



# CITY OF KINGSLAND, GEORGIA

## CITY COUNCIL

AGENDA • FEBRUARY 27, 2017

Regular Meeting

City Council Chamber

6:00 PM

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

### **I. PUBLIC HEARING - STARTS AT 6:00PM**

1. Alcohol Beverage License -

The City of Kingsland, Georgia will conduct a public hearing for the purpose of considering the application for the sale of beer/wine, from "OM Shiv 111 Corporation" located at 1870 Harriett's Bluff Road Woodbine, Georgia 31569.

2. City of Kingsland Urban Redevelopment Plan -

### **II. CALL TO ORDER AND WELCOME GUESTS**

### **III. INVOCATION AND PLEDGE TO THE FLAG**

1. Reverend Al Crumpton, King of Peace Episcopal Church, Boy Scout Troop 226  
-

### **IV. ROLL CALL**

Kenneth E Smith Sr  
Charles Grayson Day Jr.  
James Ham  
Jim McClain  
Richard A. Winters

Mayor  
Mayor Pro Tem  
City Councilman  
City Councilman  
City Councilman

### **V. CONSENT DOCKET**

- A. Approve the Council Minutes of the last regular Council Meeting
  1. City Council - Regular Meeting - Feb 13, 2017 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

### **VI. PRESENTATION**

1. Carter & Sloope -  
Municipal Utilities Presentation
2. Department Heads, City of Kingsland -  
Departmental Presentations

## **VII. GRANTING AUDIENCE TO THE PUBLIC**

## **VIII. OLD BUSINESS**

## **IX. NEW BUSINESS**

1. Approval Of: Alcohol Beverage License -  
Application for the sale of beer/wine, from "OM Shiv 111 Corporation" located at 1870 Harrietts Bluff Road, Woodbine, Georgia 31569.
2. Adoption Of: Resolution # 2017-04 -  
Re-Adopt the Kingsland Urban Redevelopment Area, Adopt the Revised and Updated Urban Redevelopment Plan, Rescind Resolution #2009-04 and Appoint the City Council as the Kingsland Urban Redevelopment Agency. Staff recommends approval.
3. Approval Of: 60 Month Taser Replacement Program -  
60-month purchase agreement for the replacement of 35 TASERS. Includes one free TASER, \$3500 credit for old TASERS, and unlimited cartridges for new TASERS. Funding source Court Technology fund. TASER International is the sole source provider. Staff recommends approval.
4. Adoption Of: Solid Waste and Materials Management Plan -  
Staff recommends approval.
5. Approval Of: Declaring Surplus Items -  
Staff recommends approval.

## **X. MAYOR AND COUNCIL ANNOUNCEMENT**

## **XI. ADJOURNED**

# **CITY OF KINGSLAND** **URBAN REDEVELOPMENT PLAN**



ADOPTED AND APPROVED BY KINGSLAND CITY COUNCIL  
JANUARY 12, 2009

REVISED AND ADOPTED BY CITY COUNCIL

PREPARED & REVISED BY:  
CITY OF KINGSLAND  
107 S. LEE STREET  
P. O. BOX 250  
KINGSLAND, GEORGIA 31548

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## I. INTRODUCTION

The City of Kingsland, Georgia, incorporated in 1908, was once known only as the Coldwater Cattle Camp, in the wilds of Coastal Georgia. The camp was part of the vast land holdings of the King Family, one of the founding families of Camden County. A descendant of the King family, William Henry King, became the founding father of Kingsland as well as the first mayor.

By 1912, Kingsland was expanding and dirt streets were graded, kerosene lights were installed in the business section, a jail was built and the first bank, State Bank of Kingsland, was established and located on Railroad Avenue. By the early 1920's, Kingsland was already a thriving town and Main Street contained homes, the Ford Motor Company, a bakery, a drugstore, a market, a grocery store, and at least one hotel. During the 1920's, the Dixie Highway, a system of roads that connected the Mid-western states to the southern states, was developed and passed through Kingsland on its way south to Miami, Florida. By



1927, the path of the Dixie Highway was altered and the route through Kingsland passed through on U.S. Highway 17. This route became known as the Atlantic Coastal Highway. Locally, U.S. Highway 17 is known as Lee Street and is the Main Street of downtown Kingsland. With the onset of the automobile age, and the shift of Main Street to U.S. 17, many of the businesses formerly located on Railroad Avenue moved to Highway 17. Gas stations, a drug store, and a new hotel were just some of these

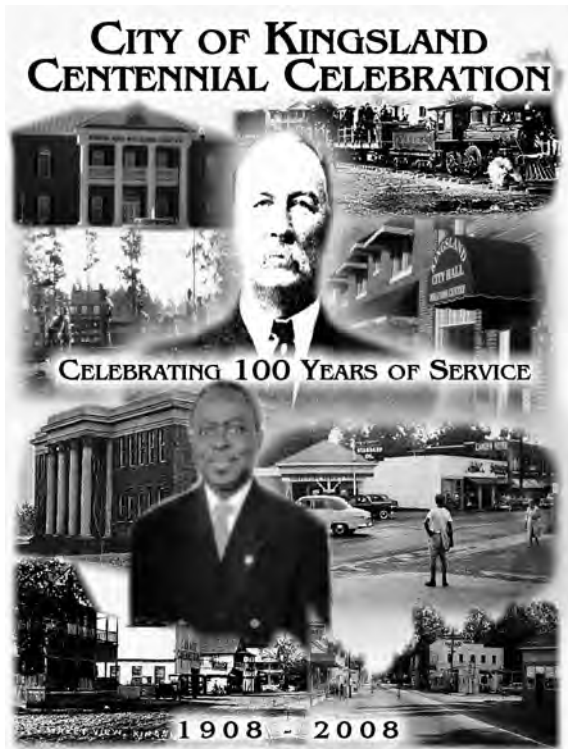
businesses. The Camden Hotel, reported to be the most modern hotel between Brunswick and Jacksonville, was built at this time. The City of Kingsland purchased and renovated the Camden Hotel as the new City Hall in 1993. Hill's Drug Store, another downtown building, was purchased by the City in 2007 and is now home to the Community Planning and Development Department.

In the late 1960's, the development of Interstate 95 east of Highway 17 took much of the automobile traffic away from Main Street and created new commercial areas around the interstate interchange. At this same time, a growth in population was brought on by the new arrival of the U.S. Army on the former plantation lands of the King family north of St. Marys known as Cherry Point. The army moved out in the late 70's and the U.S. Navy arrived and turned the Army base into a naval submarine base. The first submarine arrived in 1989 and the last sub arrived in 1997.

Kingsland is a growing city encompassed with residential and commercial development of all types. However, as is sometimes the case, the benefits of the growth are not always reaped by all areas of the community. There are pockets of the community which retain areas of blight, failing infrastructure, dilapidated buildings, vacant storefronts and other signs of general distress and lack of development.



Through the creation and adoption of an Urban Redevelopment Plan, the Mayor and Council of the City of Kingsland, hope to direct public and private investment into the Urban Redevelopment Area, to encourage and sustain quality growth that enhances the general welfare and economic stability of the community



### Vision Statement

*We are committed to preserving a high quality of life for all Kingsland residents and facilitating progressive development through fiscally responsible leadership.*

### Values Statement

*Public Service is our business and our goal. We believe in commitment — not just to our job, but to our faith, our beliefs, and our family. Our pride in our work and the organization compels us to a high degree of professionalism.*

### Mission Statement

- 1. To promote quality and ethical political leadership which will represent a united community.*
- 2. To provide the necessary tools whereby municipal employees can excel in providing the services which the citizens of Kingsland.*
- 3. To promote a sense of community involvement through open meetings in order for the citizens of Kingsland to be a part in the decision making process.*
- 4. To create a balance between available finances and the needs of all citizens to enhance the quality of life for the community.*
- 5. To be a recognized leader in the promotion and support of community activities; such as, educational, cultural, environmental, and economic development that will demonstrate Kingsland is a community of excellence.*

*City of Kingsland  
Strategic Plan  
2008*

## II. EXECUTIVE SUMMARY

### Purpose

The Kingsland Urban Redevelopment Plan (**UR Plan**) will provide a guiding blueprint of goals, objectives, and strategies to facilitate the efficient redevelopment of blighted, distressed and threatened areas in a manner that promotes quality growth and enhances the character of the City of Kingsland.

### Background

The Kingsland Urban Redevelopment Plan was created in accordance with the Official Code of Georgia Annotated § 36-61-7 (Georgia Urban Redevelopment Act). This Plan outlines the broad powers gained from the Urban Redevelopment Act which enables the City, or a designated Urban Redevelopment Agency, **to establish an Urban Redevelopment Area (UR Area)** and to redevelop blighted or threatened areas of the City. This **UR Plan** ~~plan~~ articulates goals and objectives, describes strategies for accomplishing them, and identifies essential tools needed to effectively implement the **UR Plan**. ~~plan~~. Upon adoption of the **UR Plan**, the City, by resolution appointed the members of the Kingsland Development Authority as the Kingsland Redevelopment Agency.

### Vision

The vision of the Kingsland Urban Redevelopment Plan is;

*An economically vibrant community built on the foundation of quality redevelopment and community development opportunities which promote quality of life and sense of place in Kingsland.*

### Goals

- Promote a smart growth development approach based on the traditional grid plan to promote efficient use of land resources, transportation options, and walkability.
- Encourage private enterprise/public-private partnership investments to redevelop neglected, abandoned, distressed, and blighted properties and neighborhoods of the community.
- Increase resident and visitor retail traffic in downtown and along major gateways to enhance business climate sustainability.
- Improve community infrastructure to enhance service delivery.
- Create a sustainable environment for infill affordable housing for diverse incomes and resident mix.
- Create a safe environment for residents and visitors alike.
- Develop and market sustainable tourism development opportunities to increase economic development opportunities.
- Preserve the historic fabric, ~~and~~ natural and environmental qualities of the area, and neighborhoods which promote a small town sense of place.
- Establish a vibrant economic environment that promotes a diverse mix of employment options for neighborhood and community residents.

### III. CONSISTENCY WITH COMPREHENSIVE PLAN

The update of the Camden County, City of Kingsland, City of St. Marys, City of Woodbine Joint Comprehensive Plan: 2007-2027, which includes the City of Kingsland, City of Woodbine, City of St. Marys, and Camden County, was completed by the Coastal Georgia Regional Development Center in the summer of 2008. Formal adoption, by all local governments, was achieved in October 2008.

Information, specifically related to the City of Kingsland, was drawn from the Comprehensive Plan, to document that the goals of the Kingsland Urban Redevelopment Plan are consistent with the future growth and development goals of the City of Kingsland.

The Joint Comprehensive Plan outlined several existing issues which were viewed as impediments to the implementation of future development goals for the City of Kingsland. Outlined below is a sampling of these existing development issues. created by existing development patterns in Kingsland. ~~These issues were drawn directly from the Joint Comprehensive Plan.~~

- There are many undeveloped vacant sites close to town.
- Inadequate mix of uses within neighborhoods such as corner groceries or drug stores.
- Lack of attractive public spaces designed for gathering and social interactions.
- Lack of sufficient jobs or economic development opportunities for local residents.
- Several neighborhoods are in need of revitalization or upgrade.
- Difficulty in business retention and development
- Predominance of vacant residential and commercial parcels
- Streets that have been patched need repaving.
- Sidewalks in need of repairs in residential neighborhoods.
- Neighborhoods with no sidewalk connectivity to downtown, other neighborhoods, or recreational sites.
- Substandard and dilapidated homes in declining neighborhoods.
- Lack of neighborhood activity centers
- Lack of designation of available public parking spaces
- Signage clutter downtown, as well as along intown and gateway corridors.
- Lack of sense of place along intown and gateway corridors.

