PROPERTY TAXES FOR QUALIFYING RESIDENTS; TO PROVIDE FOR A LOCAL REFERENDUM; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and City Council of the City of Kingsland are committed to ensuring the financial well-being of the City's permanent residents, particularly senior citizens and those on fixed incomes; and

WHEREAS, the City desires to offer targeted property tax relief by freezing the assessed value of homesteaded property for the purpose of calculating the municipal portion of ad valorem property taxes; and

WHEREAS, this measure is intended to provide stability and predictability in annual property tax obligations for qualifying residents while maintaining the City's ability to plan for long-term fiscal sustainability; and

WHEREAS, the proposed exemption will not apply to school or county taxes and will be contingent upon approval by the voters of the City of Kingsland through a referendum as required by law; and

WHEREAS, the City of Kingsland seeks the introduction and sponsorship of local legislation by Representative Steven Sainz in the 2025–2026 Regular Session of the Georgia General Assembly pursuant to O.C.G.A. § 48-5-40 through 48-5-52 and other applicable provisions of Georgia law;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KINGSLAND, GEORGIA:

Section 1. That the City of Kingsland formally requests Representative Steven Sainz to sponsor and support local legislation authorizing a homestead exemption freezing the assessed value of the homestead for the purpose of municipal ad valorem property taxation for qualified residents of Kingsland.

Section 2. That the proposed exemption shall be subject to approval by the voters of the City of Kingsland in a referendum, and the City will undertake necessary public education efforts to inform and engage residents prior to said vote.

Section 3. That the City Manager and City Attorney are authorized to work with Representative Sainz and the Office of Legislative Counsel to assist in the preparation and review of appropriate bill language.

Section 4. That this Resolution shall take effect immediately upon its adoption.

RESOLVED AND ADOPTED this ____ day of _____, 2025.

CITY OF KINGSLAND, GEORGIA

By: _____

Dr. C. Grayson Day Jr., Mayor

ATTEST:

Jean O. Seigler-Horne, City Clerk

June 12, 2025

Mayor C Grayson Day, Jr
cc: Mr. Lee H. Spell
City Manager
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

**Subject: Variance Request for Water & Sewer Service at Sheffield Island
City of Kingsland, Georgia**

Dear Mayor Day,

St. Bourke is seeking a variance approval from the City of Kingsland to provide water and sewer service to the proposed Sheffield Island residential subdivision. The proposed elevated waterfront community will feature 750 single-family homes on the 572 acre property. The subdivision location is adjacent to an existing 8-inch City waterline within Simmons Bluff Road which provides water service to residents within London Hill subdivision. The County is unable to provide water and sewer service.



Figure 1: Proposed Sheffield Island Location Map

St. Bourke engaged Carter & Sloope, Inc. to investigate and analyze the impacts of the subdivision to the City's existing water and sewer infrastructure (Refer Attachment 1). Carter & Sloope, Inc. was selected due to their experience and knowledge of City utility infrastructure requirements. To facilitate sewer service to the island, St. Bourke proposes to construct and dedicate new sewer infrastructure, and to upsize existing infrastructure, to ensure adequate sewer capacity for the community. The current water line servicing the adjacent London Hill subdivision does not meet pressure requirements, and as part of the proposal St. Bourke will solve that issue at no cost to the City.

St. Bourke's investment in City infrastructure improvements is estimated by the consulting engineers to be ±\$3.4M. This investment not only facilitates the Sheffield Island subdivision but also enables the City's capacity to provide sewer service following annexation and estimated growth along this corridor.

St. Bourke also engaged Carter & Sloope, Inc. to provide a forward-looking Waste Water Treatment Plant capacity analysis to assess when daily flows will approach the 80% and maximum permitted flow capacity at the plant (Refer Attachment 2). The accelerated analysis model forecasts 400 new homes per year, representing ~81% of the County's three-year average for new homes. In 2024, only 363 new home permits were issued for Camden County (Sourced 6/12/2025, FRED – New Private Housing Structures Authorized by Building Permits for Camden County, GA; <https://fred.stlouisfed.org/series/BPPRIV013039>). The City accounts for only 34% of the County's total population, so the accelerated growth scenario serves as a valuable upper limit for utility planning purposes.

The results of the accelerated capacity modelling which include Sheffield Island, a 15% reserved capacity for economic development and planned developments projects provided by the City's Planning & Zoning department, forecast sewer flows reach 80% of permitted capacity by 2033 and 100% by 2044.

When the City explores options to increase permitted capacity, Carter & Sloope, Inc. anticipate capital expansion costs in the range of \$15–\$30 per gallon treated. Applying this to Sheffield Island's projected 150,000 gpd flow suggests a \$2.25–\$4.5 million cost which can be offset by the capital recovery fees generated by the proposed subdivision.

The projected financial fees generated by the proposed development based on current City ordinance rate schedules for out-of-city services are \$1,350,000 for water and sewer connection fees, and \$9,000,000 for the capital recovery fee (Refer Attachment 3). The development is expected to generate approximately \$346,000 per year in revenue at build out from water and sewer usage charges.

Extending water and sewer service to Sheffield Island through this proposed partnership between the City and St. Bourke is a reasonable and practical solution to providing essential services at the property. This request is based on a precedent established by the City of extending water infrastructure and providing water service to the out-of-city customers at the adjacent London Hill subdivision.

On behalf of St. Bourke, I respectfully ask for your support of this variance request. Approving the variance will allow us to move forward in collaboration with City staff on a development agreement, and engineering design and construction of the utilities.

Sincerely,



Richard Stevenson, P.E.
St. Bourke Development

Attachment 1: Water & Sewer Service at Sheffield Island Summary of Proposed Infrastructure Improvements

Attachment 2: Water & Sewer Service at Sheffield Island Summary of Wastewater Treatment Plant Capacity Analysis

Attachment 3: Proposal for Water and Sewer Utility Service to Sheffield Island - \$13.75MM Benefit with \$346K annual revenue to the City of Kingsland

Attachment 4: Presentation for City Council, July 14 hearing





Revised June 12, 2025
April 9, 2025

Mr. Lee H. Spell
City Manager
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

**Subject: Water & Sewer Service at Sheffield Island
Summary of Proposed Infrastructure Improvements**

Dear Mr. Spell,

As previously discussed, St. Bourke is seeking the City of Kingsland's approval to provide water and sewer service to the proposed Sheffield Island residential subdivision. This subdivision is currently outside the City's service area, as detailed in Exhibit A, and Camden County is unable to provide water and sewer service. While annexation is not feasible under Georgia law, the subdivision's adjacency to City water service infrastructure makes it a candidate for the City to provide both water and sewer utilities.

The City's water infrastructure currently services the adjacent London Hill subdivision, which also lies outside City limits. The current water line does not meet pressure requirements, and as part of this proposal St. Bourke intends to solve that issue at no cost to the City. To facilitate sewer service for Sheffield Island, St. Bourke proposes to construct and dedicate new sewer infrastructure, and to upsize existing infrastructure, in order to ensure adequate sewer capacity for the project or community. St. Bourke engaged Carter & Sloope consulting engineers to investigate and analyze the impacts to the City's existing water and sewer infrastructure.

Detailed in Exhibit B is the technical memorandum outlining the required sewer and water improvements necessary to support the subdivision, which is summarized below.

Proposed Sewer and Water Infrastructure Improvements:

- 1. Installation of Force Main Sewer by St. Bourke**

The closest City sewer system is located at the Harrietts Bluff Lift Station, approximately 21,000 linear feet west of the subdivision. St. Bourke proposes to fund and install a 6-inch force main along Harrietts Bluff Road to convey sewer from the subdivision to Harrietts Bluff Lift Station. Upon completion and acceptance, the City will assume ownership and operation of this infrastructure.

- 2. Upgrades to Existing Sewer Infrastructure by St. Bourke**

A professional engineering analysis has assessed the impact of the subdivision on existing sewer infrastructure, using the residential equivalent unit (REU) methodology. To ensure adequate conveyance capacity, St. Bourke proposes funding and installing the following upgrades:

- Upsizing the Harrietts Bluff Lift Station
- Upsizing the existing I-95 4-inch diameter force main to 6-inch



- Upsizing the Mammie Lou Gross & Industrial Park Lift Stations

These upgrades are relatively minor but will significantly increase capacity, benefiting both this community and the future expansion of the City.

3. Existing Sewer Plant Capacity Assessment

A preliminary assessment of the City's Water Pollution Control Plant indicates the facility currently operates at an average monthly discharge rate of ± 2.0 MGD, slightly under half of its developed and permitting capacity of 4.4 MGD. St. Bourke is aware of large developments proposed within the City that will commit a significant portion of the current available treatment capacity. In addition, once the discharge flows exceed 80-85% of the permitted threshold, the City will need to consider expansion options. Capital recovery fees generated from this subdivision's development may be allocated directly toward the future plant expansions, ensuring sustained capacity for continued City growth and sewer treatment.

4. Upgrades to Existing Water Infrastructure by St. Bourke

An analysis of the City's water distribution system confirmed the Harrietts Bluff Water Tank has adequate capacity for both operational and emergency storage demands. However, the fire flow demand set by City ordinance is currently unmet at the existing hydrant in the London Hill subdivision (660 GPM calculated vs. 1,000 GPM required). To address this issue, St. Bourke proposes funding and installing a booster pump on the existing water main on Simmons Bluff Rd to ensure the existing water main is brought into compliance with the fire flow ordinance requirements for life and safety reasons.

Total Investment and Benefits to the City:

St. Bourke's total investment in City infrastructure improvements under this proposed agreement is estimated at $\pm \$3.4$ M. This investment not only facilitates the Sheffield Island subdivision but also enables the City's capacity to provide sewer service following annexation and estimated growth along this corridor.

Per the City Ordinance, the combined City charges for water and sewer service initiation based on ERUs (excluding meters) totals $\pm \$1.35$ M. Additionally, the anticipated capital recovery fee assessed for the subdivision is $\pm \$9.0$ M (Ord Sec. 22-28). This fee provides the City with flexible funding to offset capacity-related costs in City areas, or facilitates long-term infrastructure investment. In addition, the City will collect an estimated \$346K from water and sewer rates at full buildout based on the 'out of City' ordinance rate schedule.

Enclosed is the concept infrastructure upgrade plan and the technical summary analysis prepared by Carter & Sloope, outlining the necessary infrastructure improvements. St. Bourke respectfully requests your consideration of this proposal, highlighting the substantial private investment being made at no cost to the City and the long-term benefits it will provide to the City's infrastructure assets.

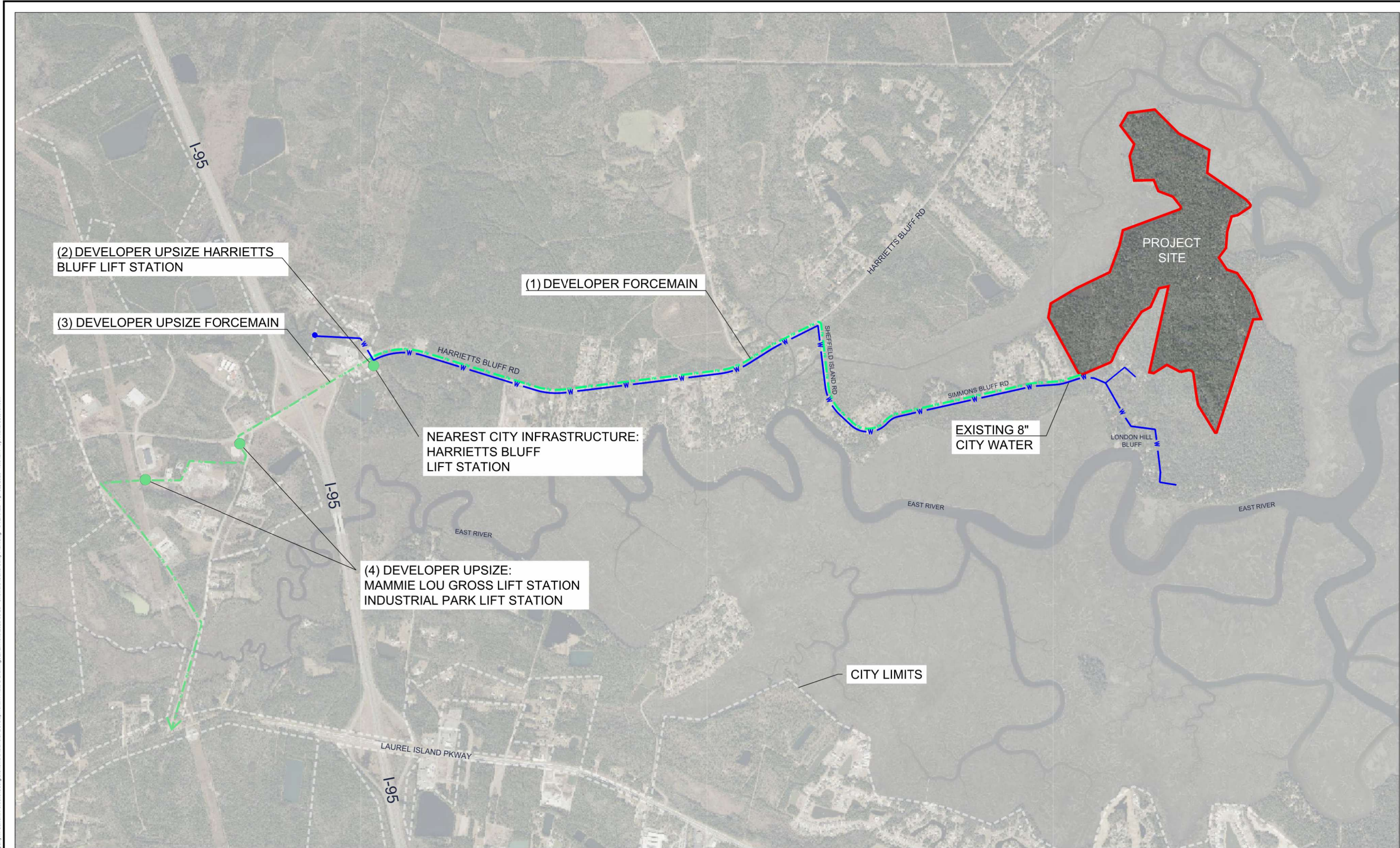
We appreciate your consideration for this proposal and look forward to further discussions.

