



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • JULY 9, 2018

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

II. INVOCATION AND PLEDGE TO THE FLAG

1. Pastor Matthew Pettus -

III. ROLL CALL

Kenneth E Smith Sr
James McClain
Charles Grayson Day Jr.
James W Galloway
Michael J McClain

Mayor
Mayor Pro Tem
Councilman
Councilman
Councilman

IV. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
 1. City Council - Regular Meeting - Jun 25, 2018 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

V. GRANTING AUDIENCE TO THE PUBLIC

VI. OLD BUSINESS

VII. PLANNING AND ZONING

1. Approval Of: Home Occupation Permit -

Mr. Donnie Parrish Jr. is requesting a home occupation permit for IT Wizard Solutions, Zoning is R-1. *Planning Commission recommends approval.*

2. Approval Of: Variance for Meadow PHV, Section B-2, for Reduction of Front Setback -

Pineland Bank is requesting a 5 foot setback variance for 5 lots in the Meadows VB-2. *Planning Commission recommends approval.*

3. Approval Of: Preliminary Plat for Lake Victoria III, Zoning is PD R-1, 5.37 Acres. 11 Lots on Walnut Way -

Planning Commission recommends approval.

4. Approval Of: Final Plat, Waters Edge III, 5.25 Acres, Zoning is PD R-1, 22 Lots -

Planning Commission recommends approval.

5. Discussion Only: Tiny Homes Ordinance -

VIII. NEW BUSINESS

1. Approval Of: Removal of Kingsland Area Convention & Visitors Bureau Board Member -

Removal of William Brunson from the C&VB Authority Board of Directors requires action by council with the Mayor having the right to vote on the issue.

2. Appointment: Councilman Michael McClain's Appointment to the Kingsland Area C&VB - Councilman Michael J McClain

Councilman Michael McClain's appointment to the Kingsland Area Convention & Visitors Bureau. The appointment shall serve for the remainder of Councilman Michael McClain's term in office. *This action does not require a vote by council.*

3. Approval Of: Removal of Community Improvement District Board Member -

Removal of a CID board member, William Brunson, requires a majority vote by Council.

4. Appointment: City Representative on the Community Improvement District Board -

Appointment to the CID Board requires a majority vote by council. *Staff recommends William H. Coleman, Kingsland Public Works Director to serve in this position.*

5. Approval Of: Bid Award for Water Tank Maintenance Services -

Staff recommends low bid - SUEZ/Utility Service Co., Inc.

6. Approval Of: Bid Award for Police Vehicle Graphic and Striping -

Request for proposal for graphics and striping on four (4) 2018 Dodge Charger police sedans. *Staff recommends West Chatham Warning Devices*

7. Approval Of: Bid Award for Lift Station Rehabilitation -

Lift Station #1 located at 228 Marsh Harbor Parkway. Lift Station #2 located at 109 Camden Woods Parkway. *Due to budget constraints, Staff recommends awarding rehab of the Ford Lift station located at 109 Camden Woods Parkway to the low bidder Southern Civil, LLC at \$90,852.*

8. Discussion only: Contracting certain city services with third party vendors - Mayor Kenneth E Smith Sr

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. ADJOURNED



Overview

"Tiny houses" have received a lot of attention and interest in recent years. A tiny house is typically defined as a single-family home, generally 400 square feet or less, excluding lofts. Tiny homes are built in different ways, and it is important to identify which types of tiny homes fall within the scope and application of building codes. The four types of tiny homes are:

1. **Recreational vehicles**
2. **Manufactured (mobile) homes**
3. **Residential (modular) Industrialized Buildings**
4. **Site-built dwellings**

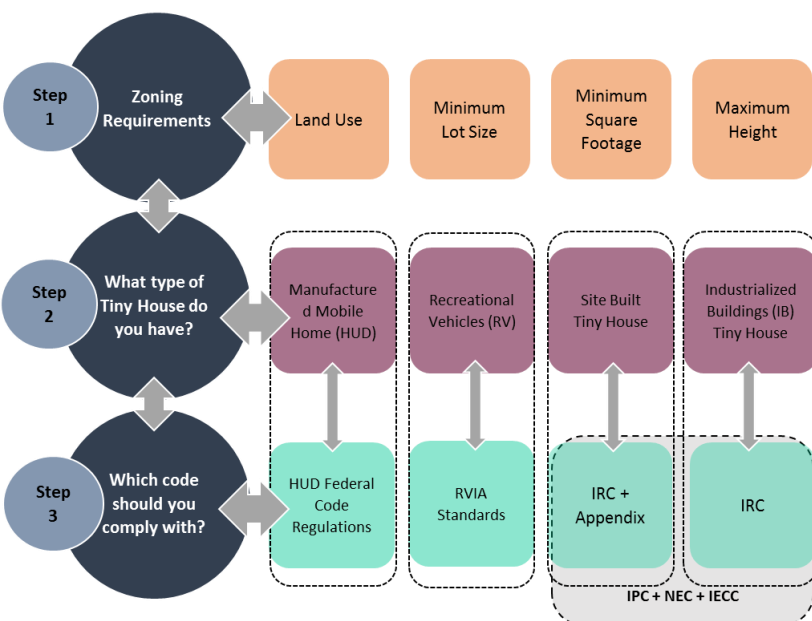
Regulations for each of these four types may vary, but generally, the state's building codes only apply to tiny homes that are modular dwellings and site-built dwellings. Recreational vehicles and manufactured homes are not regulated by building codes but fall under other HUD and other industry standards.