The Joint Comprehensive Plan was arranged by character areas which encompass the entire City including the Urban Redevelopment Area. The Character Areas include a series of implementation strategies which will help to fulfill the future development goals of the City of Kingsland. The Urban Redevelopment Areas contains several of these character areas, which should make implementation of the [UR Plan](#) strategies much easier. In an effort to maintain consistency with the Joint Comprehensive Plan, the Kingsland Urban Redevelopment Agency has chosen to use these character area designations as a framework from which to outline specific redevelopment objectives and strategies. ~~On the following pages, we have outlined the character areas and accompanying redevelopment strategies which relate to these~~ [noted](#) character areas.

#### IV. COMPREHENSIVE PLAN CHARACTER AREAS AND REDEVELOPMENT STRATEGIES

##### 1. Character Area: IN-TOWN CORRIDOR

**Future Development Map Designation:** Commercial Areas

**Location & Description:** Georgia State Route Hwy. 40. Developed or undeveloped land on both sides of designated high volume transportation facilities such as arterials and expressways.

##### Comprehensive Plan—Development Strategy:

- Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas around the community.
- Improve appearance of corridor through streetscape enhancements to include sidewalks, street lights, landscaping, etc.
- Enact design guidelines for new development including minimal setback requirements from the street to ensure that the corridor becomes more attractive as properties are redeveloped enhancing community character.
- Provide basic access for pedestrians and bicycles. Consider vehicular safety measures including driveway consolidation, and raised medians.
- Coordinate land use and bike/pedestrian facilities with transit stops where applicable.
- Promote grouped business parking spaces to reduce individual vehicle trips to multiple businesses.

##### UR Plan Implementation:

- *Public signage improvements will be integrated through the implementation of the Camden County Wayfinding Signage Plan. Scenic improvements will be implemented by mapping ~~out~~ locations for tree planting and sidewalk improvements. Improvements will be made, as funding is available, through funding programs including GDOT GATEway grants, SPLOST funding, and GDOT Transportation Enhancement funding.*
- *Develop a corridor gateway overlay which will guide site planning, compatible signage,, commercial building, and landscape improvements.*
- *Map ~~out~~ locations for sidewalk improvements, new sidewalks, and crosswalk markings.*
- *Map ~~out~~ all vacant/abandoned commercial lots and buildings along the corridor to note for redevelopment opportunities.*
- *Map, develop, and designate a dedicated bicycle lane along Georgia Hwy. 40.*

##### 2. Character Area: IN-TOWN DEVELOPMENT/AFFORDABLE HOUSING

**Future Development Map Designation:** Neighborhood Infill Areas

**Location & Description:** Areas located northeast of US Highway 17

##### Comprehensive Plan Development Strategy:

- Accommodate need for new affordable housing by incorporating infill and new construction in and around city
- Provide higher density and single-family housing alternatives for workforce population.
- Locate all vacant housing sites and enact policies to develop them as affordable housing.

##### UR Plan Implementation

- *Map ~~out~~ all vacant residential lots as well as dilapidated housing within the URA.*
- *The Cities and the County participate in the Georgia Initiative for Community Housing Program (GICH). The City of Kingsland has two representatives on this committee which may assist with any policy, planning, and/or development opportunities the City may which to undertake.*

**Character Area: IN-TOWN DEVELOPMENT/AFFORDABLE HOUSING****UR Plan Implementation-continued**

- *Create a homeownership down payment assistance program for affordable, workforce housing within appropriate neighborhoods. Funding for down payment program could be provided by Community Housing Investment Program or other funding program.*
- *Provide a format whereby, if required, residential or mixed-use lots may be acquired and redeveloped for use as affordable workforce housing.*
- *Review existing land use regulations and zoning within the In-Town Development/Affordable Housing Character Area. Ensure that regulations allow for moderate to high density development to maximize opportunity for affordable, workforce housing development.*

**3. Character Area: REGIONAL ACTIVITY CENTER****Future Development Map Designation:** Conservation Area**Location & Description:** Concentration of higher education facilities, sports complexes, and recreation facilities.**Comprehensive Plan Development Strategy:**

- Create pedestrian oriented, with strong walkable connections between uses.
- Include direct connection to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both tourism and recreation purposes.
- Provide bike lanes or wide curb lanes to encourage bicycling and safety. Provide conveniently located, preferably sheltered, bicycle parking at destinations.
- Encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture.

**UR Plan Implementation:**

- ~~Develop a map of~~ *Develop areas for improved sidewalk or trail connectivity between green space, residential neighborhoods, schools, and retail.*
- *Where feasible, establish “Safe Routes To School” connectivity program for neighborhoods within the URA.*

**4. Character Area: CONSERVATION AREA/GREENSPACE****Future Development Map Designation:** Conservation Area**Location & Description:** Various areas of natural beauty and open space located throughout Kingsland. Consists of wetlands, public parks, greenspace, and ecologically significant areas.**Comprehensive Plan Development Strategy:**

- Preserve scenic vistas and natural ecological features.
- ~~Create a~~ *Passive public and active parks should be developed to maximize potential for walking, bicycling, and other recreational activities.*
- Promote these areas as tourism and recreational destinations.
- Discourage view encroaching high-rise development
- Promote incentives for conservation and natural space preservation.

**UR Plan Implementation:**

- *Establish policies within the Kingsland Land Development Ordinance that requires developments locating around a Conservation/Greenspace Area to be developed in a way that protects important scenic vistas and natural ecological features.*
- *Create a local incentive policy which provides incentives for residential and commercial developments which protect scenic vistas and significant ecological and natural features.*

5. **Character Area:** GATEWAY/CORRIDOR

**Future Development Map Designation:** Corridor Gateway Area

**Location & Description:** Areas developed or undeveloped along the route of a major highway that provides entrance and access to the community.

**Comprehensive Plan Development Strategy:**

- Improve the aesthetic appearance with appropriate signage and landscape beautification.
- Promote tourism, using these gateways to bring tourists to visit downtown and other significant historic sites.
- Develop a wayfinding signage system and discourage billboards, portable signs, or other types of undesirable signage.

**UR Plan Implementation:**

- *The Camden County Wayfinding Signage Plan, completed as a component of the Camden County Signature Community Program, will provide the basis for signage improvements along Gateway Corridors within the URA. Signage improvements will be phased in as funding allows.*
- *Develop a corridor overlay to provide guidelines for appropriate building size, parking, ~~massing~~, signage, and landscape design which will improve the aesthetic appearances of gateway corridors.*
- *Make scenic landscape improvements at gateway entrances to create lasting “first-impression” for tourists and visitors.*

6. **Character Area:** SUBURBAN CORRIDOR

**Future Development Map Designation:** Corridor/Gateway Corridor

**Location & Description:** Entrance to Kingsland from western part of the County via Georgia State Route 40.

**Comprehensive Plan Development Strategy:**

- Enhance the visual appearance of the corridor in order to generate a positive feeling about the experience of residing in and visiting the City.
- Convert U.S. Highway 17 to an attractive boulevard by providing better signage, guiding the tourist into the community.
- Create and implement corridor overlay districts and design guidelines for both new construction and retrofitting of existing buildings.
- Maintain natural vegetation along the corridor.
- Provide bicycle/pedestrian facilities between businesses.
- Provide paved shoulders for breakdowns, bicycles, and turn lanes.
- Increase the number of lanes to accommodate the future traffic needs.

**UR Plan Implementation**

- *Create a corridor overlay for the area of Highway 40 west of downtown Kingsland to include signage and landscaping improvements, as well as guidelines for new construction along the corridor. Guidelines will encourage building design to create a scenic, attractive environment to enhance the tourists experience while entering Kingsland.*
- *Georgia DOT has announced plans to four lane Georgia Highway 40 from the Camden County line to Colerain Road. This will provide enhanced traffic flow into Kingsland. There are additional plans to create additional four-lane traffic arteries around Kingsland.*

7. **Character Area: MAJOR HIGHWAY CORRIDOR**

**Future Development Map Designation:** Corridor Gateway Area

**Location & Description:** US Highway 17 running north and south through the center of the City.

**Comprehensive Plan Development Strategy:**

- Renovate abandoned commercial structures so that they can aesthetically fit with the rest of the commercial properties.
- Provide landscaping and other aesthetics. Designate parking spaces with painted pavement markings.
- Promote business by providing incentives, and incorporate bicycle and pedestrian amenities in this corridor since it is designated as Georgia State Bike Route 95.
- Market existing unused or abandoned businesses for reuse or redevelopment.
- Encourage façade improvements and modernization to make businesses more appealing.

**URA Plan Implementation:**

- *Create a corridor management plan for US Highway 17 to include landscape, signage, and building ~~and site~~ guidelines within the URA.*
- *Develop a program to designate all appropriate unmarked public parking spaces within the URA with ~~approved, appropriate methods~~.*
- *Map all vacant commercial lots within the URA.*
- ~~Develop incentive program~~ *Provide incentives through DDA Façade Grant Program and Enterprise Zone to encourage appropriate new commercial building, signage, and landscape development along the corridor.*
- *Provide format for a program to assemble vacant commercial lots for redevelopment purposes.*
- *As funds allow, provide for the annual installation of ~~210 public~~ wayfinding signs throughout the URA.*

8. **Character Area: SCENIC CORRIDOR/BIKE ROUTE**

**Future Development Map Designation:** Corridor Gateway Area

**Location & Description:** Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features and/or pastoral views.

**Comprehensive Plan Development Strategy:**

- Limit development of mobile homes along scenic corridor.
- Promote conservation and restoration of historic structures along route
- Maintain buffers in natural areas between roadway and housing or commercial development.
- Attain the Scenic-Byway designation and develop corridor management plan.

**URA Plan Implementation**

- *Create a corridor management plan to protect scenic, historic, or natural areas ~~along the corridors~~ and define parameters for development of buffers along the corridor.*
- *As road improvements are made, include improvements to the designated bike routes to provide greater access and safety. Appropriate signage shall be a component of these improvements.*
- *Where appropriate along the corridor, encourage the replacement of mobile homes with single-family, mixed-use, and commercial development.*

9. **Character Area: HISTORIC**

**Future Development Map Designation:** Historic Area

**Location & Description:** Located in the center of downtown along Georgia State Route 40 and US Highway 17. Areas that contain the oldest housing stock in the City. Houses are generally in good repair and represent some of the best, or the most unique historical architectural features in the community.

**Comprehensive Plan Development Strategy:**

- Preserve historic sites from demolition and encourage rehabilitation by providing appropriate incentives, such as tax credits and National Register of Historic Places designation.
- Maintain architectural integrity of existing historic homes through building permit review.
- New infill development should be compatible with the existing infrastructure.
- Improve and widen sidewalks to promote safety and community sense of place.
- Develop historic preservation and tree ordinances.
- Develop design guidelines that are compatible to the buildings in the historic district.