Sincerely,



Richard Stevenson, P.E.
St. Bourke Development





APPLICANT

PREPARED IN THE OFFICE OF:

drapac

ST. BOURKE

Land Planning | Development
Asset Management
1031 Marietta Street NW
Atlanta, GA 30318
678.853.2530 | stbourne.com

PROJECT

SHEFFIELD ISLAND

DEVELOPER OFFSITE UTILITY UPGRADES

PROJECT TEAM

Carter & Sloope
CONSULTING ENGINEERS

MC2D
SCHEMATIC DESIGN & DEVELOPMENT

THOMAS & HUTTON

H+W DESIGN

BENNETT
SURVEYING, INC.

APRIL 1, 2025

SCALE & NORTH ARROW:

CP-1.0

- DEVELOPER FUNDED SEWER EXTENSION AND SYSTEM UPGRADES**
- ± 21,000 LF OF 6" FORCEMAIN ALONG HARRIETTS BLUFF RD & SHEFFIELD ISLAND RD
 - UPSIZING HARRIETTS BLUFF LIFT STATION
 - UPSIZING EXISTING I-95 4" FORCEMAIN TO 6"
 - UPSIZING MAMMIE LOU GROSS & INDUSTRIAL PARK LIFT STATIONS

DEVELOPMENT SUMMARY	
APPLICANT	ST. BOURKE
LOCATION	SHEFFIELD ISLAND
TAX PARCELS	119 004E, 119 002 & 119 003
SIZE	± 595 AC
PROPOSED USE	PD (RESIDENTIAL)

Drawing name: C:\Users\RichardStevenson\Documents\Dracac Investments\LLDCP - Property\1. Current Portfolio\Georgia\Sheffield Island\3. Development\1. Plans & Drawings\2. Exhibits\2025 03 28 - Sheffield Island Utility Plan.dwg OVERALL Apr 02, 2025 10:54am by: RichardStevenson



April 8, 2025

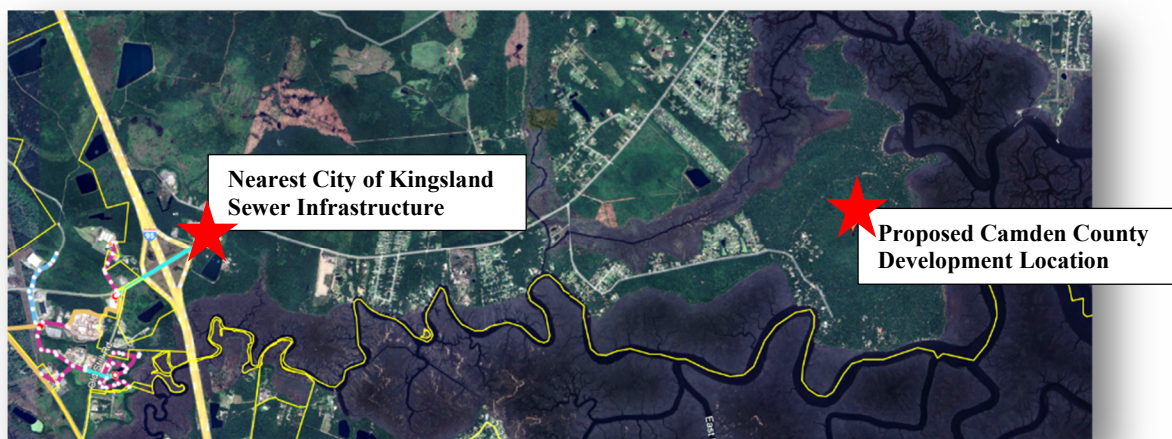
Mr. Richard Stevenson
Senior Vice President – Development
St. Bourke
1031 Marietta Street NW
Atlanta, GA 30318
stbourke.com

RE: Sheffield Island Subdivision/Development
Camden County, GA
Water & Sewer Study Analysis Memorandum
C&S Project No.: S7960.001

Mr. Richardson:

St. Bourke hired Carter & Sloope, Inc. (C&S) to investigate and analyze the impacts of a proposed subdivision (Sheffield Island) to the City of Kingsland's sewer collection system. The location of this subdivision is shown below and bounded by Simmons Bluff, Drizzle Bluff, and W London Hill Roads.

Figure 1. Location Map



The proposed development consists of ultimately 750 Residential Equivalent Units (REUs), and St. Bourke is looking to serve this parcel's water and sewer needs by connecting to the City of Kingsland's utility systems.

Sewer Analysis

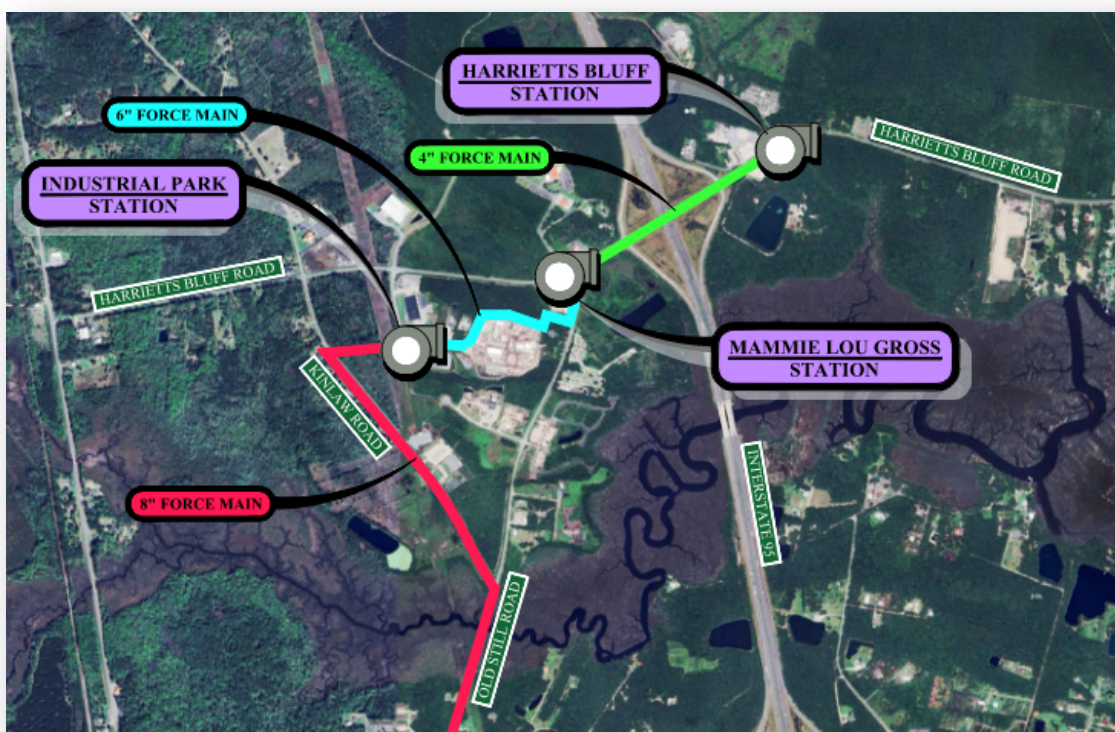
The analysis below focuses on the impact to the City's sewer system, whereby existing system information and infrastructure performance data were obtained with assistance from City staff.

Existing Sewer System Information

Regional Sewer Collection

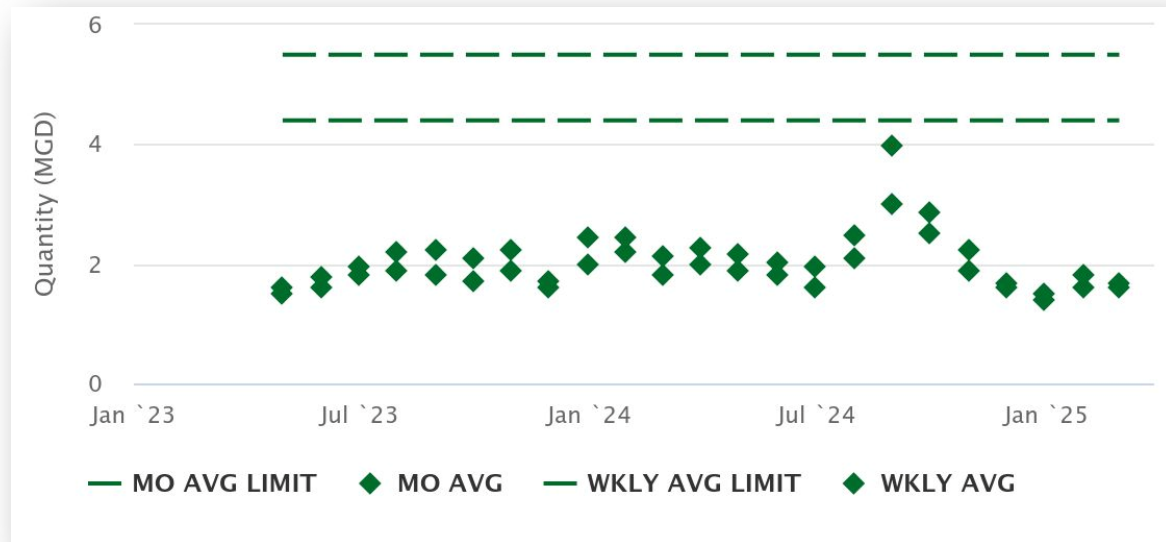
The closest entry point to the City's system is a sewage pump station installed East of Interstate 95, off Harrietts Bluff Road and in front of the Dollar General store located there. This pump station (Harrietts Bluff PS), pumps under I-95 and discharges to another pump station (Mammie Lou Gross PS) installed at the intersection of Harrietts Bluff Road and Old Still Road. Mammie Lou Gross PS also pumps directly to a pump station (Industrial Park PS) in the City's Industrial Park. These stations are in the North Kingsland sector of the City's system, sending wastewater to a regional pump station (North Kingsland PS) and ultimately to the Kingsland Wastewater Treatment Facility (WWTF). From institutional knowledge, C&S believes the North Kingsland PS can pump this additional load without requiring upgrades. Therefore, the focus of this analysis will be the three (3) stations mentioned previously and their capabilities to handle the proposed additional loading.

Figure 2. North Kingsland Sewer System Map



Sewer Treatment Capacity

Data from the City of Kingsland's Water Pollution Control Plant, like other facilities permitted by GA EPD, is publicly available online through US EPA's Enforcement and Compliance History Online (ECHO, <https://echo.epa.gov/>). Below is the Facility's Effluent Chart for plant's discharge flows to the St Marys River over the last 24 months.



C&S has typically seen that when a Facility operates around 80-85% of its permitted capacity, GA EPD contacts the Owner and asks about upcoming efforts for capacity expansion. The chart above indicates that for the facility's permitted flow of 4.4 MGD less than 50% - or around 2.0 MGD - is consistently discharged as a monthly average, with a seasonal spike from August through October 2024 likely due to extended periods of inclement weather during that time. Based on this data alone, the development's additional loading of 150,000 gpd could be added to the plant's existing loading without exceeding the current permitted limit.

