



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • JANUARY 28, 2019

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. The City of Kingsland Will Conduct a Public Hearing for the Purpose of Considering the Application for Serving Beer/Wine, on Premise Consumption with Food; from "Gill Foodz Inc." Location 5369 Laurel Island Parkway, Kingsland, Georgia. Owner is Yuvrajjit Gill. -
2. A Public Hearing on the Proposed Amendment of Kingsland Zoning and Land Development. to Amend Article XIII - Special Uses, with the Addition of Section 130.3 "Solar Array Ordinance". -

II. CALL TO ORDER AND WELCOME GUESTS

III. INVOCATION AND PLEDGE TO THE FLAG

1. Pastor Matthew Pettus -

IV. ROLL CALL

Charles Grayson Day Jr.
Alex Blount
James W Galloway
Michael J McClain
Lamar Stokes

Mayor
Mayor Pro Tem
Councilman
Councilman
Councilman

V. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
 1. City Council - Regular Meeting - Jan 14, 2019 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. PRESENTATION

1. Downtown Development Authority (DDA) Proposed Fair Grounds -

The DDA will present their proposal for Municipal Fair Grounds on parcel 094 035, South side of Royal Point Parkway. The DDA requests Council approval to proceed with Planning and Design phase.

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

1. Planning Commission Appointments: -

- 1.) Councilman Blount

- 2.) Councilman McClain

2. Approval Of: Public Service Authority Intergovernmental Agreement -

An Intergovernmental Agreement between the Camden County Board of Commissioners, the City of Kingsland, the City of St. Marys, the City of Woodbine, and the Camden County Public Service Authority that provides for mutual and reciprocal rights, duties, obligations, and performance related to the consolidated leisure services functions of the Camden County Public Service Authority.

IX. PLANNING AND ZONING

1. Approval Of: Alcohol Beverage License, Gill Foodz Inc., Located at 5369 Laurel Island Parkway, Kingsland, Georgia. Application for Serving Beer/Wine, on Premise Consumption with Food; Owner Yuvrajit Gill. -

2. Approval Of: Preliminary Plat, Settler's Hammock -

Currently zoned PD-R3 will be rezoned to PD-R1. The next phase of development consists of 113 single family lots on the final 113 acres of the original Settlers Hammock plan. *Planning Commission recommends approval.*

3. Approval Of: Preliminary Plat Ryan's Cove -

Zoning is PD-R2, Developer wishes to offer 67 marsh side duplexes on 53.69 acres of the same style as previously built in the area. The same PD agreement will be followed as in the past. Water and Sewer are available for the site at the right-of-way. *Planning Commission recommends approval.*

4. Adoption Of: Ordinance #2019-02, Solar Array Ordinance -

Planning Commission Recommends Approval.

X. NEW BUSINESS

1. Mayor and Council Appointments to Kingsland Area Convention & Visitors Bureau Authority Board of Directors -
 - 1.) Appointment by Mayor Day, term expires 12/31/2022
 - 2.) Appointment by Councilman Stokes, term expires 12/31/2022
 - 3.) Appointment by Councilman Blount, term expires 12/31/2022
2. Mayor and Council Appointments to the Kingsland Development Authority -
 - 1.) Incumbent, Trevor Readdick - term expires 1/31/2024
 - 2.) Incumbent, Bobby Sweat - term expires 2/10/2024
 - 3.) Incumbent, Farren Fullilove - term expires 2/10/2024
 - 4.) Vacancy, term expires 2/19/2024

XI. MAYOR AND COUNCIL ANNOUNCEMENT**XII. ADJOURNED**

**AGREEMENT BETWEEN
THE CAMDEN COUNTY BOARD OF COMMISSIONERS
THE CITY OF KINGSLAND, THE CITY OF ST. MARYS,
THE CITY OF WOODBINE, AND THE CAMDEN COUNTY
PUBLIC SERVICE AUTHORITY**

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by the Camden County Board of Commissioners, located in the State of Georgia, the City of Kingsland, located in Camden County, the State of Georgia, the City of St. Marys located in Camden County, State of Georgia, the City of Woodbine, located in Camden County, State of Georgia, hereinafter referred to as "FUNDING PARTIES", and the Camden County Public Service Authority, located in Camden County, State of Georgia hereinafter referred to as "PSA".