**UR Plan Implementation:**

- *Create a downtown overlay, including design ~~guidelines~~ standards to guide new building construction and redevelopment within the downtown commercial zone. Provide for mixed-use development to allow for integrated retail, office, and residential sites within the historic downtown area.*
- *Map ~~out~~ vacant/abandoned residential and commercial lots within the historic downtown area for redevelopment.*
- *~~Create a Local Incentive Plan to~~ Apply incentives through DDA, Opportunity Zone, and Enterprise Zone to encourage redevelopment of residential and commercial lots.*
- *Create a plan for streetscape improvements along the US Highway 17 and Georgia Highway 40 corridor in the downtown area.*
- *Nominate appropriate residential and commercial zones to the National Register of Historic Places to provide incentives for redevelopment projects.*

10. **Character Area: TRADITIONAL NEIGHBORHOOD-STABLE**

**Future Development Map Designation:** Neighborhood Infill Area

**Location & Description:** Areas located on the southeast and southwest side of US Highway 17. The neighborhood has relatively well-maintained housing and has higher rates of homeownership with off-street parking.

**Comprehensive Plan Development Strategy:**

- Encourage more homeownership and maintenance or upgrade of existing properties.
- Maintain high quality of infrastructure and services.
- Improve streetscapes, parks, and public facilities to maintain the high desirability of the areas.
- Develop bicycle and pedestrian connectivity to downtown historic areas and commercial areas.

**UR Plan Implementation**

- *Map ~~out~~ all aging infrastructure and develop an annual plan for replacement or repair of 1,000 lf of water and sewer lines as funding permits.*
- *Map ~~out~~ all vacant/abandoned residential lots for promotion as redevelopment opportunities for infill affordable workforce housing.*

**Character Area: TRADITIONAL NEIGHBORHOOD-STABLE**UR Plan Implementation-continued

- Develop a program of neighborhood revitalization projects to coordinate new housing development on vacant lots, *rehabilitation or* repair assistance for existing homeowners, as well as development of sidewalks and parks to provide neighborhood connectivity.
- Initiate an annual program where 1,000 lf of sidewalks are repaired or developed as funding permits.
- Provide incentives *through Enterprise Zone or Redevelopment Powers along with* ~~and~~ development standards ~~guidelines~~ which will guide and encourage safe, affordable workforce housing within the traditional neighborhood area.
- Map ~~out~~ vacant/abandoned residential lots within the traditional neighborhood area for redevelopment as affordable, workforce housing.

**11. Character Area: TRADITIONAL NEIGHBORHOOD-DECLINING****Future Development Map Designation:** Neighborhood Infill Areas

**Location & Description:** Neighborhood located along US Highway 17 west and north of the downtown center.

Comprehensive Plan Development Strategy:

- Formulate a redevelopment plan for these neighborhoods to address the deteriorating condition of housing structures.
- Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable.
- Enhance the character of the neighborhood by improving the sidewalks, streetscape, and bicycle and pedestrian facilities.
- Allow compatible uses as infill development takes place.

UR Plan Implementation:

- Map ~~out~~ all aging infrastructure and develop an annual plan for replacement or repair of 1,000 lf of water and sewer lines as funding permits.
- Map ~~out~~ all vacant/abandoned residential lots for promotion as redevelopment opportunities for infill affordable workforce housing .
- Develop a program of neighborhood revitalization projects to coordinate new housing development on vacant lots, repair assistance for existing homeowners, as well as development of sidewalks and parks to provide neighborhood connectivity.
- Initiate an annual program where 1,000 lf of sidewalks are repaired or developed as funding permits.
- Provide incentives *through Enterprise Zone or Redevelopment Powers along with* ~~and~~ development standards ~~guidelines which will~~ *to* guide and encourage safe, affordable workforce housing within the traditional neighborhood area.

12. **Character Area:** MOBILE HOME PARK

**Future Development Map Designation:** Neighborhood Infill Areas

**Location & Description:** Accessible from Georgia State Highway 40 via East Boone Avenue. Located west of I-95 near Exit 3.

**Comprehensive Plan Development Strategy:**

- Remove dilapidated mobile homes and replace with new units if appropriate for the future land use purpose of the lot and neighborhood.
- Inspect manufactured home parks on a regular basis in order to maintain cleanliness, and enhance the overall look of the community.
- Enforce ordinances pertaining to manufactured home parks.
- Improve infrastructure within mobile home parks to closely match that of other residential areas.

**UR Plan Implementation**

- *Provide a program whereby code enforcement officers periodically review the condition of manufactured housing units within mobile home parks*
- *Map areas within mobile home parks which have aging infrastructure or a lack of infrastructure. Develop a plan to make infrastructure improvements within these areas to include water, sewer, and sidewalks.*
- *Map vacant lots within mobile home parks to determine suitability for new mobile units or as redeveloped pocket parks.*

13. **Character Area:** HIGH DENSITY SUBURBAN DEVELOPING

**Future Development Map Designation:** Suburban Developing Areas

**Location & Description:** Area of high-density development for single and multi-family homes. Located east of US Highway 40.

**Comprehensive Plan Development Strategy:**

- Promote connectivity of street layout with adjacent City streets and pedestrian/bicycle corridors by providing sidewalk connections to existing trails and walkways.
- While some areas may permit eight-story development, the degree that views are obstructed should be considered.
- Promote architectural character of new development that is consistent with the established downtown and surrounding areas.
- Design should be pedestrian oriented with strong walkable connections between areas.
- Maintain natural landscapes where possible to conform to the character of the adjacent areas, and should not diminish access to traditional area of Kingsland.
- Wherever possible include a neighborhood focal point by providing small parks, small scale shops, and benches.

**UR Plan Implementation**

- *Initiate an annual program where 1,000 lf of sidewalks are repaired or developed as funding permits.*
- *Create an overlay for high density suburban developing areas to provide standards ~~guidelines~~ for multi-family and mixed-use developments to include building scale, connectivity, landscaping, signage, street layout and design, and bike lanes.*
- *Within overlay regulations, provide for the protection of scenic areas, wetlands, and natural areas as conservation areas or park space.*
- *Map vacant/abandoned residential lots within the area for promotion as potential redevelopment opportunities.*

#### IV. **BOUNDARIES OF THE REDEVELOPMENT AREA**

See attached Urban Redevelopment Boundary Description in APPENDIX C.

#### V. **NEGATIVE CONDITIONS WITHIN THE REDEVELOPMENT AREA**

Outlined below are some of the issues which describe the negative conditions within the Urban Redevelopment Area. These conditions diminish the character of the area and hinder quality development.

- North of Georgia Highway 40 and east of US Highway 17, there is a large lake which was formerly used as a land fill site.
- North of the Georgia Highway 40 area, there is a large junk yard, which could hinder future development of vacant commercial and residential lots in the surrounding area. This junk yard could constitute as a redevelopment opportunity within itself.
- North of Highway 40 and west of I-95, there is a large tract of undeveloped land. Local information, and initial research, display that this area could have been the location of sludge disposal during the late 1980's and early 1990's. This tract also contains several wetland areas which may hinder future development.
- Although a vital economic resource, the two existing railroad lines create a disconnect between the residential neighborhoods west of Hwy. 17 and the commercial nodes along Highway 17 and Georgia Highway 40.
- There have been eight (8) downtown business closings within the last 24 months and two more closings within the last 12 months.
- Within the last twelve months, two downtown businesses have located outside of the downtown due to lack of retail traffic.
- There are twelve (12) vacant commercial spaces, twenty (20) vacant commercial lots, and ten (10) commercial redevelopment opportunities within the URA, including two older hotels and a former scrap metal recycling business. These commercial properties are great opportunities for redevelopment
- There are 25 vacant residential parcels (including large acreage tracts) and 25 vacant residential homes within the Urban Redevelopment Area.
- There are approximately 59 dilapidated housing units within the Urban Redevelopment Area. Dilapidated homes are those which require major repair, or are structurally unsound. These homes are considered to be a threat to public safety and should be demolished.
- Within the Urban Redevelopment Area, there are approximately 290 substandard homes. Substandard homes are those which require minor repairs and/or general maintenance to bring them up to code and into a sound livable condition.
- There are approximately ten (10) commercial properties within the Urban Redevelopment Area which were former gas station or automobile repair shops. These sites could be redevelopment opportunities if potential contamination issues can be **determined and** remediated.
- ~~The~~ Infrastructure within the heart of the Urban Redevelopment Area is made up of clays sewer pipes and asbestos water lines. The lines are old and are prone to fail at inopportune time. ~~The Our~~ most recent major failure was approximately 1 year ago.

Included in Section XII are notes related to the older infrastructure that currently exist within the boundaries of the Urban Redevelopment Area. As the ~~UR Urban Redevelopment Plan~~ is implemented, these older water and sewer lines, as well as connectivity issues could hinder the successful ~~of~~ promotion and completion of redevelopment opportunities.

#### **VI. COMMUNITY'S LAND USE OBJECTIVES**

No land use objectives are inconsistent with the Urban Redevelopment Plan contents. Existing land use in the redevelopment area consists of;

|                                        |                      |
|----------------------------------------|----------------------|
| Agricultural/Forestry                  | Industrial           |
| Commercial                             | Public/Institutional |
| Parks/Recreation/Conservation          | Residential          |
| Transportation/Communication/Utilities |                      |

(Land Use Map found in MAP section—MAP #42)

In some cases, current zoning conflicts with the future development map of the City of Kingsland. As the Urban Redevelopment Plan is implemented, the strategy is to review any proposed land use, zoning, variances, or other changes to the current zoning on a case-by-case basis to ensure compliance with the goals of the future development map and the Kingsland Urban Redevelopment Plan.

#### **VII. DESCRIPTION OF PARCELS TO BE ACQUIRED**

At this time, the Urban Redevelopment ~~Plan~~ does not require the acquisition of parcels for redevelopment. Should circumstances necessitate the acquisition of ~~parcels lots or property~~ for the successful completion of components of the ~~is-UR Urban Redevelopment Plan~~, this plan will be amended to reflect those changes. Any future parcel acquisition deemed necessary, to facilitate the implementation of this plan, will be ~~conducted~~ implemented by the Kingsland Redevelopment Agency ~~or other appropriate public or private party~~, in accordance with the policies outlined in the Urban Redevelopment Act. (O.C.G.A. § 36-61-1) and any other applicable state and federal regulations.

#### **VIII. STRUCTURES TO BE DEMOLISHED OR REHABILITATED**

At this time, there are no structures anticipated to be demolished during this phase of redevelopment. Should this change during the implementation of the Urban Redevelopment Plan, this plan will be amended to reflect such changes. However, there are several structures that have been identified as needing rehabilitation. Any demolitions or rehabilitations deemed necessary, to facilitate the implementation of this plan, will be conducted in accordance with the policies outlined in the Urban Redevelopment Act. (O.C.G.A. §36- 61-1) and any other applicable state and federal regulations.

## IX. **PLAN TO LEVERAGE PRIVATE RESOURCES FOR REDEVELOPMENT**

In order to encourage private investment and participation in the implementation of the Urban Redevelopment Plan, the Kingsland Redevelopment Agency (KRA), as the Urban Redevelopment Agency, will seek to establish public-private partnerships to encourage infill development and redevelopment of abandoned or vacant sites that meet the current and future goals and objectives of the UR Plan, as well as future development goals outlined in this plan. The KRA will also utilize local, regional, and state resources, including the programs of public and private agencies such as the Coastal Regional Commission, Coastal Area District Development Authority to leverage private investment for projects within the Urban Redevelopment Area.