Additional Growth & Development / Capacity Expansion

Although the ECHO data shows sufficient capacity for additional loading, Kingsland has seen significant growth and development recently, and C&S is aware of large areas of development coming soon. The City would have already committed a significant portion of apparent available treatment capacity for these areas, making it up to City Council to determine whether they are willing to allocate remaining capacity to new prospects.

When the combined increase in flows exceeds the 80-85% threshold (theoretically or actually), it will be time for Kingsland to entertain options for increasing their permitted capacity. There are generally two approaches to capacity expansion: 1) expand the existing facility(ies) or 2) construct a new facility. Capital costs for either approach depend on several factors – site location, size of new facility, type of treatment, etc. – but C&S has seen prices recently range between \$15-\$30 per gallon treated (i.e. \$30,000,000 for a 1 MGD facility).

Sewer Collection System Analysis

City staff provided C&S with known information about these stations as well as access to their internal monitoring program GuardDog by Omnisite to understand their current usage. Below are the current characteristics for each pump station and its connected force main to establish a baseline. Station runtimes listed below are an average of the last six (6) months of recorded data.

Pump Station Identification	Recorded Flowrate (gpm)*	Pump HP	Station Runtime	Force Main Size (in.)	Wetwell Diameter (ft)
Harrietts Bluff	160**	***	23 min	4	5
Mammie Lou Gross	220	3	6 hrs 10 min	6	6
Industrial Park	300	10	10 hrs 50 min	8	6

*Flowrate numbers based on recorded city data on pumps installed

**No data recorded for this station; flowrate assumed based on force main size and 4 fps design velocity

***Pump HP unconfirmed

Based on this information, the following station performance metrics were determined:

Pump Station Identification	Approx. Current Capacity (gpd)	Force Main Velocity (fps)
Harrietts Bluff	3,680	4
Mammie Lou Gross	83,820	6
Industrial Park	195,000	8

Proposed Additional Demand

As mentioned earlier, 750 REUs is proposed to be added to the system and was used as the basis for C&S analysis. Based on water usage data obtained from City staff, C&S implemented a per capita value of 80 gpd, equal to 200 gpud assuming an average of 2.5 persons (capita) per household. Therefore, the planned demand for this development at full buildout is approximately 150,000 gpd, or 104.2 gpm.

This additional demand directly impacts the stations' daily runtimes. Below is a comparison of current and proposed runtimes:

Pump Station Identification	Current Runtime	Proposed Runtime
Harrietts Bluff	23 min	16 Hrs 1 min
Mammie Lou Gross	6 hrs 10 min	17 hrs 43 min
Industrial Park	10 hrs 50 min	19 hrs 10 min

The City of Kingsland operates their pump stations off the principle that it should not run more than 10 hours per day on average. This principle is based on the concept that the remaining hours are available to handle peak flow events up to a 2.4 Peaking Factor (i.e. 24 hrs total/10 hrs pumping). All stations are expected to exceed this operating standard and therefore would require upgrades to comply.

Proposed System Upgrades

The immediate upgrade considered to reduce station runtimes involves increasing the pumps' output or pumped flowrate. Below is the flowrate needed using the new daily demand to meet the City's 10 hr/day pumping threshold. When a station's pumping rate increases, the resulting velocities in the connected force main also need to be considered. Standard practice is to size sewer force mains within a velocity range of 2 to 6 fps. Velocities under 2 fps lead to settling in the pipe while velocities over 6 fps lead to abrasion/scouring on the pipe walls and long-term damage. New force main velocities are included below:

Station Identification	Proposed Pump Flow (gpm)	Resulting FM Velocity (fps)
Harrietts Bluff	275	7.02
Mammie Lou Gross	400	4.54
Industrial Park	575	3.67

For the Harrietts Bluff PS, C&S expects Kingsland will require St. Bourke to upsize the 4-inch force main in order to reduce the expected 7 fps velocity. Comparatively, a 6" pipe would have an expected 3.21 fps velocity, falling within the acceptable range of outcomes. For the Mammie Lou Gross and Industrial Park stations, the new pipe velocities fall within the acceptable range and therefore it is expected only pump upgrades through replacement will be required. Using desktop analysis and preliminary calculations, it is likely the increased pumping rate will require larger motors and therefore replace each station's local electrical panel to accommodate higher electrical loads.

Preliminary Opinion of Costs

Below is C&S's Opinion of Probable Construction Costs. This Opinion was developed with a range of budgetary costs expected for each station's improvement, consistent with the level of accuracy that can be determined at this time. This accounts for the timeframe made available to C&S to gather cost data from comparable sources and make educated assumptions to factors such as inflation.

Pump Station Identification	Proposed Improvement/Upgrade	Cost Range
Harrietts Bluff	Force Main Upsize (4" to 6")	\$650,000 - \$700,000
	Pump Replacement	\$15,000 - \$30,000
	Electrical Panel Replacement	\$20,000 - \$35,000
Mammie Lou Gross	Pump Replacement	\$15,000 - \$40,000
	Electrical Panel Replacement	\$20,000 - \$40,000
Industrial Park	Pump Replacement	\$30,000 - \$60,000
	Electrical Panel Replacement	\$30,000 - \$50,000
TOTAL CONSTRUCTION COSTS:		\$780,000 - \$955,000

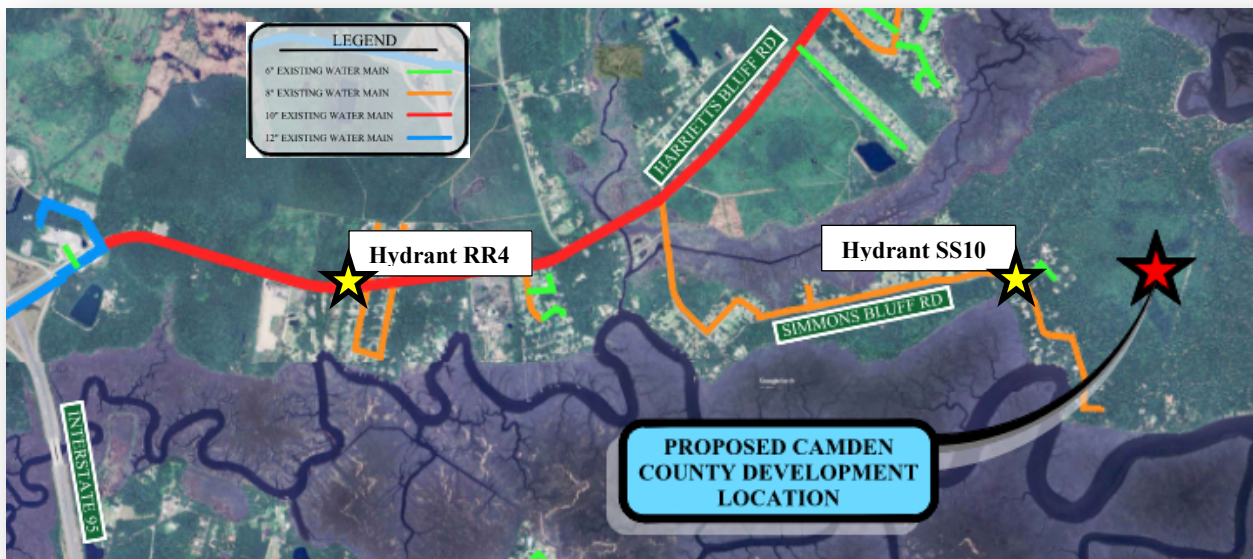
Water Analysis

The analysis below focuses on the impact to the City's water system, whereby existing system information and infrastructure performance data were obtained with assistance from City staff.

Existing Water System Information

The City's current water distribution network extends along Harrietts Bluff Road with primarily a 10-inch water main after the 12-inch transmission main feeding the local elevated storage tank East of I-95. An 8-inch main extends down Simmons Bluff Road in front of the proposed development site. This is shown visually on the map below.

Figure 3. North Kingsland Water System Map



City staff provide C&S with hydrant flow test results from two locations between the storage tank and proposed site (shown above as yellow markers). These results are given in the following table:

Hydrant ID	Static Pressure, psi	Residual Pressure, psi	Calculated Flow, gpm	Calculated Flow at 20 psi, gpm
RR4	65	50	1,061	1,920
SS10	65	35	531	660

Kingsland's local ordinance requires 1,000 GPM @ 20 psi (Kingsland, GA Code of Ordinances, Appendix B, I, Part 2, 2.9.J) for residential areas. Currently Hydrant SS10 nearest the proposed site doesn't meet that requirement and will require improvements to the system with additional demand put on the system.

Proposed Additional Demand

Two specific items were assessed with this new development:

1. Available supply capacity to meet max daily water demand
2. Ability to meet a 1,000-gpm fire flow demand at a minimum 20 psi pressure per local ordinance requirements

1. Additional Max Daily Demand

Like the sewer analysis, a design value of 200 gpd and total demand of 150,000 gpd based on 750 REUs will be used to analyze the development's impact to the water system. Applying a peaking factor of 2, the maximum daily demand of 300,000 gpd should be used for this new development. The nearest tank to the site is the Harrietts Bluff Tank, with approximately 750,000 gallons of storage. Therefore, fire flow, emergency storage, and operational storage demands will be supplied by this tank. The maximum daily demand of 300,000 gpd should be accounted for in the City's water supply considerations; this information should be provided so the City can plan for the additional water demand in their system.

2. Fire Flow Demand

As mentioned previously, City ordinance requires 1,000 GPM minimum fire flow while maintaining a minimum residual pressure of 20 PSI.

Based on the results of the two hydrant tests performed by Kingsland's Fire Department, C&S expects that either water line upsizing or installation of a booster pump station will be needed to meet local compliance requirements.

C&S calculated the impact of upsizing the existing 8-inch main ($\pm 8,770$ LF) on Simmons Bluff Road to either 10-inch or 12-inch pipes. Below is the estimated impact to pressure:

Pipe Size	Friction Losses, ft	Pressure Gained, psi	Calculated Flow at 20 psi, gpm
8" (Existing)	69.3 ⁺	--	660
10" (Proposed)	29.1*	+17.4	1,056
12" (Proposed)	25.8*	+18	1,084

⁺Assumed 100% of 30 psi pressure lost during field test (at 531 GPM calculated) through 8-inch segment

*Losses based on a C-factor of 120.

Based on these preliminary hand calculations, upsizing to a 10-inch main would satisfy fire flow requirements, avoiding the need for additional costs to upsize to the larger 12-inch main if the 10 inch was otherwise inadequate. Note that this solution indicates that fire flow conditions can be met at the beginning of the site but doesn't promise compliance at the furthest house in the subdivision.

Another proposed solution is to install a booster pump station to feed the new development. This station can be sized to meet the fire flow condition of 1,000 gpm at 20 psi plus the additional losses through internal residential subdivision water lines to satisfy the furthest house.

Preliminary Opinion of Costs

Below is C&S's Opinion of Probable Construction Costs. This Opinion was developed with a range of budgetary costs expected for the two options listed above, consistent with the level of accuracy that can be determined at this time. This accounts for the timeframe made available to C&S to gather cost data from comparable sources and make educated assumptions to factors such as inflation.

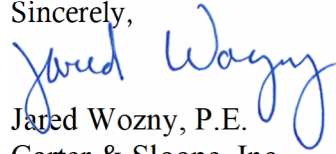
Option A – Water Main Upsizing	Cost Range
10" Water Main ($\pm 8,000$ LF)	\$525,000 - \$600,000
10" Fittings ($\pm 3,500$ LBS)	\$35,000 - \$45,000
Driveway/Road Crossings (± 50 SY)	\$5,000 - \$7,500

East River Crossing (± 750 LF)	\$130,000 - \$150,000
TOTAL CONSTRUCTION COSTS:	\$695,000 - \$802,500

Option B – Booster Pump	Cost Range
Booster Pump Station	\$275,000 - \$350,000
Water Main & Appurtenances	\$30,000 - \$60,000
Sitework & Miscellaneous Items	\$15,000 - \$25,000
TOTAL CONSTRUCTION COSTS:	\$320,000 - \$435,000

Please let me know if you have any questions or need C&S to perform further analyses.

Sincerely,



Jared Wozny, P.E.
Carter & Sloope, Inc.



Revised June 12, 2025

April 21, 2025

Mr. Lee H. Spell
City Manager
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

**Subject: Water & Sewer Service at Sheffield Island
Summary of Wastewater Treatment Plant Capacity Analysis**

Dear Mr. Spell,

As previously discussed, St. Bourke is seeking the City of Kingsland's approval to provide water and sewer service to the proposed Sheffield Island residential development. St. Bourke understands the City is concerned to allocate remaining available sewer capacity at the Wastewater Treatment Plant, as the project is outside City limits. The plant is authorized to discharge a maximum of 4.4 million gallons per day (MGD) under its current NPDES permit. Industry standards specify when average daily flows approach 80% of the permitted capacity (equivalent to 3.52 MGD) capacity expansion should be considered. St. Bourke engaged Carter & Sloope consulting engineers (C&S) to provide a forward-looking plant capacity analysis based on data from the City's Planning & Zoning department to assess when daily flows will approach the 80% and maximum permitted flow capacity.