WITNESSETH:

WHEREAS, since January 12, 1994, the PSA developed, operated and maintained a concept for a consolidated and comprehensive leisure program based on the unification of preexisting county and municipal programs and facilities; and

WHEREAS, such consolidation promotes economy, efficiency, conservation of natural resources, and greater protection of the environment for Camden County and the cities within Camden County to join in the operation of a system for the provision of recreation services and thereby avoiding duplication of effort and facilities; and

WHEREAS, from November 11, 2009 through November 11, 2014, the County, the PSA, and the Cities operated within a written agreement which set forth the mutual and reciprocal rights, duties, obligations, and performances for each, NOW, THEREFORE, for and in consideration of the promises and the mutual undertakings hereinafter contained, the parties agree as follows:

1. The parties hereto recognize the consolidated leisure services program as created and defined by the PSA Board do herein designate the PSA as the sole contractual provider of said services.
2. The term of this Agreement shall be six (6) years commencing upon the date of ratification by the final party to officially adopt and ratify this agreement. Public notice of the expiration of this Agreement shall be made by publication of one week's duration in the legal organ of Camden County, Georgia at least ninety (90) days prior to such expiration
3. The consolidated program and facilities shall be administered and operated by the PSA through the Leisure Services Department.

4. The policies of said department shall be determined and established by a majority vote of the members of the board of the PSA with the prior advice and consent of the County and the Cities.
5. The financial and budgetary management responsibility of the consolidated program and facilities shall be vested in the PSA Board.
6. The PSA's Consolidated Leisure Services Program shall be funded annually by contributions made by the County and the Cities within the County. Such annual contributions by the County and the Cities shall be in revenue portions equal to the proportionate populations of the unincorporated County and the Cities as calculated by the decennial United States census. Such contribution shall be payable in 12 equal monthly installments.
7. The PSA shall maintain and account for said revenues in a specially designated accounting fund. Monthly reports of activities of said fund shall be filed with the County and the Cities. An independent auditor shall conduct an annual audit and a copy of such audit report shall be filed with the County and the Cities.
8. The PSA shall pay, and be responsible for, all operational expenses and the cost of all capital improvements made on said properties after the date of execution of this Agreement. In this context, "capital improvement" shall mean, real property or other tangible property that costs \$5,000.00 or more and that will last for more than one year.
9. This Agreement may be amended at any time by unanimous approval of the members of the PSA Board, said approval being ratified by the respective governing bodies of the Cities and the County.
10. The Cities or the County shall have the right to withdraw from this Agreement by written notification of intent to withdraw delivered to the other parties. Such withdrawal shall then become effective 90 days from the date of such written notification of intent to withdraw. Upon the effective date of such withdrawal, the withdrawing Funding Party's obligation to contribute as set forth in Section 6 above shall cease.
11. Any lands heretofore deeded to the Public Service Authority (PSA) by the Cities or the County shall revert back to the Cities and the County, only if said lands cease to be used for recreational purposes or if the PSA ceases to operate a consolidated recreation program, whichever shall occur first.
12. This Agreement supersedes all prior negotiations, representations or agreements, either written or oral. It is understood that the enactment of this Agreement is contingent upon approval by all parties of the multi-jurisdictional agreements annexed hereto.

Nothing herein shall be construed to prohibit any of the parties hereto from developing and operating recreational facilities at its own expense.

Adopted in a lawful assembly by the Public Service Authority and spread upon the Official Minutes of the Public Service Authority, this ____ Day of _____, 20____.

PUBLIC SERVICE AUTHORITY OF CAMDEN, GEORGIA

BY: _____
KENNETH SMITH, CHAIRMAIN

ATTEST: _____
JOEY CASON, PSA EXECUTIVE DIRECTOR

Attachment: PSA Agreement 2018 (2494 : Approval Of: Public Service Authority Intergovernmental Agreement)

Adopted in a lawful assembly by the City of Kingsland and spread upon the Official Minutes of the City of Kingsland, this ____ Day of _____, 20__.