### A. **Enterprise Zone**

In accordance with the Enterprise Zone Employment Act (O.C.G.A. 36-88-1), the City prepared and adopted an Enterprise Zone (EZ) ordinance pursuant to the regulations cited in O.C.G.A. 36-88-1. This ordinance was adopted by Kingsland City Council on January 12, 2008 and an amended Enterprise Zone Boundary description was adopted by City Council on September ??, 2009. The Enterprise Zone includes is located within the northwest quadrant of the Urban Redevelopment Area and also includes the Downtown Development Authority District. an — Enterprise Zone within the boundaries of the Urban Redevelopment Area. Once approved by Georgia DCA. Enterprise Zone designation will allows the City to provide incentives to encourage investment into redevelopment efforts within the URA. According to the Act, these City may provide the following incentives within the EZ include;

- Property tax exemption for both residential and commercial properties — (O.C. G. A. § 36-88-8(a)(1))
- Abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying business — (O.C.G.A. § 36-88-9(a))
- Reduction or waiver of local ordinances to minimize adverse effects on rehabilitation, renovation, restoration and improvement of properties in the zone — (O.C.G.A. § 36-88-7)

In accordance with the ad valorem property tax exemption incentive outlined in the Enterprise Zone Employment Act, the City has agreed to waive the City portion of property taxes on the reassessed value of property after rehabilitation has taken place. For more information on the City of Kingsland Enterprise Zone, see the City's website at [www.kingslandgeorgia.com](http://www.kingslandgeorgia.com).

### B. **Opportunity Zone**

The City of Kingsland adopted an Opportunity Zone (OZ) designation in accordance with ??????. This OZ designation provides a Georgia job tax credit for eligible projects which create at least two (2) jobs. These jobs cannot include the owner and their spouse. The OZ mirrors the boundaries of the Downtown Development District which is also within the URA. For more information on the Kingsland Opportunity Zone, see the City's website at [www.kingslandgeorgia.com](http://www.kingslandgeorgia.com).

Qualifying businesses located with the Enterprise Zone, may receive the exemption schedule listed below which will result in the following ad valorem property tax payment schedule. In years one through five, the business is exempt from 100% of the city portion of ad valorem property tax. In year six the business pays 20%; in year seven the business pays 40%; in year eight the business pays 60%; in year nine the business pays 80% and in year ten the business will once again pay 100% of the assessed city ad valorem property tax.

| City of Kingsland – Tax Exemption Schedule                |        |        |        |        |        |        |        |        |         |
|-----------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Year 1                                                    | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| 100%                                                      | 100%   | 100%   | 100%   | 100%   | 80%    | 60%    | 40%    | 20%    | 0%      |
| * Property taxes based upon pre-rehabilitation assessment |        |        |        |        |        |        |        |        |         |

The incentives listed above may apply to any new qualifying business that locates its primary business office/facility within the designated Enterprise Zone and increase employment by two (2) or more jobs.<sup>†</sup> This may include the expansion or reinvestment of an existing business. Business classes which qualify for these incentives include retail, manufacturing, distribution, processing, tourism, telecom, research and development, new residential, construction/rehabilitation businesses, finance, insurance, real estate, and other businesses listed in the SIC codes 60-67, or a day care.

### **B. Opportunity Zone**

The City is pursuing the establishment of an Opportunity Zone which will include the commercial areas along U.S. Highway 17 and Georgia Highway 40 within the boundaries of the Urban Redevelopment Area. A map of the proposed Opportunity Zone Area is included with this Plan. Opportunity Zones are a combination of three programs already in use: State Enterprise Zones, Urban Redevelopment Areas/Plans, and Job Tax Credits. Opportunity Zone designation allows for state resources, as well as federal resources administered by DCA, can be focused at poverty areas within the Urban Redevelopment Area. With Opportunity Zone designation the City is able to offer the maximum job tax credit of \$3,500 for five years (for years two through six) after creation of each new job. Businesses must create at least two or more new full-time jobs. These new employees may not be married to each other. This job tax credit is available for “any lawful business” of any nature which creates at least two jobs. The job tax credits can be used against 100% of the income tax liability and withholding of the business. The proposed Opportunity Zone includes the one census tract with at least 15% or more poverty and the commercial parcels across Highway 17 and Highway 40 in the adjacent census tracts.

### **C. Redevelopment Powers**

The City of Kingsland received approval for the use of Redevelopment Powers through a voter referendum in ???????. Through Redevelopment Powers the City may create Redevelopment Areas, Tax Allocation Districts (TAD), and provide for the use of TAD increment for eligible redevelopment projects or on a “pay-as-you-go” basis for private developers working within a TAD.

### C. Revitalization Area Strategy

The purpose of a Revitalization Area Strategy (RAS) is to develop a strategy for targeting vital redevelopment efforts in poverty areas within the community. The benefits of the RAS include;

- The local community can ~~apply for~~ receive CDBG funds each year,
- Provides up to 20 bonus points on CDBG applications,
- Five points on CHIP annual competition and set-aside application for projects in RAS areas,
- Limited funding may be available for planning,
- Receive additional strategy points on EIP and Redevelopment Fund applications for projects within ~~the~~ URA

Successful RAS programs are structured showing a strong local investment program geographically aimed at census blocks with 20 percent or greater poverty and by incorporating locally-driven collaborative approaches to community and economic development.

The City ~~will~~ is currently creating a ~~pursue the creation of~~ Revitalization Area Strategy ~~which will coincide with the boundaries of the~~ ~~ies within appropriate neighborhoods and commercial zones in the Urban Redevelopment Area.~~

### X. STRATEGY FOR RELOCATING DISPLACED RESIDENTS

The Kingsland Redevelopment Agency has determined that the development and implementation of a relocation strategy is not necessary at this time. The KRA is only targeting the revitalization of abandoned slum and blighted areas as well as vacant infill lots, therefore no relocation of residents will occur. In the event that relocation of residents becomes necessary, due to project implementation needs, residents will be relocated according to policies outlined in the General Relocation Requirements - Subpart C, Title 49, Part 24 of the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs. ~~(current as of November 21, 2008)~~

### XI. COVENANTS AND RESTRICTIONS TO BE PLACED ON PROPERTIES

As this ~~redevelopment~~ ~~UR Plan~~ is implemented, it may become necessary to acquire residential and/or commercial infill lots within the Urban Redevelopment Area. As those lots are acquired by a public entity acting on behalf of the City, deed restrictions will be placed on the lots to facilitate the appropriate development upon that lot.

Residential lots will be restricted to use as infill, affordable housing, passive recreation, or open space, depending on the character area ~~the site is the lot, or lots, are located in.~~

Commercial lots will be restricted to commercial use, mixed-use, passive recreation space or open space depending upon the character area ~~the site is lots, or lots, are located in.~~

## **XII. NEEDED CRITICAL PUBLIC INFRASTRUCTURE IMPROVEMENTS**

The City of Kingsland and the Kingsland Redevelopment Agency have identified several issues of older, failing infrastructure or areas where there are deficiencies in the infrastructure system within the boundaries of the URA redevelopment area. Although some of the older water and sewer lines are in operable condition, they consist of older, outdated equipment pipes and systems and are prone to fail. Our The most recent issue of failure occurred in 2015 when an original brick manhole collapsed. As a component of this UR Plan these systems would be scheduled for repair or replacement on a phased basis as funding provides.

The following critical repairs need to be made:

- 11,190 linear feet of asbestos water lines.
- 12,175 linear feet of clay sewer pipe lines.
- 20,644 linear feet of road resurfacing projects.
- 9,157 linear feet of road paving projects
- 26,433 linear feet of sidewalks in need of repair

## **XIII. IMPLEMENTATION FUNDING STRATEGIES**

The City of Kingsland and the Kingsland Redevelopment Agency will pursue all funding opportunities including local, regional, state and federal grants or low-interest loans, as well as programs such as SPLOST to facilitate the implementation of the components of the UR Urban Redevelopment Plan. The Kingsland Redevelopment Agency will seek to establish public/private partnerships to ensure significant private investment in redevelopment efforts with the URA. The Kingsland Redevelopment Agency will also work with city departments to encourage the inclusion of Urban Redevelopment Area infrastructure improvements into capital projects budgeting within the annual city budget process as funds allow. Where applicable, the City will focus potential TAD increment towards the repair and/or replacement of public infrastructure to provide sustainable systems for overall URA improvements.

#### XIV. STRATEGY FOR IMPLEMENTING THE PLAN

Implementation of the ~~UR~~ Urban Redevelopment Plan will be coordinated in phases as outlined below;

##### PHASE 1

- City Council approval of URA, UR Plan and Enterprise Zone ordinance in November of 2009.
- City Council received approval of Opportunity Zone designation from the Georgia Department of Community Affairs in November of 2009
- City Council received approval for the use of Redevelopment Powers through voter referendum in May of 2011

~~The Kingsland City Council held formal public hearings on the Enterprise Zone ordinance and at the regularly scheduled meeting approved and adopted the Kingsland Urban Redevelopment Plan and the Enterprise Zone ordinance. In accordance with O.C.G.A 36-61-17 through 36-61-19, the Kingsland City Council also created an Urban Redevelopment Agency to oversee and coordinate the implementation of the Kingsland Urban Redevelopment Plan.~~

~~In September 2009, the City of Kingsland formally applied for Opportunity Zone designation and submitted all required application materials to the Georgia Department of Community Affairs for their consideration. Upon approval of the Opportunity Zone designation, the Economic Development Department of the City of Kingsland will prepare information material on the URP, Enterprise Zone and Opportunity Zone for businesses. This material will be available in print form, as well as on city and county governmental and economic development websites.~~

##### PHASE 2

Once Phase 1 activities have been completed, the Kingsland Redevelopment Agency will develop a list of prioritized redevelopment opportunities to include vacant lots and abandoned commercial buildings. With this list in place, the Kingsland Redevelopment Agency will develop a strategy to encourage private investment into the redevelopment of these parcels. Where possible, the Kingsland Redevelopment Agency ~~may~~ will assist in ~~connecting projects with~~ concept planning ~~agencies~~ to encourage the redevelopment of these sites..

As needed, additional phases for plan implementation will be developed and implemented by the Kingsland Redevelopment Agency and the Kingsland City Council. This ~~UR~~ Plan may be amended or modified at any time by the Kingsland Redevelopment Agency ~~and/or the Kingsland City Council~~ using the attached Amendment Worksheet. ~~Final approval of any~~ amendments to the ~~UR~~ Urban Redevelopment Plan must be approved in the form of a resolution adopted by the Mayor and Council.