Utilizing updated published Camden County new home data (ERUs) (Sourced 6/12/2025 : FRED – New Private Housing Structures Authorized by Building Permits for Camden County, GA; <https://fred.stlouisfed.org/series/BPPRIV013039>), C&S prepared two growth projections models – (1) a baseline model and (2) an accelerated model. The baseline model forecasts 200 new ERUs are developed per year in the City. This represents ~40% of the County's three-year average new ERU development. The accelerated model forecasts 400 new ERUs per year, representing ~81% of the County's three-year average for new ERU development. The City accounts for only 34% of the County's total population, so the baseline scenario is realistic, while the accelerated model is an aggressive growth forecast.

The growth models include commercial and industrial contributors based on data from the City's Planning & Zoning department and historical water usage. A projected 10% of permitted flow is allocated for anticipated commercial development (economic development), while an additional 5% is reserved for future industrial growth in the City. Both models incorporate anticipated flow contributions for the Sheffield Island development based on the projected ten year build out schedule.

The results of the baseline model, accounting for economic development sewer growth and capacity reservation, and for sewer flow for Sheffield Island, forecast sewer flow will reach 80% of permitted capacity by 2041 and 100% by 2064 (refer Figure 1 below).



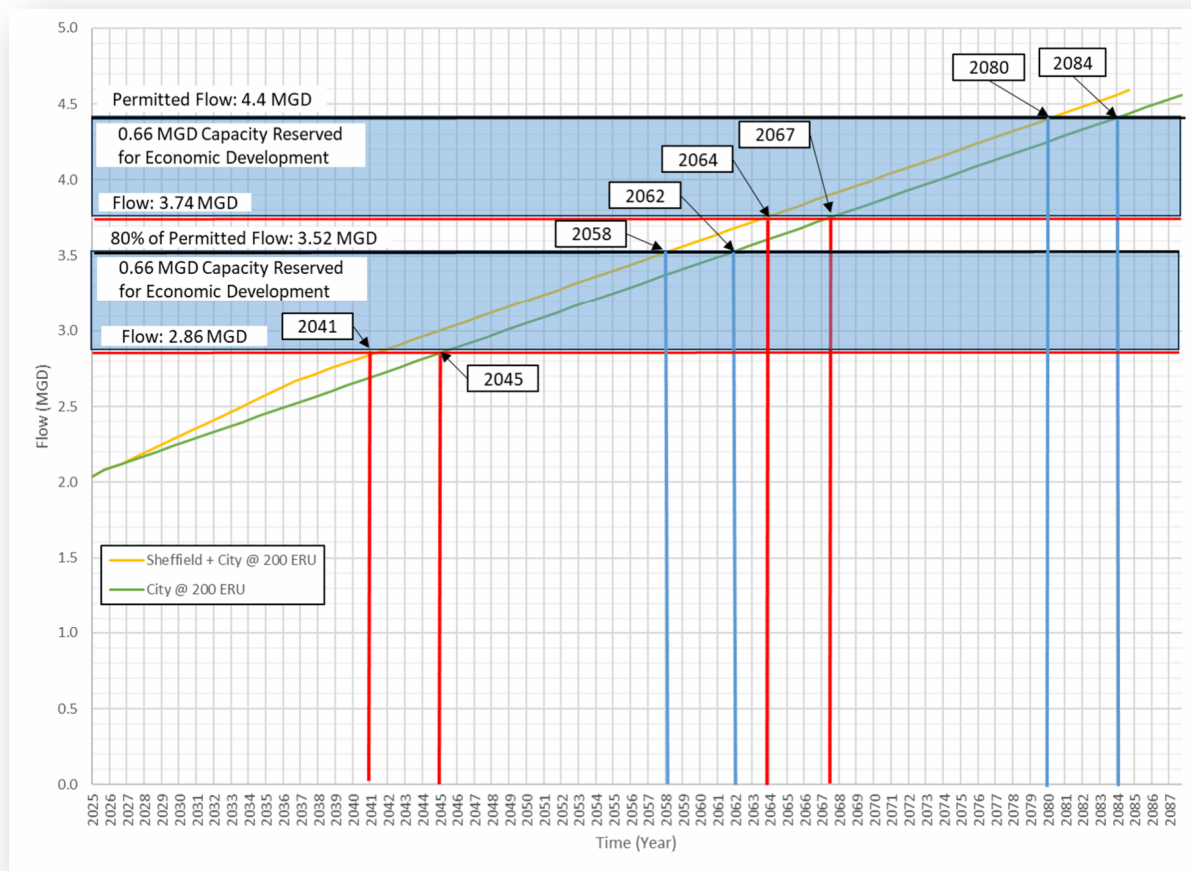


Figure 1 Scenario 1 – Baseline Growth Model (City, Economic Development & Sheffield Island)

The results of the accelerated model (refer Figure 2 below), accounting for economic development sewer growth and capacity reservation, and for sewer flow for Sheffield Island, forecast sewer flows reach 80% of permitted capacity by 2033 and 100% by 2044. The accelerate growth scenario serves as a valuable upper limit for utility planning purposes. Although the City comprises only 34% of the County's population, this scenario projects the City will capture 81% of the County's new ERU development, emphasizing the aggressive growth forecast assumption.

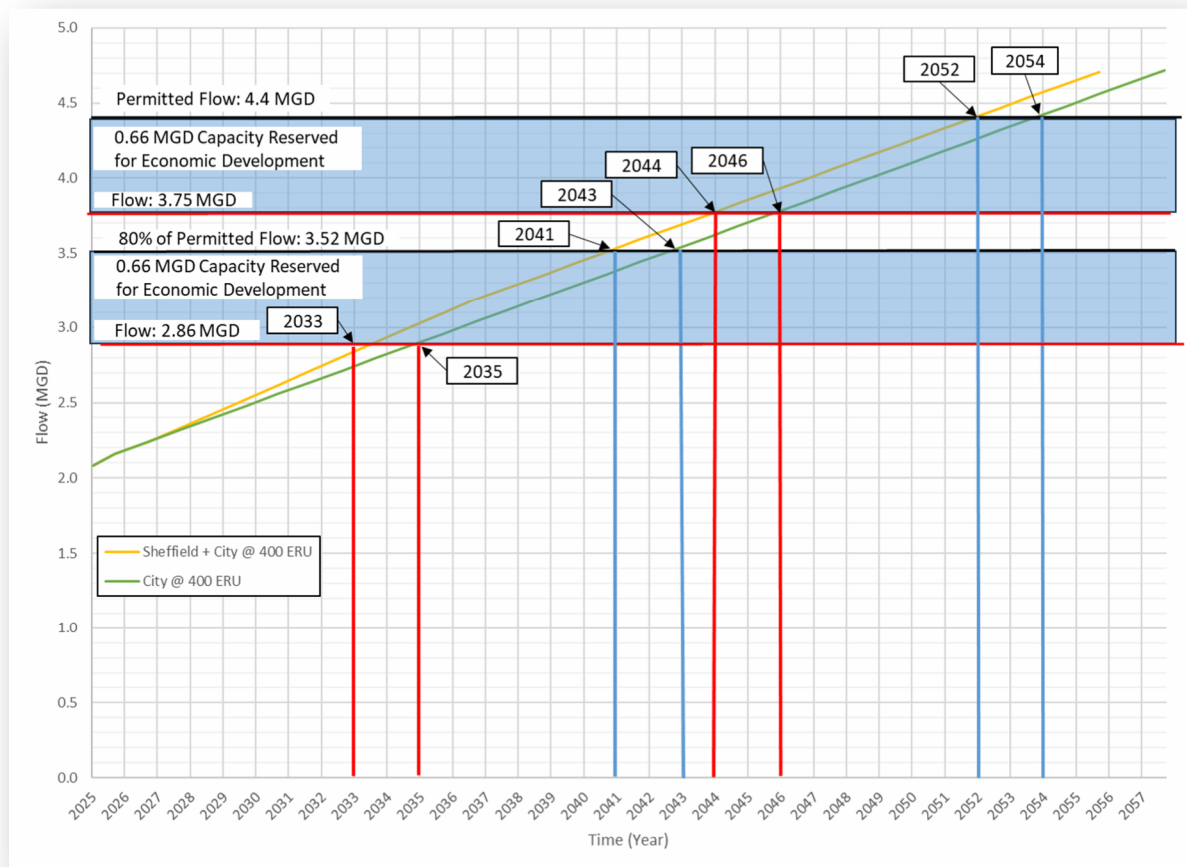


Figure 2 Scenario 2 – Accelerated Growth Model (City, Economic Development & Sheffield Island)

When the City explores options to increase permitted capacity, C&S anticipate capital expansion costs range from \$15–\$30 per gallon treated. Applying this to Sheffield Island's projected 150,000 gpd flow suggests a \$2.25–\$4.5 million cost. At full buildout, connection and capital recovery fees from Sheffield Island will generate \$10.35 million for the City.

Enclosed is the C&S detailed analysis outlining the plant capacity analysis and forecast modelling results. We appreciate your consideration for this proposal and look forward to further discussions.

Sincerely,

Richard Stevenson, P.E.
St. Bourke Development
richard@stbourke.com

April 18, 2025

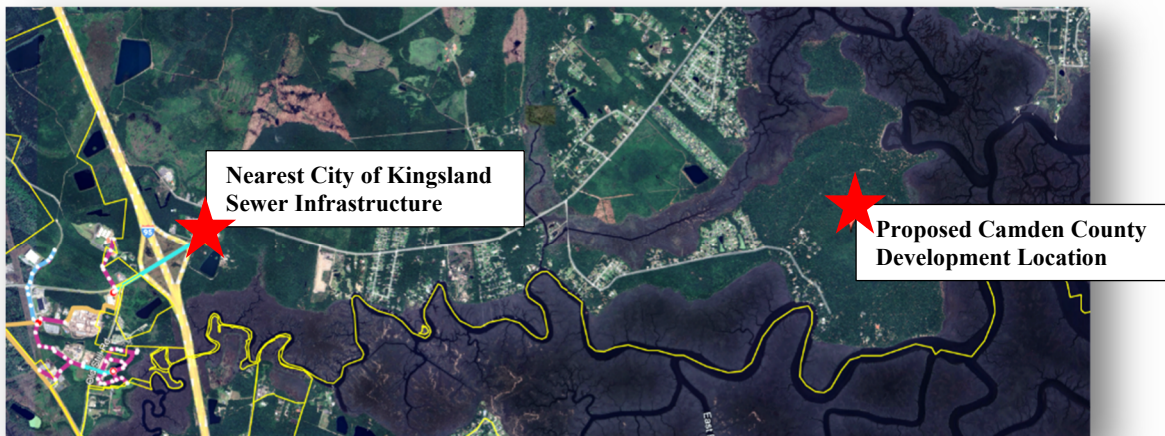
Mr. Richard Stevenson
Senior Vice President – Development
St. Bourke
1031 Marietta Street NW
Atlanta, GA 30318
stbourke.com

RE: Sheffield Island Subdivision/Development
Camden County, GA
City of Kingsland Wastewater Treatment Plant Capacity Analysis Memorandum (DRAFT)
C&S Project No.: S7960.001

Mr. Stevenson:

St. Bourke hired Carter & Sloope, Inc. (C&S) to investigate and analyze the impacts of a proposed subdivision (Sheffield Island) on the City of Kingsland's Wastewater Treatment Plant capacity. The location of this subdivision is shown below and bounded by Simmons Bluff, Drizzle Bluff, and W London Hill Roads.

Figure 1. Location Map



The proposed development consists of approximately 750 Residential Equivalent Units (REUs), and St. Bourke is looking to serve this parcel's water and sewer needs by connecting to the City of Kingsland's utility systems.