Attachment: ga_tiny_house_fact_sheet17 (2247 : Discussion Only: Tiny Homes Ordinance)

Zoning Requirements

Tiny houses, like all other houses and recreational vehicles, are subject the zoning requirements of local governments which vary widely by jurisdiction. Some aspects typically regulated by local zoning laws include: land use, location, height, width, of foundation, number of stories, and minimum size of lots and buildings. It therefore becomes an important first step for t builder and prospective tiny home owner to obtain permission from the local government to site the tiny home within their jurisdiction.



Which Codes Apply?

The following codes apply for tiny houses:

- *International Residential Code (IRC), 2012 edition with Georgia Amendments*
- *International Plumbing Code (IPC), 2012 edition with Georgia Amendments*
- *International Energy Efficiency Code (IECC) 2012 edition with Georgia Amendments*
- *National Electrical Code (NEC) 2014 edition*

Some of the code-related issues that might affect the design and construction of tiny homes are:

- Room Size and Dimension
- Lofts
- Headroom
- Means of Escape
- Egress Width
- Stairs

In order to help address these concerns, the 2012 IRC has been amended to change the minimum habitable room size from 120 sf to 70 sf and add a new Appendix for Tiny House Construction. However, the Appendix must be adopted locally to be enforced. Copies of these amendments are available at

<http://www.dca.state.ga.us/development/codes/programs/codeamendments.asp>

Application of Building Codes

Tiny homes are dwelling units and therefore they are subject to the same building code regulations as any other traditional site-built or stick-built home. A dwelling is defined as a building provided with permanent provisions for sleeping, cooking, eating, living, and sanitation.



Recreational Vehicles

A recreational vehicle (RV) is a motor home, travel trailer, truck camper or camping trailer designed for recreational or emergency human habitation. RVs must comply with the American National Standards Institute (ANSI) *A119.2 Standard on Recreational Vehicles*. They are intended for recreational or seasonal use only.

Tiny homes that are built on a utility trailer chassis with wheels are often referred to as Tiny Homes on Wheels (THOWs). Remaining in a mobile-ready state, they are wheeled vehicles which do not fall within the scope of state's building codes. THOW's are typically classified as recreational vehicles or park models.

A park model is a vehicular-type unit with a floor area of 400 square feet or less. They are factory built to meet the ANSI *A119.5, Park Model Recreational Vehicle Standard*. Park models can be semi or permanently sited. The Recreational Vehicle Industry Association (RVIA) issues an insignia for compliant RVs and park models.

Siting of RVs, Park Models and THOWs is regulated and controlled by local planning and zoning ordinances. The Georgia Department of Transportation (GDOT) regulates RVs as vehicles for title and licensing purposes through your county vehicle licensing agency. For questions about the RV and Park model standards, contact the Recreational Vehicle Industry Association at (703) 620-6003 or visit their webpage at <http://www.rvia.org/>

Residential Industrialized (Modular) Buildings

A residential industrialized (modular) building is defined as a dwelling unit designed and constructed to comply with the Georgia State Residential Code and is fabricated or assembled wholly or in part in a manufacturing facility and cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

They cannot contain a permanent metal chassis and shall be affixed to permanent load-bearing foundation.

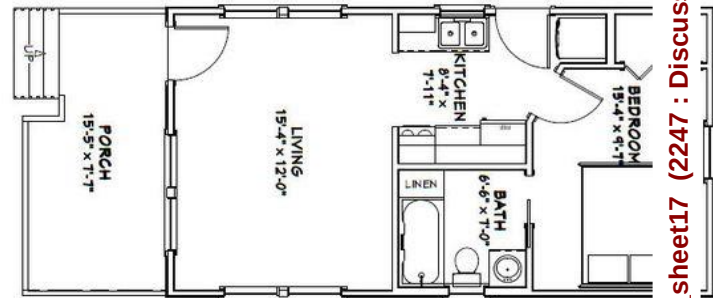
Residential industrialized (modular) buildings are built to the same code requirements as stick-built homes.

Every industrialized building (IB) is fully inspected during the open construction phase in the factory by independent third party agencies. Upon completion, a DCA insignia is affixed to each module or unit which certifies it complies with the state's construction codes and rules for its intended application and use. However, local governments retain full control over all matters relating to a building's installation at a site, including subdivision controls, zoning issues, site grading, foundation installations and utility hook-ups.

For questions about modular buildings, contact the DCA IB Program Office at (404) 679-3118 or visit:

<http://www.dca.state.ga.us/development/constructioncodes/programs/industrialized.asp>.