IMPLEMENTATION SCHEDULE

|                             |                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------|
| January 12, 2009            | Original Public Hearing and Adoption of URA Plan                                                                  |
| <del>January 12, 2009</del> | <del>Adopt Urban Redevelopment Plan</del>                                                                         |
| <del>January 12, 2009</del> | <del>Designate Kingsland Redevelopment Agency</del>                                                               |
| <del>January 12, 2009</del> |                                                                                                                   |
| November 2009               | Adoption of Enterprise Zone Ordinance and Boundaries                                                              |
| <del>September 2009</del>   | <del>Pursue Opportunity Zone designation</del>                                                                    |
| November 2009               | Receive Opportunity Zone designation (estimate)                                                                   |
| <del>December 2009</del>    | <del>Develop and Distribute Informational Packages</del>                                                          |
| May 2011                    | Formal approval of Redevelopment Powers                                                                           |
| February 2017               | Formal re.adoption URA Area, Plan and appointment of City Council as Redevelopment Agency.                        |
| May-July 2017               | Provide concept planning for redevelopment opportunities                                                          |
| August 2017                 | Submit formal list for City Council approval                                                                      |
| September 2017              | Promote redevelopment opportunities implementation through private and/or by forming public-private partnerships. |

**XV. APPENDICES**

|    |                                                                          |            |
|----|--------------------------------------------------------------------------|------------|
| A. | Resolution Adopting Urban Redevelopment Plan                             | APPENDIX A |
| B. | Resolution Appointing the Kingsland<br>Urban Redevelopment Agency        | APPENDIX B |
| C. | Boundary Description of the Urban<br>Redevelopment Area                  | APPENDIX C |
| D. | Photographs of Existing Condition within<br>the Urban Redevelopment Area | APPENDIX D |
| E. | Redevelopment Plan Amendment Worksheet                                   | APPENDIX E |
| F. | Public Hearing Documentation                                             | APPENDIX F |
| G. | Maps                                                                     | APPENDIX G |

**XVI. LIST OF MAPS**

- A. Urban Redevelopment Area (URA)
- B. URA with Current Land Use
- C. URA with Future Development
- D. URA with Current Zoning
- E. URA with Character Areas
- F. URA with Road Repair Status
- G. URA with Sidewalk Repair Status
- H. URA with Infrastructure Improvements
- I. URA with Safety Priority Areas
- J. URA with Vacant/Abandoned Sites and  
Dilapidated/Substandard Housing
- K. URA with Enterprise Zone

**APPENDIX A**  
**RESOLUTION ADOPTING**  
**URBAN REDEVELOPMENT AREA**  
**and**  
**URBAN REDEVELOPMENT PLAN**



**Resolution**  
**#2009-3**  
**to**  
**Adopt Kingsland Urban Redevelopment Area**  
**and**  
**Urban Redevelopment Plan**

**WHEREAS**, the City of Kingsland, Georgia believes that within the original city center, and along the corridors leading into the city center, there are areas in which there is a predominance of blight and general distress, faulty or failing infrastructure, vacant, sub-standard, or dilapidated buildings, and a combination of social and economic issues which impair the sound quality growth and vitality of the City of Kingsland; and

**WHEREAS**, the City of Kingsland has determined that an investment in the redevelopment of this area will lead to the revitalization of the area, as well as the continued social and economic vitality, health, safety, and general welfare of the community and its residents; and

**WHEREAS**, the City of Kingsland has designated an Urban Redevelopment Area adopted under the Urban Redevelopment Act, (O.C.G.A. § 36-61-1) et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the City of Kingsland has prepared an Urban Redevelopment Plan adopted under the Urban Redevelopment Act, O.C.G.A. § 36-61-1 et. seq. to guide redevelopment efforts within the adopted Urban Redevelopment Area; and

**WHEREAS**, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small business and entrepreneurial development, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

**WHEREAS**, the City of Kingsland has identified a defined geographic boundary that constitutes the Urban Redevelopment Area. The boundary description is provided in Appendix C and is attached to this document,

**WHEREAS**, conditions within this delineated area suffer from slum and blighting influences under local standards, detrimental to the public health, safety, general welfare, and that the property's deterioration is negatively affecting the community (O.C.G.A. § 36-65-5); and

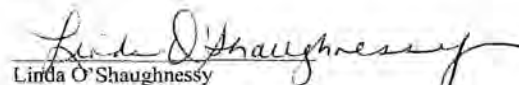
**WHEREAS**, the City of Kingsland desires to work with public and private sector partners to ensure that the desired redevelopment is achieved, and

**WHEREAS**, the City of Kingsland hereby identifies the influences on the geographical areas designated and intends to work diligently to foster conditions conducive to redevelopment within these areas.

**NOW THEREFORE BE IT RESOLVED**, that the City of Kingsland hereby adopts the attached Kingsland Urban Redevelopment Area Map and Plan.

Signed and sealed this 12<sup>th</sup> day of Jan., 2009

  
 Kenneth E. Smith, Sr.  
 Mayor

  
 Linda O'Shaughnessy  
 City Clerk

**APPENDIX B**  
**RESOLUTION APPOINTING**  
**KINGSLAND URBAN REDEVELOPMENT AGENCY**



**Resolution**  
**#2009-4**  
**Creating and Appointing**  
**the Kingsland Redevelopment Agency**  
**As Urban Redevelopment Agency**

**WHEREAS**, the Mayor and Council of the City of Kingsland, Georgia find that there exists within the corporate limits of said city one or more urbanized or developed areas in which the structures, buildings, and improvements, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, and the existence of conditions which create a sense of blight and distress and endanger life, property, safety and general welfare in accordance with O.C.G.A. § 36-61-5; and

**WHEREAS**, the Mayor and Council of the City of Kingsland have adopted the Kingsland Redevelopment Plan to address these issues of blight, distress, and deteriorating infrastructure; and

**WHEREAS**, the City of Kingsland wishes to establish the Kingsland Redevelopment Agency to serve as the Urban Redevelopment Agency to implement the Kingsland Redevelopment Plan; and

**WHEREAS**, the Kingsland Redevelopment Agency will consist of five (5) members representing the fields of accounting, real estate, development, finance, and/or other fields of expertise that will lead to the successful implementation of the Kingsland Redevelopment Plan; and

**WHEREAS**, the Mayor and Council will appoint the members and officers of the Kingsland Redevelopment Agency; and

**WHEREAS**, the City of Kingsland wishes to have the urban redevelopment project powers exercised by the Kingsland Redevelopment Agency in accordance with state law according to O.C.G.A. § 36-61-17, except the power of eminent domain which the city will retain;

**NOW THEREFORE BE IT RESOLVED**, by the Mayor and Council of the City of Kingsland pursuant to the authority granted by Official Code of Georgia Annotated Chapter 36-61, that the Mayor and Council do hereby designate the Kingsland Development Authority as the urban redevelopment agency for the City of Kingsland and may hereafter exercise the redevelopment powers provided by O.C.G.A. § 36-61. This shall constitute the resolution of necessity required by O.C.G.A. § 36-61-5.

Signed and sealed this 12<sup>th</sup> day of Jan., 2009

Kenneth E. Smith, Sr.

Mayor

Linda O'Shaughnessy  
City Clerk

**APPENDIX C**

**BOUNDARY DESCRIPTION FOR KINGSLAND  
URBAN REDEVELOPMENT AREA**

## APPENDIX C

### **Boundary Description for Kingsland Urban Redevelopment Area**

The City of Kingsland has identified a defined geographic boundary that constitutes the Urban Redevelopment Area. The boundaries can be described as starting at a point on the south right-of-way of Colerain Road and going S 76-15-22 E for 434.885 feet, thence running S 9-48-31 E for 122.485 ft., thence running S 12-43-30 E 202.211 feet, thence running S 27-50-13 E for 177.508 feet, thence running S 35-37-0 E for 71.128 feet, thence running S 34-57-47 E for 84.483 feet, thence running S 42-29-46 E for 117.94 feet, thence running S 41-34-27 E for 147.79 feet, thence running S 50-5-6 E for 114.93 feet, thence running S 50-48-54 E for 101.291 feet, thence running S 41-59-54 E for 123.595 feet, thence running S 44-53-8 E for 128.365 feet, thence running S 36-19-51 E for 136.445 feet, thence running S 30-31-45 E for 156.206 feet, thence running S 14-41-55 E for 353.597 feet, thence running S 10-48-59 E for 1117.704 feet, thence running S 10-48-59 E for 140.463 feet, thence running S 10-49-0 E for 463.34 feet, thence running S 10-50-46 E for 93.379 feet, thence running S 9-34-36 W for 149.205 feet, thence running S 6-45-52 W for 688.278 feet, thence running S 85-53-37 E for 270.115, thence running S 10-33-43 E for 2927.463 feet, thence running S 10-22-22 E for 207.175 feet, thence running S 10-22-21 E for 2933.646 feet, thence running N 76-21-34 W for 120.089 feet, thence running N 76-20-46 W for 3319.01 feet, thence running S 13-9-4 E for 505.051 feet, thence running S 59-33-17 E for 332.517 feet, thence running S 21-17-30 W for 61.892 feet, thence running S 9-37-39 E for 58.152 feet, thence running S 67-31-27 E for 104.672 feet, thence running S 11-36-36 E for 66.03 feet, thence running S 59-17-14 E for 258.917 feet, thence running S 26-55-43 W for 251.644 feet, thence running S 60-20-55 E for 983.7 feet, thence running N 13-39-38 E for 106.23 feet, thence running N 6-14-6 E for 251.765 feet, thence running N 6-14-6 E for 449.386 feet, then ce running S 84-24-31 E for 669.597 feet, thence running S 1-43-4 W for 754.535 feet, thence running S 37-52-11 W for 309.28 feet, thence running S 70-45-1 E for 191.334 feet, thence running S 69-52-40 E for 391.62 feet, thence running S 74-26-2 E for 52.06 feet, thence running S 73-43-39 E for 160.318 feet, thence running N 48-9-46 E for 956.396 feet, thence running S 5-20-11 E for 103.168 feet, thence running S 0-50-3 W for 88.817 feet, thence running S 11-18-1 W for 113.854 feet, thence running S 19-11-17 W for 130.754 feet, thence running S 27-2-2 W for 306.67 feet, thence running S 24-53-20 W for 171.56 feet, S 21-52-0 W for 304.523 feet, thence running S 63-14-3 W for 95.865 feet, then S 20-48-2 W for 322.284 feet, thence running N 69-45-34 W for 301.048 feet, thence running N 69-45-33 W for 428.773 feet, thence running S 19-16-57 W for 300.001 feet, thence running N 70-42-0 W for 170 feet, thence running N 69-35-53 W for 144.781 feet, thence running N 76-46-29 W for 356.852 feet, thence running S 16-22-0 W for 458.901 feet, thence running S 81-41-7 W for 820.644 feet, thence running S 6-22-55 W for 1186.796 feet, thence running N 79-40-15 W for 1192.636 feet, thence running N 79-40-46 W for 138.004 feet, thence running N 7-25-21 E for 293.302 feet, thence running N 63-11-21 W for 88.129 feet, thence running N 83-6-23 W for 788.546 feet, thence running S 30-31-29 W for 992.82 feet, thence running S 7-20-47 E for 167.548 feet, thence running S 80-16-5 W for 940.557 feet, thence running S 88-18-9 W for 93.735 feet, thence running S 14-12-42 W for 109.724 feet, thence running S 14-42-17 W for 1735.176 feet, thence running N 85-27-21 W for 104.078 feet, thence running N 86-54-3 W for 109.683 feet, thence running N 89-18-39 W for 475.768 feet, thence running N 89-14-34 W for 189.522 feet, thence running N 2-43-5 W for 455.982 feet, thence running N 6-44-48 W for 342.118 feet, thence running N 8-48-9 W for 232.097 feet, thence running N 9-21-33 W for 366.913 feet, thence running N 9-23-59 W