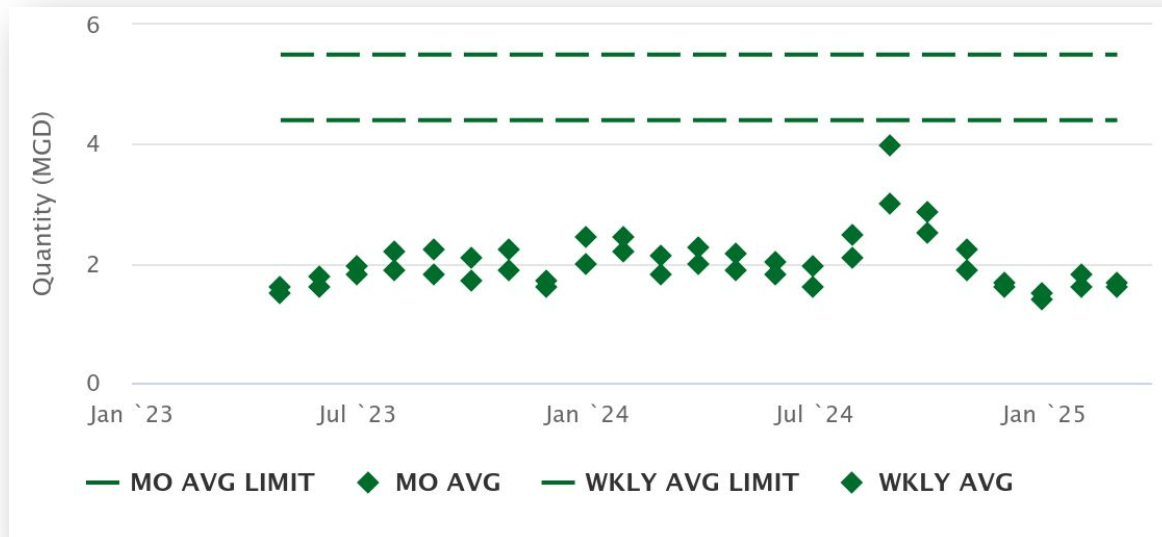
Wastewater Treatment Plant Capacity Analysis

24 Month Effluent Discharge Summary (to St. Marys River)

Data Source: EPA ECHO Database (<https://echo.epa.gov/>)

The facility is authorized to discharge a maximum of 4.4 million gallons per day (MGD) under its current NPDES permit. Industry standards designate when average daily flows approach 80% of the permitted capacity — equivalent to 3.52 MGD — the Georgia Environmental Protection Division (GA EPD) commonly initiates coordination with the permittee to assess plans for capacity expansion.

Analysis of the most recent 24-month period indicates the facility has been operating at an average flow rate of approximately 2.0 MGD, which represents roughly 45% of its permitted discharge limit. A temporary increase in flow rates was recorded from August through October 2024, likely attributable to prolonged precipitation events and associated inflow and infiltration (I&I) impacts during that period.



Projected Capacity Demands and Growth Assumptions

C&S is aware of many developments currently planned or underway within the City limits, approximately 5,000-6,000 ERUs based on data provided by the City. To evaluate when the facility may reach its 80% threshold and full permitted capacities, two scenario forecast models were developed based on this shared development data.

Development Data and Forward Assumptions

To project future flow and buildout schedules for planned developments, building permit data for Camden County was used as a basis for development activity:

- Three-year new home average: 612 ERUs/year
- Five-year new home average: 509 ERUs/year

(Source: FRED – New Private Housing Structures Authorized by Building Permits for Camden County, GA;
<https://fred.stlouisfed.org/series/BPPRIV013039>)

According to 2024 population estimates, Camden County has a population of 59,099, while the City of Kingsland comprises approximately 34% of that total, with an estimated population of 20,343.

(Source: U.S. Census Bureau Quick Facts;

<https://www.census.gov/quickfacts/fact/table/camdencountygeorgia/PST045224>)

Growth Scenarios

Two growth scenarios were developed to forecast future capacity constraints:

1. Baseline Growth Model (Conservative)
Assumes 200 new ERUs per year within the City, representing ~33% of the County's three-year average permit activity and ~39% of the five-year average.
2. Accelerated Growth Model (Aggressive)
Assumes 400 new ERUs per year within the City, representing ~65% of the three-year average and ~79% of the five-year average new permit activity in the County.

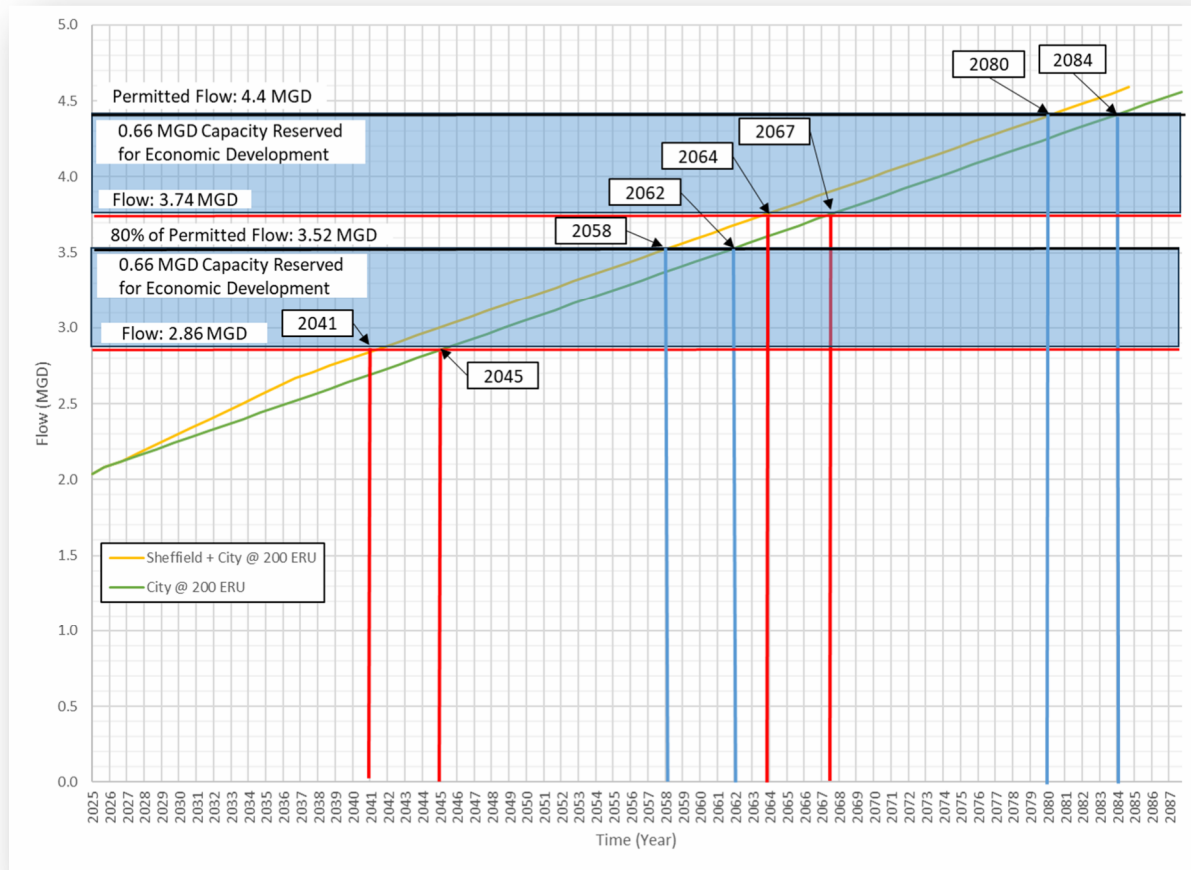
These growth assumptions provide the basis for projecting when the facility's capacity is expected to exceed the 80% planning threshold (3.52 MGD) and ultimately the full permitted flow of 4.4 MGD.

The proposed Sheffield Island development will contribute 0.15 MGD of sewer flow to the plant at full build. St. Bourke expect full buildout will occur within 10 years, which equates to 75 new building permits per year.

The aggressive growth scenario provides a useful upper bound for planning purposes. Although the City accounts for only 34% of the County's total population, the aggressive scenario assumes it will capture approximately 65% of the County's new residential development permits. This disparity underscores the scenario's aggressive forecasting.

Along with residential growth, commercial and industrial (economic development) contributors should be considered in these models. C&S used the list of development projects released by Kingsland's Planning & Zoning department and historical city water usage data (equated to sewer use) to determine anticipated commercial development. Based on the information received, a projected 10% of permitted flow (or 440,000 gpd) should be allocated. The City has not published or provided their planned allocation to local industrial development so at this time another 5% (220,000 gpd) will be earmarked in the growth model.

Scenario 1 – Baseline Growth Model (City Only & City + Sheffield)



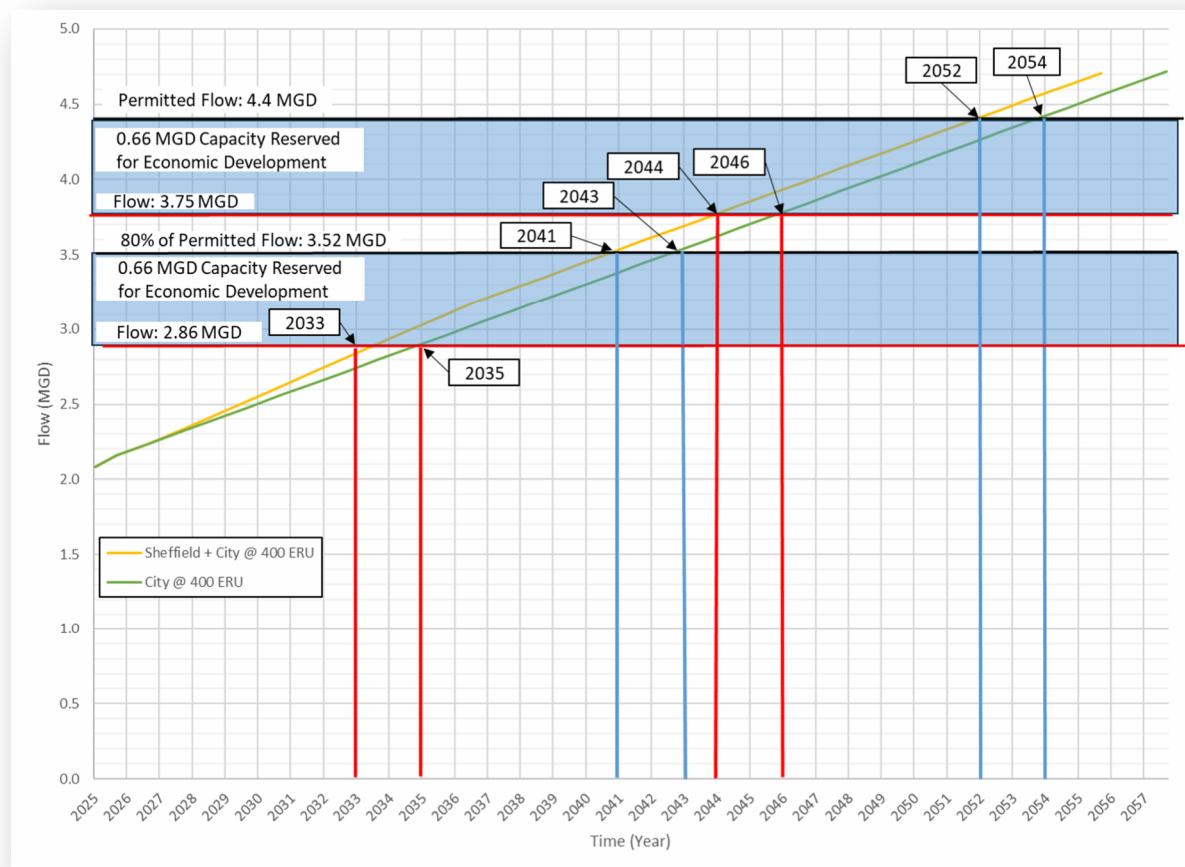
Based on the graph above using the Baseline Growth Model, the following scenario projections are identified:

1. With City-only residential growth, flows at the treatment plant will reach 80% of permitted capacity by 2062 and 100% by 2084.
 - a. If the 15% Economic Development allocation is utilized, flows will reach 80% by 2045 and 100% by 2067.
2. With Sheffield Island development added, flows reach 80% by 2058 and 100% by 2080.
 - a. If the 15% Economic Development allocated is utilized, plant flows reach 80% by 2041 and 100% by 2064.

Based on 200 City-only ERUs added per year, flows at the treatment facility are projected to reach 80% of permitted capacity by 2065 and 100% of its permitted capacity in the year 2087.

Flows contributed by St. Bourke through 2037 and continued growth in the City at 200 new ERUs per year, the City will hit 80% of its permitted capacity in the year 2061 and 100% of its permitted capacity in the year 2083.

Scenario 2 – Aggressive Growth Model (City Only & City + Sheffield)



Based on the graph above using the Aggressive Growth Model, the following scenario projections are identified:

1. With City-only residential growth, flows at the treatment plant will reach 80% of permitted capacity by 2043 and 100% by 2054.
 - a. If the 15% Economic Development allocation is also realized, flows will reach 80% by 2035 and 100% by 2046.
2. With Sheffield Island development added, flows reach 80% by 2041 and 100% by 2052.
 - a. If the 15% Economic Development allocation is also realized, plant flows reach 80% by 2033 and 100% by 2044.