Tiny House Generic Floor Plan



Manufactured (Mobile) Homes

Manufactured (mobile) homes are factory built on a metal chassis which complies with the HUD federal code regulating All manufactured homes must meet the National Manufactured Housing Construction and Safety Standards of 1974, 42 U.S.C. Section 5401. Manufactured homes are regulated by the building codes.

For questions about HUD manufactured (mobile) homes, contact the State Fire Marshal's Office, Manufactured Housing Division, at (404) 565-9498 or visit

www.gainsurance.org/FireMarshal?ManufacturedHousing

Site-Built Dwellings

Site-built or stick-built dwellings are residential buildings or structures that are built on the construction site. Typically, they are built on permanent foundations and are not designed or intended to be moved or relocated.

All site-built or stick-built dwellings must comply with the current International Residential Code (IRC) for One and Two Family Dwellings and must be constructed by a State Licensed Contractor. When approved by the local government, tiny houses on permanent foundations and must be constructed by state licensed contractors where required by state law.

For questions about site-built dwellings, contact the Construction Codes Office at (404) 679-3118 or visit

<http://www.dca.state.ga.us/development/constructioncodes/programs/industrialized.asp>.



City of Kingsland

ORDINANCE #2018-04

AN ORDINANCE TO AMEND THE KINGSLAND CODE OF ORDINANCE #2009-09, KINGSLAND ZONING AND LAND DEVELOPMENT ORDINANCE, ARTICLE III, SECTION 31, 104.4, 117.25, 117.5 AND ARTICLE VII, SECTION 70

70.1.8. R-8 Small/Tiny House

(1) Minimum lot area tiny house: 7,500 square feet (based on lot coverage of the maximum defined size for a tiny house)

(1) Minimum lot area small house: 8,000 square feet (based on lot coverage of the maximum defined size for a tiny house)

(2) Minimum lot width at the building line: 50 feet

(3) Minimum front yard setback from street: 25 feet

(4) Minimum side yard setback from street: 25 feet Setback from other property line: 10 feet

(5) Minimum rear yard setback from street: 25 feet Setback from other property line: 15 feet

(6) Maximum percentage of lot coverage: 30%

104.5) **SMALL HOUSE:** A primary fixed foundation dwelling with a heated and cooled floor area of 700 – 1000 square feet, having a connection to water and sewer service on an independent lot.

(117.25) **TINY HOUSE:** A fixed foundation primary dwelling with a heated and cooled floor area of 400 -700 square feet, having a connection to water and sewer service on an independent lot.

(117.5) *TINY HOUSE on WHEELS (THOW)*: A vehicular portable structure designed as a temporary dwelling for travel, recreational and vacation uses which is not more than eight feet six inches in body width and is of any weight provided its body length does not exceed 32 feet

DRAFT



Bid Tabulation

Full Water Tank Maintenance Services

RFP #COK 18-020

Thursday, July 3, 2018 @ 2:00 PM

Company Name	Annual Cost	Total Cost of 15 Years
SUEZ/Utility Service Co., Inc.	\$60,646.20	\$909,693.00
American Tank Maintenance	\$78,301.40	\$1,174,521.00
Southern Corrosion, Inc.	\$87,719.53	\$1,315,793.00

Request for Proposal was advertised on City of Kingsland and GMA websites.



Bid Tabulation

**Name: Vehicle Graphics and Striping
Four (4) Police Interceptors
RFP #COK 18-018
Date: Thursday, June 28, 2018**

COMPANY NAME	COST PER VEHICLE	TOTAL BID VALUE	NOTES
INTERNATIONAL NAME PLATE US INC. CANADA	\$304.83	\$1,207.32	COST DOES NOT INCLUDE INSTALLATION AND DELIVERY
WEST CHATHAM WARNING DEVICES SAVANNAH, GA	\$550.00	\$2,200.00	
DALTON SIGNS		NO BID SUBMITTED	
DANA SAFETY SUPPLY		NO BID SUBMITTED	
HASTY'S COMMUNICATIONS		NO BID SUBMITTED	

*Department recommendation is West Chatham Warning Devices. West Chatham currently has all four (4) vehicles for the installation of equipment.

Request for Proposal was advertised on City of Kingsland and GMA websites.

Attachment: Bid Tabulation Graphics and Striping (2234 : Approval Of: Bid Award for Police Vehicle and Striping)

Bid Document Checklist
Lift Stations
RFP #COK 18-014
Thursday, June 14, 2018 @ 2:00 PM

Vendor	Exhibit A 220 Marsh Harbor Parkway	Exhibit B 109 Camden Woods Parkway	Notes
Tencarva Machinery, Co.	\$78,941.00	\$78,941.00	Due to required documents not included this Bid Proposal has been deemed as Non-Responsive
Southern Civil, LLC	\$90,852.00	\$90,852.00	
Woodard Construction Company	\$92,600.00	\$99,600.00	
GoForth Williamson, Inc.			No Bid Submitted
Rowell Contracting			No Bid Submitted
Charlie Hester Construction			No Bid Submitted

Request for Proposal was also advertised on GMA and City of Kingsland websites.