**BOUNDARY DESCRIPTION-CONTINUED**

for 111.248 feet, thence running S 80-48-2 W for 321.181 feet, thence running S 82-18-50 W for 182.943 feet, thence running N 40-7-44 W for 2292.901 feet, thence running N 76-0-47 W for 453.124 feet, thence running N for 79.408 feet, thence running N 20-46-11 E for 316.092 feet, thence running N 19-19-14 E for 26.243 feet, thence running N 19-19-15 E for 180.049 feet, thence running N 19-19-17 E for 74.875 feet, thence running N 11-40-43 E for 68.01 feet, thence running N 9-32-14 E for 83.343 feet, thence running N 6-52-9 E for 51.302 feet, thence running N 5-31-3 E for 17.327 feet, thence running N 3-22-31 E for 59.214 feet, thence running N 1-30-27 E for 13.957 feet, thence running N 0-2-47 W for 31.998 feet, thence running N 0-4-33 W for 45.125 feet, thence running N 0-6-2 E for 33.641 feet, thence running N 1-37-16 W for 22.975, thence running N 3-37-21 W for 21.361 feet, thence running N 4-47-16 W for 23.856 feet, thence running N 5-21-53 W for 17.289 feet, thence running N 4-4-16 W for 28.768 feet, thence running N 4-2-49 W for 69.863 feet, thence running N 4-42-23 W for 71.562 feet, thence running N 4-45-15 W for 70.742 feet, thence running N 4-32-32 W for 71.547 feet, thence running N 3-47-5 W for 90.387 feet, thence running N 0-42-19 E for 72.216 feet, thence running N 4-8-32 W for 92.887 feet, thence running N 4-29-55 W for 36.183 feet, thence running N 3-59-12 W for 15.615 feet, thence running N 11-20-41 W for 22.547 feet, thence running N 4-26-48 W for 10.69 feet, thence running N 3-59-13 W for 15.614 feet, thence running N 4-3-31 W for 25.481 feet, thence running N 4-16-52 W for 27.13 feet, thence running N 4-21-35 W for 15.622 feet, thence running N 4-21-41 W for 15.622 feet, thence running N 2-23-21 W for 16.417 feet, thence running N 3-57-4 W for 26.299 feet, thence running N 3-57-0 W for 26.299 feet, thence running N 3-59-2 W for 15.616 feet, thence running N 3-59-12 W for 15.615 feet, thence running N 3-49-7 W for 16.435 feet, thence running N 3-48-54 W for 16.434 feet, thence running N 3-54-0 W for 32.05 feet, thence running N 3-49-39 W for 50.948 feet, thence running N 4-10-27 W for 78.915 feet, thence running N 3-31-16 W for 76.399 feet, thence running N 4-6-39 W for 93.706 feet, thence running N 4-6-47 W for 96.994 feet, thence running N 4-8-33 W for 94.53 feet, thence running N 3-57-51 W for 83.829 feet, thence running N 4-7-13 W for 55.072 feet, thence running N 5-2-16 W for 54.311 feet, thence running N 4-0-48 W for 347.66 feet, thence running N 79-33-35 E for 86.391 feet, thence running N 79-52-18 E for 84.231 feet, thence running N 79-31-15 E for 62.147 feet, thence running N 10-18-21 W for 180.62 feet, thence running N 10-38-15 W for 244.125 feet, thence running N 22-46-0 W for 68.217 feet, thence running N 10-39-25 W for 355.793 feet, thence running N 9-5-39 W for 68.022 feet, thence running N 10-18-27 W for 358.745 feet, thence running N 9-32-21 W for 70.595 feet, thence running N 9-42-8 W for 97.215 feet, thence running N 10-9-49 W for 260.416 feet, thence running N 10-15-45 W for 66.579 feet, thence running N 9-38-38 W for 78.922 feet, thence running N 10-18-29 W for 155.651 feet, thence running N 24-31-5 E for 47.117 feet, thence running N 6-58-44 W for 125.483 feet, thence running N 4-34-24 W for 7.402 feet, thence running N 75-38-24 E for 10.348 feet, thence running N 10-3-6 W for 235.379 feet, thence running N 11-33-6 W for 181.337 feet, thence running N 10-1-41 W for 60.712 feet, thence running N 11-38-10 W for 110.338 feet, thence running N 11-5-50 W for 96.791 feet, thence running N 11-9-24 W for 95.14 feet, thence running N 15-13-27 W for 48.331 feet, thence running N 10-13-0 E for 192.946 feet, thence running N 10-38-7 W for 148.404 feet, thence running N 10-38-5 W for 103.41 feet, thence running N 10-38-7 W for 358.336 feet, thence running N 79-58-4 E for 68.507 feet, thence running N 78-19-4 E for 102.414 feet, thence running N 36-21-31 W for 131.437 feet, thence running N 35-32-25 W for 78.067 feet, thence running N 35-34-41 W for 164.217 feet, thence running N 35-7-40 W for 110.543 feet, thence running N 35-46-19 W for 163.603 feet, thence running N 34-17-15 W for 56.203 feet,

**BOUNDARY DESCRIPTION-CONTINUED**

thence running N 37-18-22 W for 58.333 feet, thence running N 35-3-48 W for 113.442 feet, thence running N 79-30-38 E for 38.205 feet, thence running N 42-53-26 W for 59.893 feet, thence running N 40-57-28 W for 198.111 feet, thence running N 40-46-23 W for 56.91 feet, thence running N 41-43-3 W for 200.387 feet, thence running N 41-16-55 W for 106.44 feet, thence running N 31-23-0 E for 132.384 feet, thence running N 34-56-44 E for 65.955 feet, thence running N 27-1-39 E for 193.905 feet, thence 21-47-18 E running N 29-42-6 E for 246.936 feet, thence running N 76-10-3 E for 81.959 feet, thence running N 77-29-25 E for 214.144 feet, thence running N 75-24-20 E for 49.932 feet, thence running N 24-40-58 W for 58.054 feet, thence running N 8-34-7 W for 172.314 feet, thence running N 8-50-30 W for 182.379 feet, thence running N 29-59-44 E for 165.839 feet, thence running N 79-50-25 E for 271.645 feet, thence running N 78-48-22 E for 115.278 feet, thence running N 79-57-29 E for 224.879 feet, thence running N 82-8-48 E for 135.049 feet, thence running S 9-50-56 E for 337.119 feet, thence running N 78-40-4 E for 753.026 feet, thence running N 81-57-38 E for 76.017 feet, thence running S 2-44-54 W for 50.954 feet, thence running S 6-5-51 W for 159.438 feet, thence running S 82-26-23 E for 242.238 feet, thence running S 79-0-45 E for 417.083 feet, thence running S 78-35-46 E for 248.211 feet, thence running S 76-8-43 E for 264.162 feet, thence running S 73-39-3 E for 151.552 feet, thence running N 13-51-18 E for 745.669 feet, thence running N 80-39-38 E for 615.397 feet, thence running S 10-14-56 E for 993.305 feet, thence running N 84-0-50 E for 1064.572 feet, thence running N 19-11-6 E for 538.585 feet, thence running S 85-3-38 E for 712.757 feet, thence running S 85-3-38 E for 186.372 feet, thence running S 85-3-37 E for 257.233 feet, thence running S 85-25-34 E for 1510.931 feet, thence running N 6-14-54 E 1407.138 feet, thence running N 6-14-53 E for 131.354 feet, thence running N 6-14-54 E for 2410.526 feet, thence running N 51-54-33 W for 510.568 feet, thence running N 8-6-8 E for 48.139 feet ending at the point of commencement. The boundary description is based on distance and direction (coordinated geometry).

**APPENDIX D**

**PHOTOGRAPHS OF EXISTING CONDITIONS  
WITHIN THE URBAN REDEVELOPMENT AREA**





**Photo 3 — Dilapidated abandoned house**



**Photo 4 — Dilapidated abandoned mobile home**



**Photo 5— Stormwater drainage problems**



**Photo 6 —Lack of sidewalk connectivity**



**Photo 7 — Abandoned Commercial Site along Intown Corridor**



**Photo 8 — Abandoned dilapidated house**



**Photo 9 — Roads in need of repair**



**Photo 10— Sidewalks in need of repair**

**APPENDIX E**  
**URBAN REDEVELOPMENT PLAN  
AMENDMENT WORKSHEETS**



**CITY OF KINGSLAND  
URBAN REDEVELOPMENT PLAN  
AMENDMENT WORKSHEET**

\_\_\_\_\_  
**DATE**

The following is a checklist of items to be considered by city officials and members of the Kingsland Redevelopment Agency, when amending the Kingsland Urban Redevelopment Plan. These items represent required plan components as defined in the Official Code of Georgia Annotated Section 36-61-4 and 36-61-7.

**Statement that the Urban Redevelopment Plan is consistent with the City's comprehensive plan.**

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**Clearly defined boundaries of the proposed redevelopment area (need not be contiguous)**

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**Explanation of negative conditions in the area necessitating redevelopment.**

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**Description of the city's land use objectives for the area (type of uses, building requirements, zoning charges, development densities, etc.)**

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**Description of land parcels to be acquired and structures to be demolished or rehabilitated.**

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**Strategy for leveraging private resources to aid in redevelopment of the area.**

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**Strategy for relocating and displaced residents.**

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**Any covenants or restrictions to be replaced on properties in the redevelopment area in order to implement the plan.**

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**Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.**

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**Financial strategy for implementing the plan.**

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**APPENDIX F**  
**PUBLIC HEARING DOCUMENTATION**

## LEGAL ADVERTISEMENTS

### PUBLIC HEARING NOTICE CITY OF KINGSLAND

The City of Kingsland will hold a public hearing at 6:00 p.m. on January 12, 2009. The hearing will be held at Kingsland City Hall, located at 107 South Lee Street, Kingsland, Georgia 31548. The purpose of the hearing will be to obtain citizens' input unto the formulation and adoption of an Urban Redevelopment Plan for the City of Kingsland.

The general scope of this project is to establish a redevelopment plan in order to address slum and blight, underdevelopment and adequate housing for the City of Kingsland. The plan will also utilize all potential local, state and federal assistance avenues possible. The general boundaries for the Kingsland Urban Redevelopment plan area include the northern portion of Highway 40 at Exit 3 running north, along the city limit boundaries to Colerain Road, the downtown area running north and south to the city limits, and the area approximately two blocks west of the Railroad right-of-way running parallel to North and South Orange Edwards Boulevard and North and South Arizona Streets.

1/7 - #1192

## APPENDIX G

### MAPS

#### LIST OF MAPS

|    |                                                                             |    |
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## City of Kingsland Georgia

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

### **CITY OF KINGSLAND NOTICE OF PUBLIC HEARING ALCOHOL BEVERAGE LICENSE**

*The City of Kingsland, Georgia will conduct a public hearing for the purpose of considering the application for the sale of beer/wine, from "OM Shiv 111 Corporation" located at 1870 Harriett's Bluff Road Woodbine Georgia 31569. Notice is hereby given that a public hearing on this application is scheduled for Monday, February 27<sup>th</sup> 2017 at 6:00 p.m. in the council chamber at City Hall 107 South Lee Street. Anyone desiring to address Mayor and Council regarding the issuance of a license to this establishment may do so at the public hearing.*

*Formal consideration of this application will take place during the regular council session on Monday February 27<sup>th</sup> 2017.*

*Yvonne Waye, Community Planning & Development Administrator*

*Please Advertise the above:*

*February 9, 2017*

*February 16, 2017*

*February 23, 2017*

Attachment: alcohol license (1817 : Approval Of: Alcohol Beverage License)

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 NP 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](http://www.kingslandgeorgia.com))

Sworn to and subscribed to this 24th day of JANUARY, 20 17

R Patel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
APPLICANT (s)

WITNESS

[Signature]  
NOTARY PUBLIC  
(SEAL)

RAJESH PATEL  
Notary Public  
Chatham County  
State of Georgia  
My Commission Exp. June 22, 2017

To be completed by City Officials

|                                                    |                                                     |                                     |                                  |
|----------------------------------------------------|-----------------------------------------------------|-------------------------------------|----------------------------------|
| Recommendation of CP & DD                          | <input checked="" type="checkbox"/> Approve         | <input type="checkbox"/> Disapprove | Initials                         |
| Recommendation of Police Chief                     | <input checked="" type="checkbox"/> Approve         | <input type="checkbox"/> Disapprove | <u>NA</u> Initials <u>2/2/17</u> |
| Recommendation of Building Insp.                   | <input type="checkbox"/> Approve                    | <input type="checkbox"/> Disapprove | Initials                         |
| Date of Publication                                | <u>February 9th February 16th February 23, 2017</u> |                                     |                                  |
| Dates of Reading by Council                        | <u>February 27, 2017</u>                            |                                     |                                  |
| Council Voted to:                                  | <input type="checkbox"/> Approve                    | <input type="checkbox"/> Disapprove | Initials                         |
| Date License Issued (subject to Council Approval): | _____                                               |                                     |                                  |

Public Hearing Notice MUST be advertised 14 days prior to hearing before council.