Large versions of these graphs are provided in Appendix A for your use.

Future Planning / Expansion

As sewer flows approach 80% of permitted capacity, the City will begin to explore options to increase permitted capacity. There are generally two approaches to capacity expansion:

- 1) expand the existing facility(ies) or
- 2) construct a new facility.

Capital costs for either approach depend on several factors – site location, size of new facility, type of treatment, etc. – but C&S has seen prices recently range between \$15-\$30 per gallon treated (i.e. \$30 Million for a 1 MGD facility). If you applied this cost per gallon estimate directly to the Sheffield Island's flows, 150,000 gpd equates to a \$2.25-\$4.5 Million component of a facility expansion project.

Based on the City's Ordinance, \$7,200 (\$1,200 for sewer connection and \$6,000 for capital recovery) fees per unit result in \$5,400,000 (\$5.4 Million) paid after full buildout.

(Source: *Kingsland Code of Ordinances, Chapter 22 – Utilities, Article II. Water and Sewer Service, Sec 22-28*;
https://library.municode.com/ga/kingsland/codes/code_of_ordinances?nodeId=PTIICOOR_CH22UT_ARTIIWASESE)

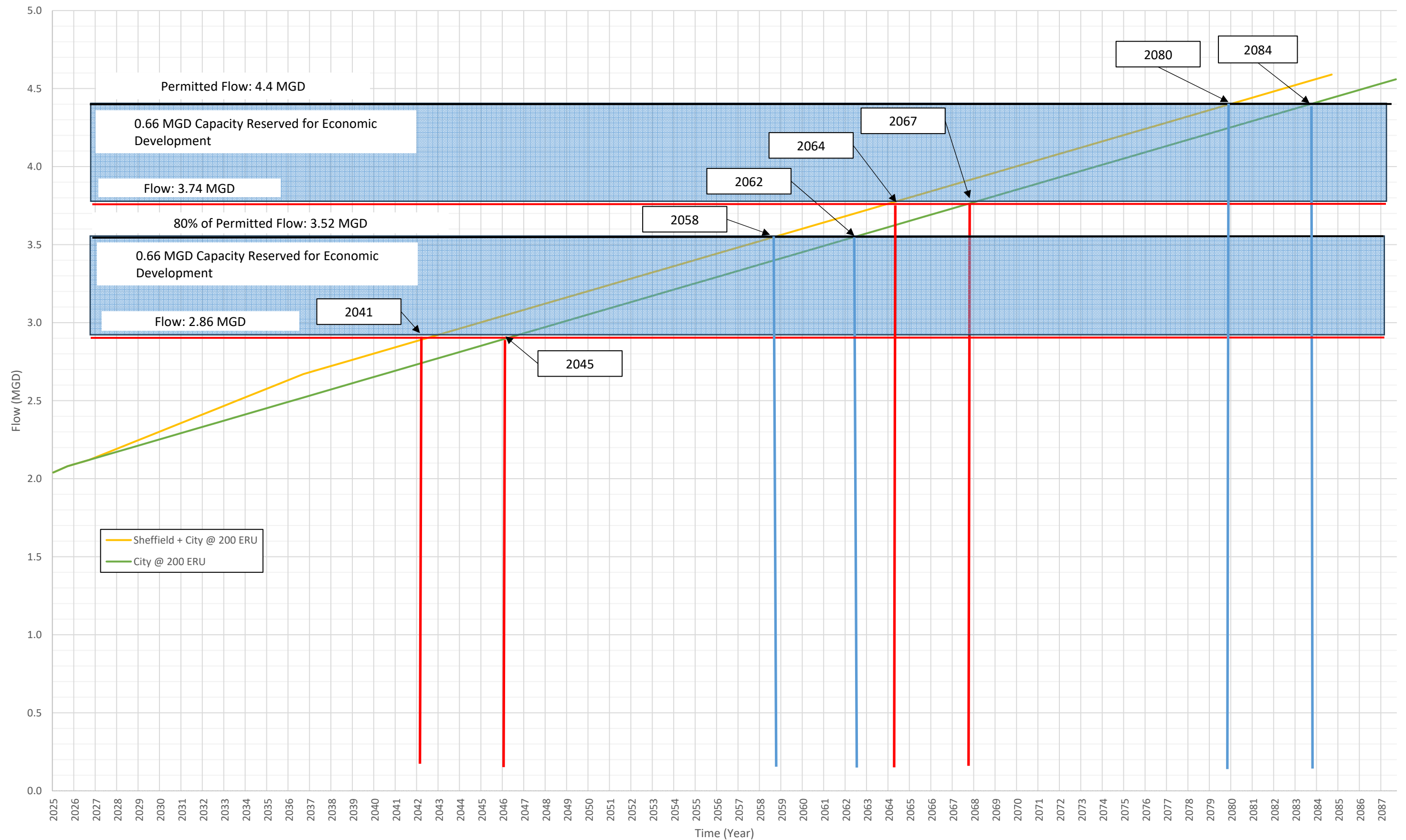
Lastly, C&S is aware of the potential for a Wastewater Treatment Plant built to serve the Industrial Park located in North Kingsland. Looking at the current loading from customers in the Industrial Park, approximately 100,000 gpd could be redirected towards this new facility and that capacity regained at the City's plant. However, there is no current confirmation that the Camden County Joint Development Authority has committed to pursuing this plan.

Please let me know if you have any questions or need C&S to perform further analyses.

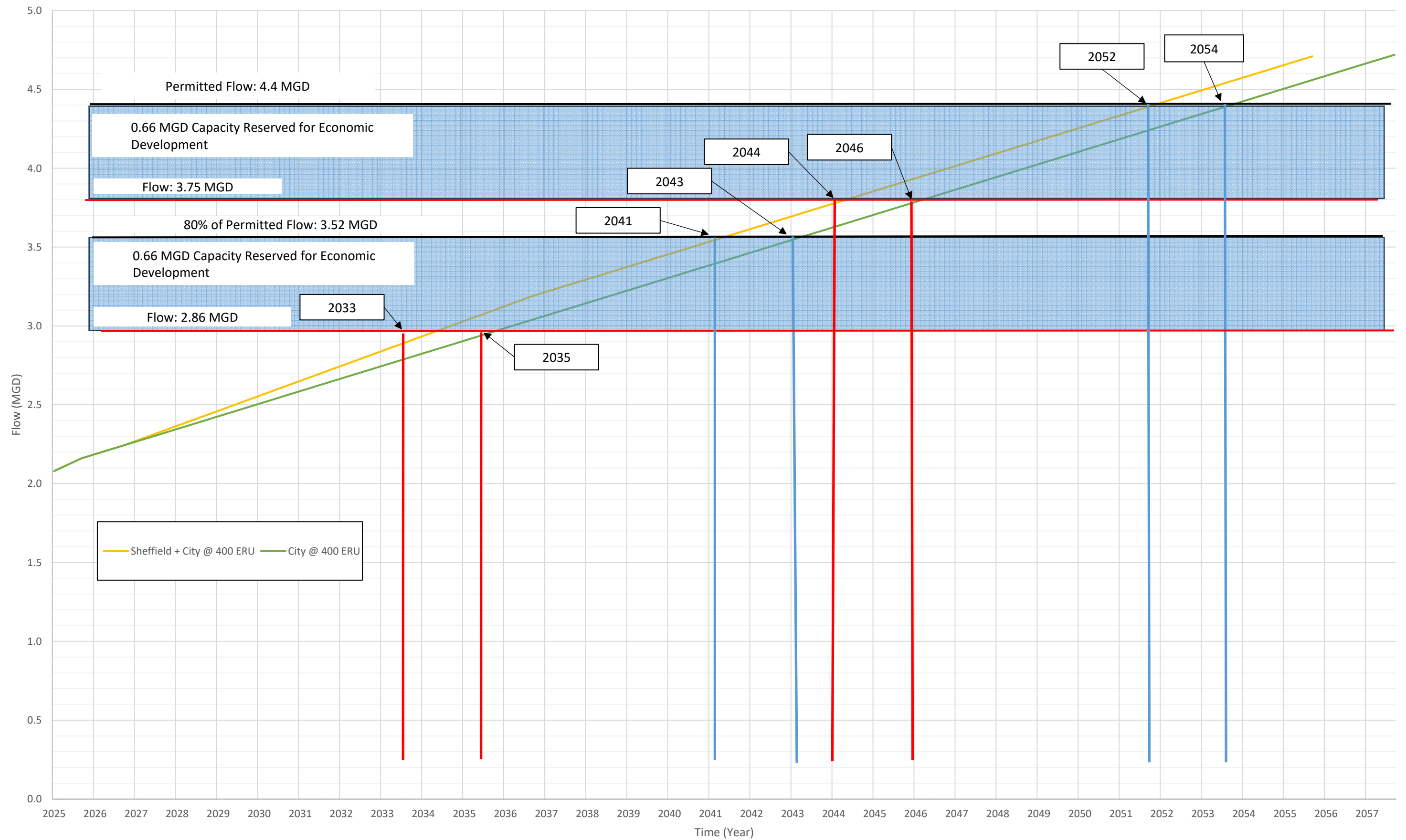
Sincerely,

Jared Wozny, P.E.
Carter & Sloope, Inc.

Incl: Appendix A – Growth Model Graphs



Scenario 1 – Baseline Growth Model (City Only & City + Sheffield)



Scenario 2 – Aggressive Growth Model (City Only & City + Sheffield)



from
the
ground
up

June 12, 2025

Ms. Filiz Morrow
Finance Director
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

**Subject: Proposal for Water and Sewer Utility Service to Sheffield Island -
\$13.75MM Benefit with \$346K annual revenue to the City of Kingsland**

Dear Ms. Morrow,

This letter outlines the immediate and long-term financial benefits to the City of Kingsland from extending out-of-city water and sewer services to the Sheffield Island property. The proposed elevated waterfront community will feature 750 single-family homes designed to integrate coastal living with sustainability and shoreline preservation. As part of this development, St. Bourke plans to extend sewer infrastructure to the island and upgrade the existing, undersized waterline serving current residents. Because Sheffield Island is not contiguous with City limits, annexation is not currently feasible. Therefore, St. Bourke is requesting a variance approval from the City to provide water and sewer services to the property.

The infrastructure installation cost will be borne by St. Bourke and dedicated to the City on completion. This presents a strong financial incentive for the City, along with projected long-term revenue gains that significantly exceed the costs of service provision for water and sewer to Sheffield Island. The City ordinance details rate schedules for out-of-city services and was used for the financial calculations.

The key financial highlights include:

- **Annual Revenue Generation:** The development is expected to generate approximately \$346,000 per year in revenue from water and sewer usage charges. This estimate is based on current out-of-city residential water and sewer rates (Sec. 22-26. - Rate schedule) and assumed usage patterns for single-family homes of 200 gpd.
- **Connection Fees:** One-time water and sewer connection fees at full buildout are projected to be \$1,350,000. This fee is received by the City as homes are constructed and connected to the system (Sec. 22-28. - Charges for initial water and sewer service (1) and (2)).
- **Capital Recovery Fee:** The capital recovery fee is 50% higher for outside city limits, and therefore the total fee at full buildout is \$9,000,000. (Sec. 22-28. - Charges for initial water and sewer service (3), updated with ordinance #2025-09).



- Infrastructure investment: St. Bourke's total investment in City infrastructure improvements under the upgrade and extension scope for water and sewer utility infrastructure recommended by the engineer is estimated at \$3,400,000. St. Bourke engaged Carter & Sloope, Inc and McDill Design & Development, civil engineer consultants familiar with city infrastructure and development, to complete feasibility engineering analysis of the city's existing wastewater and water infrastructure to service the proposed Sheffield Island property. The scope included a preliminary opinion of costs which were memorialized in the engineering reports provided to the City.
- Additional Potential: The City may be able to reduce its infrastructure investment costs for future development in this area, as St. Bourke infrastructure upgrades may already provide adequate water and sewer services and capacity to support additional growth within the City limits or as annexation occurs along this corridor.

Extending water and sewer service to Sheffield Island offers the City of Kingsland a unique opportunity to achieve substantial financial return and expansion of its utility infrastructure - without the need for City investment.

St. Bourke welcomes the opportunity to further discuss this proposal, the development agreement mechanics, and its long-term benefits to the City and its residents.