Attachment: alcohol license (1817 : Approval Of: Alcohol Beverage License)



## RESOLUTION

#2017-04

**RE-ADOPT THE KINGSLAND URBAN REDEVELOPMENT AREA,  
ADOPT THE REVISED AND UPDATED URBAN REDEVELOPMENT PLAN,  
RESCIND RESOLUTION #2009-04 AND APPOINT THE CITY COUNCIL  
AS THE KINGSLAND URBAN REDEVELOPMENT AGENCY**

**WHEREAS**, the City Council of the City of Kingsland believes that fostering redevelopment is an essential effort toward comprehensive community economic development; and

**WHEREAS**, the City Council determined that adopting an Urban Redevelopment Area, creating and adopting an Urban Redevelopment Plan and appointing an Urban Redevelopment Agency was critical to the effective facilitation of community redevelopment efforts; and

**WHEREAS**, the City Council, by due process and in accordance with the Urban Redevelopment Act law of the State of Georgia (O.C.G.A. § 36-61-1 et. seq. , did adopt an Urban Redevelopment Area by Resolution #2009-03 on the 12<sup>th</sup> day of January, 2009, said Urban Redevelopment Area consisting of the downtown area and the surrounding residential areas which primarily encompass the original city limits of the City of Kingsland, and

**WHEREAS**, the City Council also directed the creation and adoption of an Urban Redevelopment Plan which was adopted in accordance with the Urban Redevelopment Act by Resolution #2009-04 state above, and

**WHEREAS**, the City Council, through Resolution did appoint an Urban Redevelopment Agency through Resolution #2009-04, and

**WHEREAS**, the Urban Redevelopment Plan required revisions to include additional economic development tools which were secured after the prior Urban Redevelopment Plan was adopted, and said revisions were made by City staff, and

**WHEREAS**, City Council has determined that it is in its best interest to serve as the Urban redevelopment Agency and therefore has rescinded Resolution #2009-04: and

**WHEREAS**, the City Council has determined the need to re-adopt the state Urban Redevelopment Area, Urban Redevelopment Plan and appoint the City Council as the Urban Redevelopment Agency,

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Kingsland does hereby approve and adopt the Kingsland Urban Redevelopment Area, Urban Redevelopment Plan, and formally designates the City Council as the Urban Redevelopment Agency.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Kenneth E. Smith, Sr.  
Mayor

\_\_\_\_\_  
Linda O'Shaughnessy  
City Clerk

Attachment: CoK URA Resolution 2017-04 (1822 : Adoption Of: Resolution # 2017-04)

# TASER International

Protect Life. Protect Truth.

17800 N 85th St.  
Scottsdale, Arizona 85255  
United States  
Phone: (800) 978-2737  
Fax: (888) 708-8634

**Donald Belcher**  
(912) 729-4689  
dbelcher@kingslandgeorgia.com



## Quotation

**Quote:** Q-101744-1  
**Date:** 2/13/2017 6:19 AM  
**Quote Expiration:** 3/31/2017  
**Contract Start Date\*:** 3/31/2017  
**Contract Term:** 5 years

**AX Account Number:**  
113037

**Bill To:**  
Kingsland Police Dept. - GA  
PO Box 1658  
KINGSLAND, GA 31548  
US

**Ship To:**  
Donald Belcher  
Kingsland Police Dept. - GA  
111 S. Seaboard St.  
KINGSLAND, GA 31548  
US

| SALESPERSON    | PHONE          | EMAIL            | DELIVERY METHOD | PAYMENT METHOD |
|----------------|----------------|------------------|-----------------|----------------|
| Kelsey Donohue | (480) 905-2074 | kelsey@taser.com | Fedex - Ground  | Net 30         |

\*Note this will vary based on the shipment date of the product.

Hardware/Year 1/Net30

| QTY                                                  | ITEM # | DESCRIPTION                                           | UNIT PRICE | TOTAL BEFORE DISCOUNT | DISCOUNT (\$) | NET TOTAL     |
|------------------------------------------------------|--------|-------------------------------------------------------|------------|-----------------------|---------------|---------------|
| 35                                                   | 85705  | TASER 60 YEAR 1 PAYMENT: X26P UNLIMITED               | USD 372.00 | USD 13,020.00         | USD 3,500.00  | USD 9,520.00  |
| 35                                                   | 11002  | HANDLE, BLACK, CLASS III, X26P                        | USD 0.00   | USD 0.00              | USD 0.00      | USD 0.00      |
| 35                                                   | 11501  | HOLSTER, BLACKHAWK, RIGHT, X26P                       | USD 0.00   | USD 0.00              | USD 0.00      | USD 0.00      |
| 40                                                   | 22012  | TPPM, BATTERY PACK, TACTICAL, PINKY EXTENDER, X2/X26P | USD 0.00   | USD 0.00              | USD 0.00      | USD 0.00      |
| 105                                                  | 44200  | Cartridge - 21'                                       | USD 0.00   | USD 0.00              | USD 0.00      | USD 0.00      |
| 70                                                   | 44203  | CARTRIDGE - 25' HYBRID                                | USD 0.00   | USD 0.00              | USD 0.00      | USD 0.00      |
| 1                                                    | 22013  | KIT, DATAPORT DOWNLOAD, USB, X2/ X26P                 | USD 176.49 | USD 176.49            | USD 176.49    | USD 0.00      |
| <b>Hardware/Year 1/Net30 Total Before Discounts:</b> |        |                                                       |            |                       |               | USD 13,196.49 |
| <b>Hardware/Year 1/Net30 Discount:</b>               |        |                                                       |            |                       |               | USD 3,676.49  |
| <b>Hardware/Year 1/Net30 Net Amount Due:</b>         |        |                                                       |            |                       |               | USD 9,520.00  |

Attachment: Kingsland Police Dept - GA -(35) X26Ps T60U + TU (1811 : Approval Of: 60 Month Taser Replacement Program)

## Free Spare

| QTY                                       | ITEM # | DESCRIPTION                                           | UNIT PRICE | TOTAL BEFORE DISCOUNT | DISCOUNT (\$) | NET TOTAL    |
|-------------------------------------------|--------|-------------------------------------------------------|------------|-----------------------|---------------|--------------|
| 1                                         | 80138  | TASER 60 X26P UNLIMITED                               | USD 0.00   | USD 0.00              | USD 0.00      | USD 0.00     |
| 1                                         | 11002  | HANDLE, BLACK, CLASS III, X26P                        | USD 964.05 | USD 964.05            | USD 964.05    | USD 0.00     |
| 1                                         | 22012  | TPPM, BATTERY PACK, TACTICAL, PINKY EXTENDER, X2/X26P | USD 58.38  | USD 58.38             | USD 58.38     | USD 0.00     |
| <b>Free Spare Total Before Discounts:</b> |        |                                                       |            |                       |               | USD 1,022.43 |
| <b>Free Spare Discount:</b>               |        |                                                       |            |                       |               | USD 1,022.43 |
| <b>Free Spare Net Amount Due:</b>         |        |                                                       |            |                       |               | USD 0.00     |

## Year 2- due 2018

| QTY                                             | ITEM # | DESCRIPTION                             | UNIT PRICE | TOTAL BEFORE DISCOUNT | DISCOUNT (\$) | NET TOTAL     |
|-------------------------------------------------|--------|-----------------------------------------|------------|-----------------------|---------------|---------------|
| 35                                              | 85706  | TASER 60 YEAR 2 PAYMENT: X26P UNLIMITED | USD 372.00 | USD 13,020.00         | USD 0.00      | USD 13,020.00 |
| <b>Year 2- due 2018 Total Before Discounts:</b> |        |                                         |            |                       |               | USD 13,020.00 |
| <b>Year 2- due 2018 Net Amount Due:</b>         |        |                                         |            |                       |               | USD 13,020.00 |

## Year 3- due 2019

| QTY                                             | ITEM # | DESCRIPTION                             | UNIT PRICE | TOTAL BEFORE DISCOUNT | DISCOUNT (\$) | NET TOTAL     |
|-------------------------------------------------|--------|-----------------------------------------|------------|-----------------------|---------------|---------------|
| 35                                              | 85707  | TASER 60 YEAR 3 PAYMENT: X26P UNLIMITED | USD 372.00 | USD 13,020.00         | USD 0.00      | USD 13,020.00 |
| <b>Year 3- due 2019 Total Before Discounts:</b> |        |                                         |            |                       |               | USD 13,020.00 |
| <b>Year 3- due 2019 Net Amount Due:</b>         |        |                                         |            |                       |               | USD 13,020.00 |

## Year 4- due 2020

| QTY                                             | ITEM # | DESCRIPTION                             | UNIT PRICE | TOTAL BEFORE DISCOUNT | DISCOUNT (\$) | NET TOTAL     |
|-------------------------------------------------|--------|-----------------------------------------|------------|-----------------------|---------------|---------------|
| 35                                              | 85708  | TASER 60 YEAR 4 PAYMENT: X26P UNLIMITED | USD 372.00 | USD 13,020.00         | USD 0.00      | USD 13,020.00 |
| <b>Year 4- due 2020 Total Before Discounts:</b> |        |                                         |            |                       |               | USD 13,020.00 |
| <b>Year 4- due 2020 Net Amount Due:</b>         |        |                                         |            |                       |               | USD 13,020.00 |

## Year 5- due 2021

| QTY                                             | ITEM # | DESCRIPTION                             | UNIT PRICE | TOTAL BEFORE DISCOUNT | DISCOUNT (\$) | NET TOTAL     |
|-------------------------------------------------|--------|-----------------------------------------|------------|-----------------------|---------------|---------------|
| 35                                              | 85709  | TASER 60 YEAR 5 PAYMENT: X26P UNLIMITED | USD 372.00 | USD 13,020.00         | USD 0.00      | USD 13,020.00 |
| <b>Year 5- due 2021 Total Before Discounts:</b> |        |                                         |            |                       |               | USD 13,020.00 |
| <b>Year 5- due 2021 Net Amount Due:</b>         |        |                                         |            |                       |               | USD 13,020.00 |

|                                               |               |
|-----------------------------------------------|---------------|
| <b>Subtotal</b>                               | USD 61,600.00 |
| <b>Estimated Shipping &amp; Handling Cost</b> | USD 577.60    |
| <b>Grand Total</b>                            | USD 62,177.60 |

Attachment: Kingsland Police Dept - GA -(35) X26Ps T60U + TU (1811 : Approval Of: 60 Month Taser Replacement Program)

## TASER 60 Sales Terms and Conditions

This quote contains a purchase under the TASER 60 Plan. If your purchase only includes the TASER 60 Plan, CEWs, and CEW accessories, then this purchase is solely governed by the TASER 60 Terms and Conditions posted at: <http://www.taser.com/legal>, and the terms and conditions of TASER's Master Services and Purchasing Agreement do not apply to this order. You represent that you are lawfully able to enter into contracts and if you are entering into this agreement for an entity, such as the company, municipality, or government agency you work for, you represent to TASER that you have legal authority to bind that entity. If you do not have this authority, do not sign this Quote.