Sincerely,



Richard Stevenson, P.E.
St. Bourke Development
richard@stbourke.com



Sheffield Island

Water and Sewer Variance Request

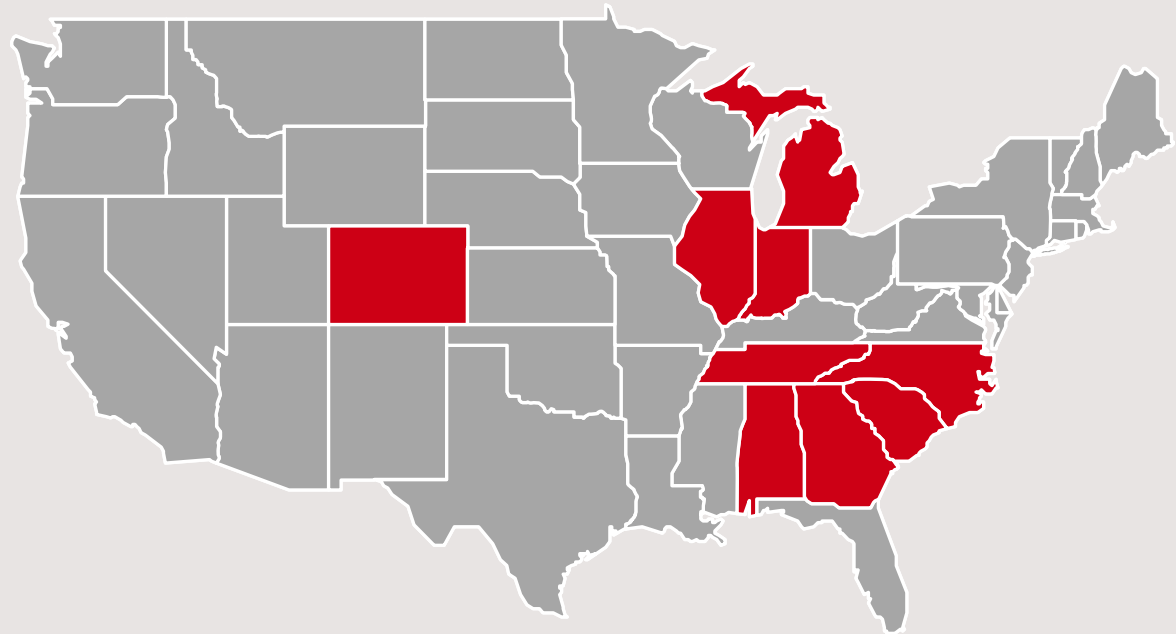
PREPARED FOR: CITY OF KINGSLAND

JULY 2025

Introduction



- Drapac Capital Partners (DCP) is a highly specialized property investment firm focused on residential land in established metros and growth markets including Atlanta, Nashville, Denver & Chicago.
- The DCP property portfolio currently includes 35 residential communities encompassing more than 15,000 residential lots (+65 communities at peak).
- Active in the U.S. market for 15+ years, DCP has established a strong track record of delivering desirable communities through diligent problem solving, thoughtful planning, and creative design.
- St. Bourke (SB) operates as DCP's development arm and manages the entire development process for select portfolio assets with responsibilities ranging from pre-development engineering & permitting to the delivery of finished lots and community amenities.



The current DCP portfolio consists of more than 15,000 residential lots across 12 submarkets in 9 states.

Sheffield Island Location

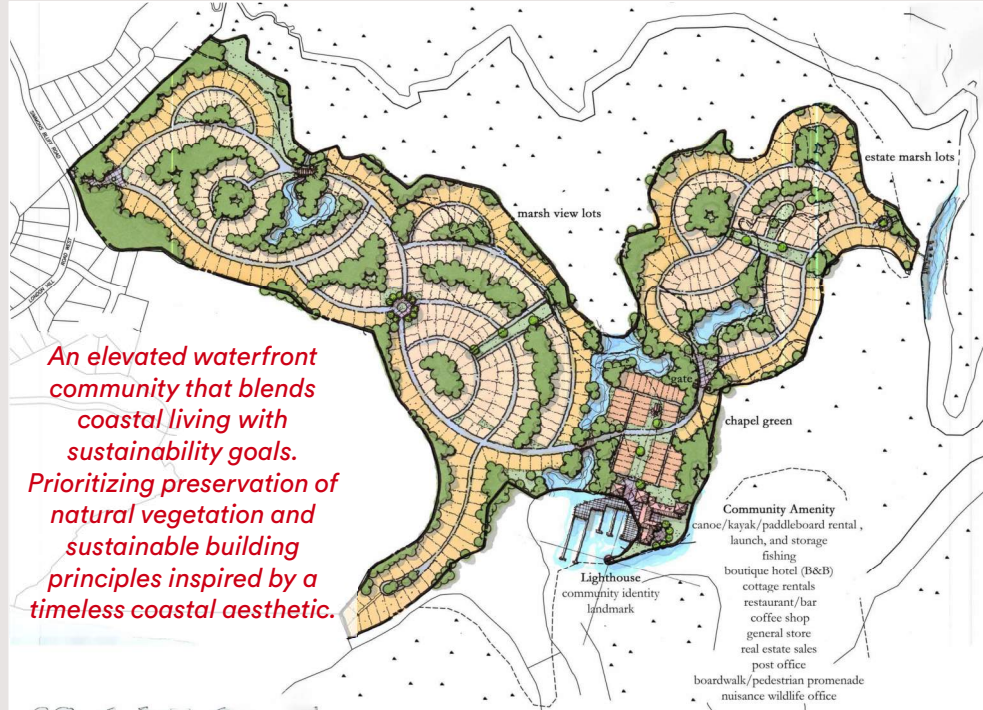


Sheffield Island – Community Inspiration

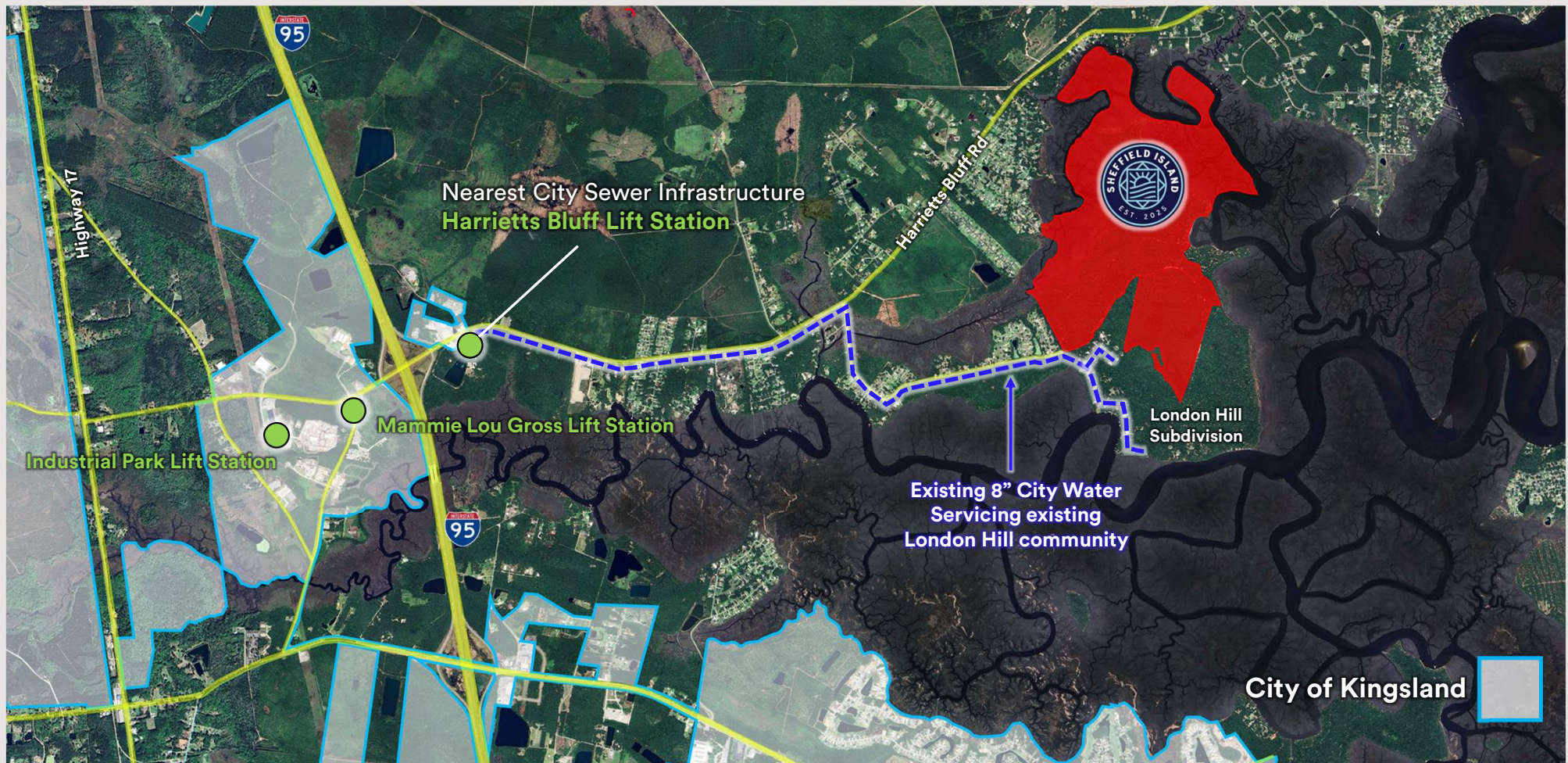


from
the
ground
up

drapac
capital
partners



Existing Infrastructure & Utilities



Proposed Developer Installed Infrastructure Improvements

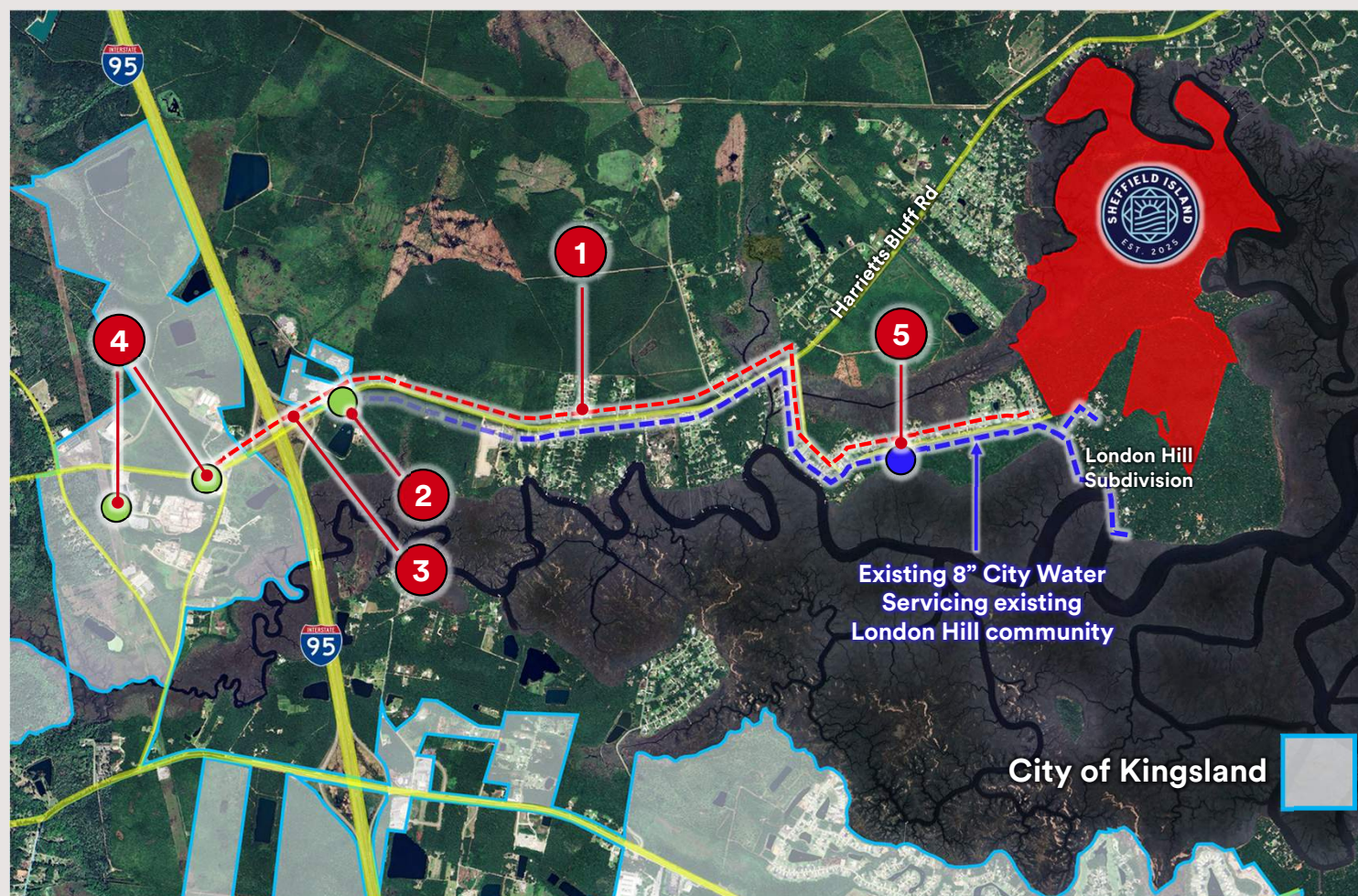


from
the
ground
up

drapac
capital
partners

- 1 21,000-ft force main along Harrietts Bluff to Sheffield Island⁽¹⁾
- 2 Upsize of Harrietts Bluff Lift Station⁽¹⁾
- 3 Upsize Force Main under I-95⁽¹⁾
- 4 Upsize Mammie Lou & Gross Industrial Park lift stations⁽¹⁾
- 5 Install booster pump on the existing waterline⁽¹⁾

⁽¹⁾ Source: Carter & Sloope April 8, 2025
Water & Sewer Study Analysis Memorandum
Sheffield Island Subdivision. Line currently
under required operating pressure.