### TASER International, Inc.'s Sales Terms and Conditions for Direct Sales to End User Purchasers

By signing this Quote, you are entering into a contract and you certify that you have read and agree to the provisions set forth in this Quote and TASER's Master Services and Purchasing Agreement posted at <http://www.taser.com/legal>. You represent that you are lawfully able to enter into contracts and if you are entering into this agreement for an entity, such as the company, municipality, or government agency you work for, you represent to TASER that you have legal authority to bind that entity. If you do not have this authority, do not sign this Quote.

|                         |       |               |       |
|-------------------------|-------|---------------|-------|
| <b>Signature:</b>       | _____ | <b>Date:</b>  | _____ |
| <b>Name (Print):</b>    | _____ | <b>Title:</b> | _____ |
| <b>PO# (if needed):</b> | _____ |               |       |

Quote: Q-101744-1

Please sign and email to Kelsey Donohue at [kelsey@taser.com](mailto:kelsey@taser.com) or fax to (888) 708-8634

THANK YOU FOR YOUR BUSINESS!

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Attachment: Kingsland Police Dept - GA -(35) X26Ps T60U + TU (1811 : Approval Of: 60 Month Taser Replacement Program)

**Certificate of Destruction****Agency Name:** \_\_\_\_\_**Quote/PO Number:** \_\_\_\_\_**Product/ Quantity to be  
destroyed:****M26:** \_\_\_\_\_**X26:** \_\_\_\_\_**Other:** \_\_\_\_\_

Customer certifies that all products for which Customer receives a trade-up discount will be removed from service to be destroyed and rendered permanently nonfunctional. Destruction of units should be performed according to Customer's policy. Products traded-in may not be resold or redistributed. TASER is not responsible for Product warranty or liability related to traded-in products, reserves the right to invoice Customer for the discounted amount for any device not destroyed, and reserves the right to require verification that destruction has been performed.

**Form completed by:**\_\_\_\_\_  
*Signature (Digital is acceptable or scan)*\_\_\_\_\_  
*Printed name, title*\_\_\_\_\_  
*Date***Return the signed form to your sales representative along with your purchase order/quote.**

'Protect Life' and the 'Bolt within Circle' logo are trademarks of TASER International, Inc., and TASER is a registered trademark of TASER International, Inc., registered in the U.S. All rights reserved. Copyright 2014, TASER International, Inc.

Attachment: Kingsland Police Dept - GA -(35) X26Ps T60U + TU (1811 : Approval Of: 60 Month Taser Replacement Program)

Title: {Title}  
 Department: {Department}  
 Version: {Version}  
 Release Date: {Release Date}

January 6, 2017

**To: United States state, local and municipal law enforcement agencies**

**Re: Sole Source Letter for TASER International, Inc.'s Conducted Electrical Weapons**

A sole source justification exists because the following goods and services required to satisfy the agency's needs are only manufactured and available for purchase from TASER International. TASER is also the sole distributor of all TASER brand products in the States of AR, CT, DE, FL, GA, HI, IA, IL, IN, KS, LA, MA, MD, ME, MI, MN, MO, MS, NC, ND, NE, NH, NJ, NY, OK, OR, PA, RI, SC, SD, TX, VA, VI, VT, WI, WV, and the District of Columbia and Guam.

### **TASER CEW Descriptions**

#### **X2 CEW**

- Multiple-shot CEW
- High efficiency flashlight
- Static dual LASERs (used for target acquisition)
- ARC switch enables drive-stun with or without a Smart Cartridge installed
- Central Information Display (CID): Displays mission-critical data such as remaining battery energy, burst time, operating mode, and user menu to change settings and view data on a yellow-on-black display
- The Trilogy log system records information from a variety of sensors into three data logs: Event log, Pulse log, and Engineering log. Data can be downloaded using a universal serial bus (USB) data interface module connected to a personal computer (PC). Data may be transferred to Evidence.com services.
- Real-time clock with back-up battery
- Onboard self-diagnostic and system status monitoring and reporting
- Ambidextrous safety switch
- Capable of audio/video recording with optional TASER CAM HD recorder
- The trigger activates a single cycle (approximately 5 seconds). Holding the trigger down will continue the discharge beyond the standard cycle (except when used with an APPM or TASER CAM HD AS). The CEW cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with TASER Smart Cartridges only

#### **X26P CEW**

- High efficiency flashlight
- Red LASER (used for target acquisition)
- Central Information Display (CID): Displays data such as calculated remaining energy, burst time, and notifications
- The Trilogy log system records information from a variety of sensors into three data logs: Event log, Pulse log, and Engineering log. Data can be downloaded using a universal serial bus (USB) data interface module connected to a personal computer (PC). Data may be transferred to Evidence.com services.
- Real-time clock with back-up battery
- Onboard self-diagnostic and system status monitoring and reporting
- Ambidextrous safety switch
- Capable of audio/video recording with optional TASER CAM HD recorder
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (except when used with an APPM or TASER CAM HD AS). The CEW cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with TASER standard series cartridges

Attachment: 2017 GA Sole Source (1811 : Approval Of: 60 Month Taser Replacement Program)

**Axon Signal Performance Power Magazine (SPPM)**

- Battery pack for the X2 and X26P conducted electrical weapons
- Shifting the safety switch from the down (SAFE) to the up (ARMED) positions sends a signal from the SPPM. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode.

**TASER Brand CEW Model Numbers**

1. Conducted Electrical Weapons (CEWs):
  - TASER X2 Models: 22002 and 22003
  - TASER X26P Models: 11002 and 11003
2. Optional Extended Warranties for CEWs:
  - X2 - 4-year extended warranty, item number 22014
  - X26P - 2-year extended warranty, item number 11008
  - X26P - 4-year extended warranty, item number 11004
3. TASER standard cartridges (compatible with the X26P; required for this CEW to function in the probe deployment mode):
  - 15-foot Model: 34200
  - 21-foot Model: 44200
  - 21-foot non-conductive Model: 44205
  - 25-foot Model: 44203
  - 35-foot Model: 44206
4. TASER Smart cartridges (compatible with the X2; required for this CEW to function in the probe deployment mode):
  - 15-foot Model: 22150
  - 25-foot Model: 22151
  - 25-foot inert simulation Model: 22155
  - 25-foot non-conductive Model: 22157
  - 35-foot Model: 22152
5. TASER CAM HD recorder Model: 26810 (full HD video and audio) and TASER CAM HD with AS (automatic shut-down feature) Model: 26820. The TASER CAM HD is compatible with both the X26P and X2 CEWs.
  - TASER CAM HD replacement battery Model: 26764
  - TASER CAM HD Download Kit Model: 26762
  - TASER CAM HD optional 4-year extended warranty, item number 26763
6. Power Modules (Battery Packs) for X26P and X2 CEWs:
  - Performance Power Magazine (PPM) Model: 22010
  - Tactical Performance Power Magazine (TPPM) Model: 22012
  - Automatic Shut-Down Performance Power Magazine (APPM) Model: 22011
  - eXtended Performance Power Magazine (XPPM) Model: 11010
  - eXtended Automatic Shut-Down Performance Power Magazine (XAPPM) Model: 11015
  - Axon Signal Performance Power Magazine (SPPM) Model: 70116
7. TASER Dataport Download Kits:
  - Dataport Download Kit for the X2 and X26P Model: 22013
8. TASER Blast Door Repair Kit Model 44019 and TASER Blast Door Replenishment Kit Model 44023
9. Conductive Target front Model 80000 and Conductive Target back, Model 80001
10. CEW Holsters:

- Right-hand X2 holster by BLACKHAWK Model: 22501
- Left-hand X2 holster by BLACKHAWK Model: 22504
- Right-hand X26P holster by BLACKHAWK Model: 11501
- Left-hand X26P holster by BLACKHAWK Model: 11504

11. TASER Simulation Suit II Model 44550

### TASER Product Packages

1. Officer Safety Plan: includes a CEW, Axon camera and Dock upgrade, and Evidence.com license and storage. See your Sales Representative for further details and Model numbers.
2. TASER Assurance Plan (TAP): Hardware extended warranty coverage, Spare Products, and Upgrade Models available for the X2 and X26P CEWs, and the TASER CAM HD recorder. (The TAP is available only through TASER International, Inc.)

| SOLE AUTHORIZED DISTRIBUTOR FOR<br>TASER BRAND CEW PRODUCTS<br>GEORGIA                                                                                     | SOLE AUTHORIZED REPAIR FACILITY FOR<br>TASER BRAND CEW PRODUCTS                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TASER International, Inc.</b><br><b>17800 N. 85<sup>th</sup> Street, Scottsdale, AZ 85255</b><br><b>Phone: 800-978-2737</b><br><b>Fax: 480-991-0791</b> | <b>TASER International, Inc.</b><br><b>17800 N. 85<sup>th</sup> Street, Scottsdale, AZ 85255</b><br><b>Phone: 800-978-2737</b><br><b>Fax: 480-991-0791</b> |

Please contact your local TASER sales representative or call us at 1-800-978-2737 with any questions.

Sincerely,



Josh Isner  
Executive Vice President, North American Sales  
TASER International, Inc.

BLACKHAWK! is a trademark of the Blackhawk Products Group.

▲ AXON, Axon, Axon Signal, Evidence.com, Smart Cartridge, TASER CAM, Trilogy, X2, X26P, TASER, and the 'Bolt within Circle' logo are trademarks of TASER International, Inc., some of which are trademarks in the US and other countries. For more information visit [www.taser.com/legal](http://www.taser.com/legal). All rights reserved. © 2017 TASER International, Inc.

**CITY OF KINGSLAND  
MAYOR AND CITY COUNCIL**

**NOTICE OF INTENT TO ADOPT  
SOLID WASTE AND MATERIALS MANAGEMENT PLAN**

In accordance with O.C.G.A. Section 12-8-31.1 (a)(2)(B), as amended, the Mayor and City Council, City of Kingsland, Georgia is providing public notice of its intent to adopt the Solid Waste and Materials Management Plan for Camden County, Kingsland, St. Marys, and Woodbine, Georgia, covering the period from November 2017 through December 2030, at its regularly scheduled meeting on February 27, 2017 at 6:00 PM, in the Council Chambers at Kingsland City Hall located at 107 South Lee Street, Kingsland, Georgia. The Solid Waste and Materials Management Plan describes the current solid waste and materials management system, presents goals and strategies for the future, and identifies actions to be taken. A copy of the document can be found at the following link:

**<http://camdencountyga.gov/DocumentCenter/View/8418>**

For further information contact the Office of the City Clerk, Kingsland, Georgia between the hours of 8 AM and 5 PM, Monday through Friday.

***Mayor and City Council, City of Kingsland, Georgia***

**SURPLUS ITEMS**

1978 Police Fleet Chevrolet Step Van

Animal Control/Truck Mounted Dog Box

(3) 1999 Jeep Cherokees

(4) 2003 Ford Crown Victoria

(1) 2005 Ford Crown Victoria

(2) 2007 Ford Crown Victoria