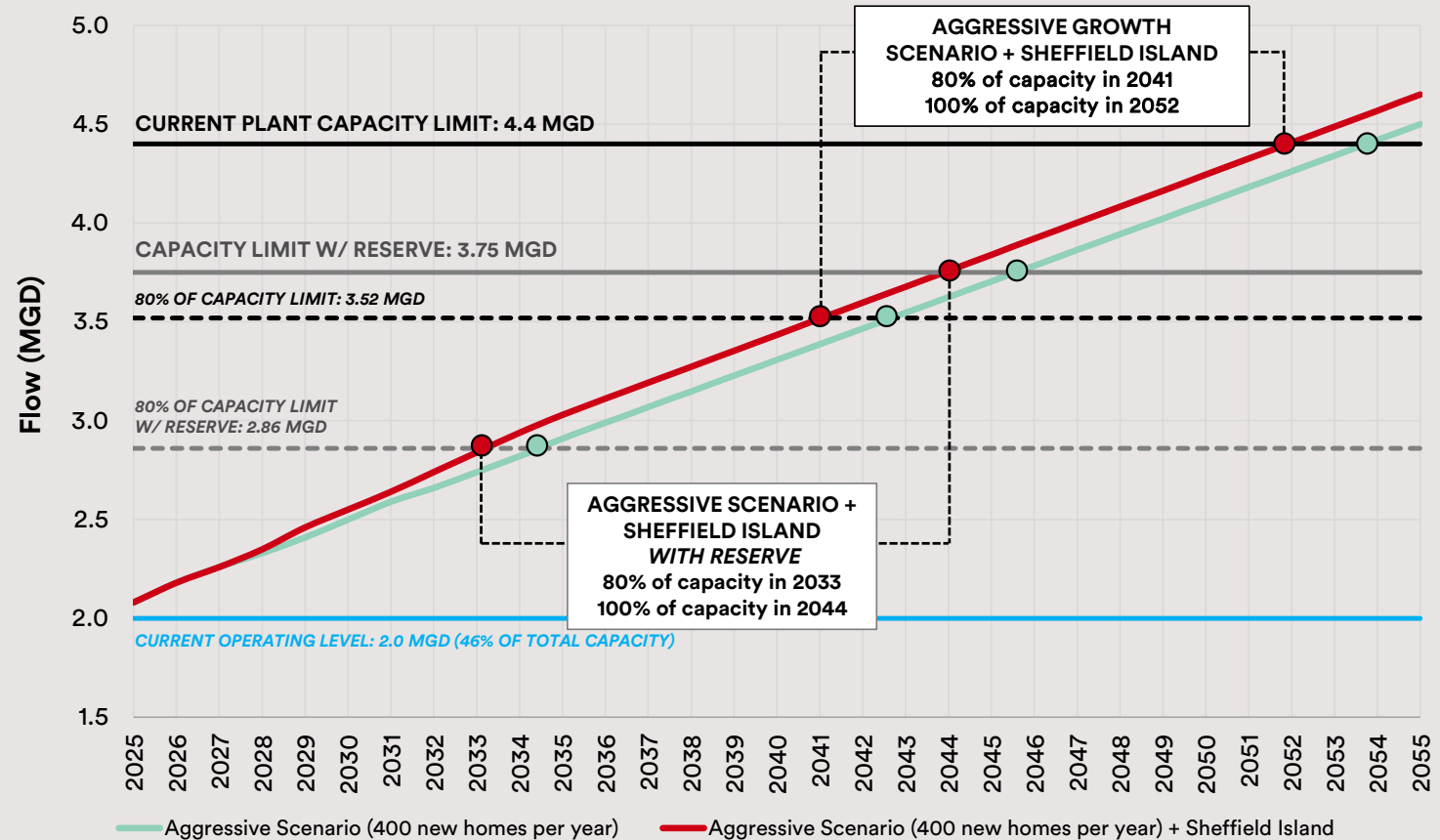
Capacity Analysis



- The City's wastewater treatment plant is permitted to discharge up to 4.4 million gallons per day (MGD).
- Expansion planning is recommended once average daily flows reach 80% of permitting capacity (3.5 MGD).
- Carter & Sloope conducted a forward-looking capacity analysis accounting for planned City developments and an aggressive new home starts schedule¹.
- The aggressive model assumes construction of 400 new homes per year, representing 81% of Camden County's total new home starts (based on a 3-year average²).

Based on this analysis, the City has adequate time (8+ years) to prepare, design, permit, and build additional plant capacity.

However, the likelihood demand meets this aggressive scenario is unlikely, increasing the timeframe available.



(1) Carter & Sloope City of Kingsland Wastewater Treatment Plant Capacity Analysis, April 18, 2025
 (2) FRED – New Private Housing Structures Authorized by Building Permits for Camden County, GA

Financial Benefit Analysis



	Kingsland Contribution	Value of Improvements/Fees
Force Main Install, Multiple Lift Station Upsizing, Booster Pump	\$0	\$3,400,000 ⁽¹⁾
Water & Sewer Connection Fees	N/A	\$1,350,000 ⁽²⁾
Capital Recovery Fee	N/A	\$9,000,000 ⁽³⁾
Total Value	\$0	\$13,750,000

10 Year Projected Revenue Generation to City of Kingsland:

\$3,460,000

Source

(1) Carter & Sloope April 8, 2025 Water & Sewer Study Analysis Memorandum Sheffield Island Subdivision

(2) Code of Ordinances City of Kingsland, Georgia. Chapter 22, Article II, Div I Sec. 22-26, (1)

(3) Code of Ordinances City of Kingsland, Georgia. Chapter 22, Article II, Div I Sec. 22-26, (3), amended March 2025

Proposed Partnership



City of Kingsland receives:

+\$13,750,000

Combined value of physical infrastructure, connection fees, and capital recovery fees

+\$3,460,000

Projected customer revenue generation over 10 years

City of Kingsland provides:

3.4%

Water and sewer service for 750 homes represents approximately 3.4% of Kingsland's existing sewer capacity.





ROBERTS
CIVIL ENGINEERING

301 Sea Island Road Suite 10, St. Simons Island, GA 31522
912-638-9681 Office 912-289-0339 Fax

June 18, 2025

City of Kingsland
Attn: Hannah Smith, Purchasing Agent
107 South Lee Street
Kingsland, GA 31548

Re: Al Gay and Middle School Road Improvements
RFP# COK 25-017

Mrs. Smith:

Roberts Civil Engineering has reviewed the bid on the above-referenced project and recommends the project be awarded to The Scruggs Company. At a total of \$ 628,574.12, The Scruggs Company was \$ 147,462 below the price of the next respondent bidder. The Scruggs Company has extensive paving experience including projects in McIntosh, Clinch and Brantley Counties. Upon contract execution the project could be completed within 180 days.

Please notify us of the Commission's decision to move forward with the project, including the date of approval and affirmation of the contractor selected. Upon receiving this information, we will proceed with the execution of the contract documents and issue a notice to proceed.

Sincerely,

William M. Weeks
Project Manager
bweeks@robertscivilengineering.com

Cc: Mr. Lee Spell

BID TABULATION
CITY OF KINGSLAND
AL GAY ROAD MIDDLE SCHOOL ROAD IMPROVEMENTS
RFP NO. COK 25-017

City of Kingsland
Al Gay Road & Middle School Road Improvements
RFP NO. COK 25-017

				(1) Scruggs Company Inc.		(2) Reeves Construction Co.	
DOT Ref No.	Item Description	Quantity	Unit	Unit Price (1)		Unit Price (2)	
				Amount (1)		Amount (2)	
ROADWAY ITEMS							
150-1000	TRAFFIC CONTROL	LS	1	\$	18,431.48	\$	29,182.95
151-1000	MOBILIZATION	LS	1	\$	43,084.94	\$	104,615.96
210-0100	GRADING COMPLETE	LS	1	\$	68,312.99	\$	70,412.46
310-5080	GR A GGR BASE CRS, 8 INCH, INC., MATL	SY	1095	\$	38.40	\$	52.86
402-3130	1.5" RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INC. BITUM MATL	TN	500	\$	157.88	\$	175.74
402-3190	2" RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INC. BITUM MATL & HLIME	TN	660	\$	155.45	\$	162.65
413-0750	TACK COAT	QL	261	\$	4.52	\$	3.69
441-6002	CONC CURB & GUTTER, 6 IN X 18 IN, TP 2	LF	671	\$	28.71	\$	26.28
DRAINAGE ITEMS							
550-1180	STORM DRAIN RPE, 18 IN, H 1-10	LF	193	\$	161.48	\$	142.18
550-1300	STORM DRAIN RPE, 30 IN, H 1-10	LF	115	\$	269.14	\$	236.96
550-1360	STORM DRAIN RPE, 36 IN, H 1-10	LF	145	\$	305.02	\$	268.56
550-4230	FLARED END SECTION 30 IN, STORM DRAIN	EA	6	\$	2,990.43	\$	2,632.91
550-4236	FLARED END SECTION 36 IN, STORM DRAIN	EA	2	\$	3,588.52	\$	3,159.49
603-2181	STN DUMPED RIP RAP, TP 3, 18 IN	SY	7	\$	305.81	\$	775.38
668-2100	DROP IN ET, GP 1	EA	2	\$	4,784.69	\$	6,529.61
668-4400	STORM SEWER MANHOLE, TP 2	EA	1	\$	5,023.92	\$	8,951.89
668-5000	JUNCTION BOX	EA	1	\$	4,545.46	\$	6,845.56
SIGNING & MARKING ITEMS							
653-1906	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	LF	3255	\$	1.08	\$	0.95
653-1704	THERMOPLASTIC SOLID TRAFFIC STRIPE, 24 IN, WHITE	LF	15	\$	17.94	\$	15.80
653-2602	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	LF	3255	\$	1.08	\$	0.95
636-1030	HIGHWAY SIGNS, TP1 MATL, REFL SHEETING, TP 11	SF	7.5	\$	41.87	\$	26.33
636-2080	GALV STEEL POSTS, TP 8	LF	10	\$	35.89	\$	21.06
706-1003	TURF ESTABLISHMENT, TP C	AC	1.1	\$	-	\$	-
EROSION CONTROL ITEMS							
163-0232	TEMPORARY GRASSING	AC	1.28	\$	1,913.88	\$	2,632.91
163-0301	CONSTRUCT AND REMOVE CONSTRUCTION EXITS	EA	1	\$	4,110.99	\$	4,650.57

BID TABULATION
CITY OF KINGSLAND
AL GAY ROAD MIDDLE SCHOOL ROAD IMPROVEMENTS

163-0503	CONSTRUCT AND REMOVE SILT CONTROL GATE, TP3	EA	1	RFP NO. COK 25-017 \$ 583.23	\$ 583.23	\$ 1,369.11	\$ 1,369.11
163-0527	CONSTRUCT AND REMOVE RIP RAP CHECK DAMS, STONE PLAIN RIP RAP/SANDBAGS	EA	6	\$ 605.13	\$ 3,630.78	\$ 2,631.14	\$ 14,166.84
163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	3	\$ 1,047.17	\$ 3,141.51	\$ 421.27	\$ 1,263.81
167-1500	WATER QUALITY INSPECTIONS	MO	6	\$ 1,148.33	\$ 6,889.98	\$ 1,053.16	\$ 6,318.96
171-0010	TEMPORARY SILT FENCE, TYPE A	LF	4000	\$ 4.49	\$ 17,960.00	\$ 3.16	\$ 12,640.00
700-6910	PERMANENT GRASSING	AC	1.28	\$ 3,409.09	\$ 4,363.64	\$ 6,371.63	\$ 8,155.69
700-9300	SOD	SY	6196	\$ 8.21	\$ 50,869.16	\$ 14.74	\$ 91,329.04
TOTAL				\$	628,574.12	\$	776,144.87