MUNINCIPALITY OF KINGSLAND, GEORGIA

BY: _____

DR. C. GRAYSON DAY, MAYOR

ATTEST: _____

CLERK OF THE CITY OF KINGSLAND

CITY SEAL

Attachment: PSA Agreement 2018 (2494 : Approval Of: Public Service Authority Intergovernmental Agreement)

Adopted in a lawful assembly by the City of St. Marys and spread upon the Official Minutes of the City of St. Marys, this ____Day of _____, 20____.

MUNINCIPALITY OF ST. MARYS, GEORGIA

BY: _____
JOHN MORRISSEY, MAYOR

ATTEST: _____
CLERK OF THE CITY OF ST. MARYS

CITY SEAL

Attachment: PSA Agreement 2018 (2494 : Approval Of: Public Service Authority Intergovernmental Agreement)

Adopted in a lawful assembly by the City of Woodbine and spread upon the Official Minutes of the City of Woodbine, this ____Day of _____, 20____.

MUNINCIPALITY OF WOODBINE, GEORGIA

BY: _____

STEVEN PARROTT, MAYOR

ATTEST: _____

CLERK OF THE CITY OF WOODBINE

CITY SEAL

Attachment: PSA Agreement 2018 (2494 : Approval Of: Public Service Authority Intergovernmental Agreement)

Adopted in a lawful assembly by the Camden County Board of Commissioners and spread upon the Official Minutes of the Camden County Board of Commissioners, this ____ Day of _____, 20____.

CAMDEN COUNTY, GEORGIA

BY: _____
_____, CHAIRMAN

ATTEST: _____ COUNTY SEAL
CLERK OF CAMDEN COUNTY



Planning and Community Development

Staff Report

Planning Commission Meeting Date: January 15, 2019

City Council Meeting Date: January 22, 2019

Agenda Item: Settlers Hammock Phase II Preliminary Plat

Background:

The Settler's Hammock development was started prior to the recession of 2008. Building in the development picked up again in 2015. The developer is currently in the final stages of finishing development of Phase I and has submitted plans for development of Phase II.

Zoning: Currently PD-R3 will be rezoned to PD-R1

Summary:

The next phase of development consists of 113 single family lots on the final 113 acres of the original Settlers Hammock plan. When Phase II is re-zoned (on the February Planning and City Council Agendas) the developer will follow the previously established PD agreement.

Is Proposal Consistent With the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Attachment: Staff Report Settlers Hammock II Preliminary Plat (2490) : Preliminary Plat, Settler's Hammock II
Attachment: settlers hammock planning (2490 : Approval Of: Preliminary Plat, Settler's Hammock .)

A K M
SURVEYING, INC.
 Surveyors & Land Planners

P.O. Box 5730
 St. Marys, Georgia 31558
 Phone: (912)729-1507
 Fax: (912)729-1509
 Email: akm_surveying@tds.net

LAMAR SMITH SIGNATURE GROUP
APPLICATION FOR MAP AMENDMENT
TO THE ORIGINAL PLANNED DEVELOPMENT DISTRICT
FOR SETTLERS HAMMOCK PHASE 2
DECEMBER 19, 2018

1. Project Summary:

This application is a request by Lamar Smith Signature Group to amend the original Planned Unit Development on a 7.62 acre parcel located in the quadrant east of Interstate 95 at Laurel Island Parkway. Wildcat Boulevard serves as the westerly boundary of the project with Settlers Hammock Phase 1 as the eastern boundary. The Project is bounded on the North by Laurel Island Parkway and runs south to the Georgia Power Transmission Lines within existing city limits of Kingsland.

Lamar Smith Signature Group request to amend PD on 62 acre tract to change the current 60 foot right-of-way to a 50 foot right-of-way.

2. Planned Use:

The proposed amendment calls for Single Family Residential(R-1). The single family home sites will be a combination of 60, 70, & 80 frontage lots. With a total of lots being 113. Please refer to reduced scale site plan found attached as exhibit "A"

The Following area regulations apply:

1. Minimum lot area: 60 foot lots: 6,600 square feet

Attachment: Settlers Hammock Phase 2 PD Ch4.2 / 12/18 - Preliminary Plat, Settler's Hammock II
 Attachment: settlers hammock planning (2490 : Approval Of: Preliminary Plat, Settler's Hammock .)

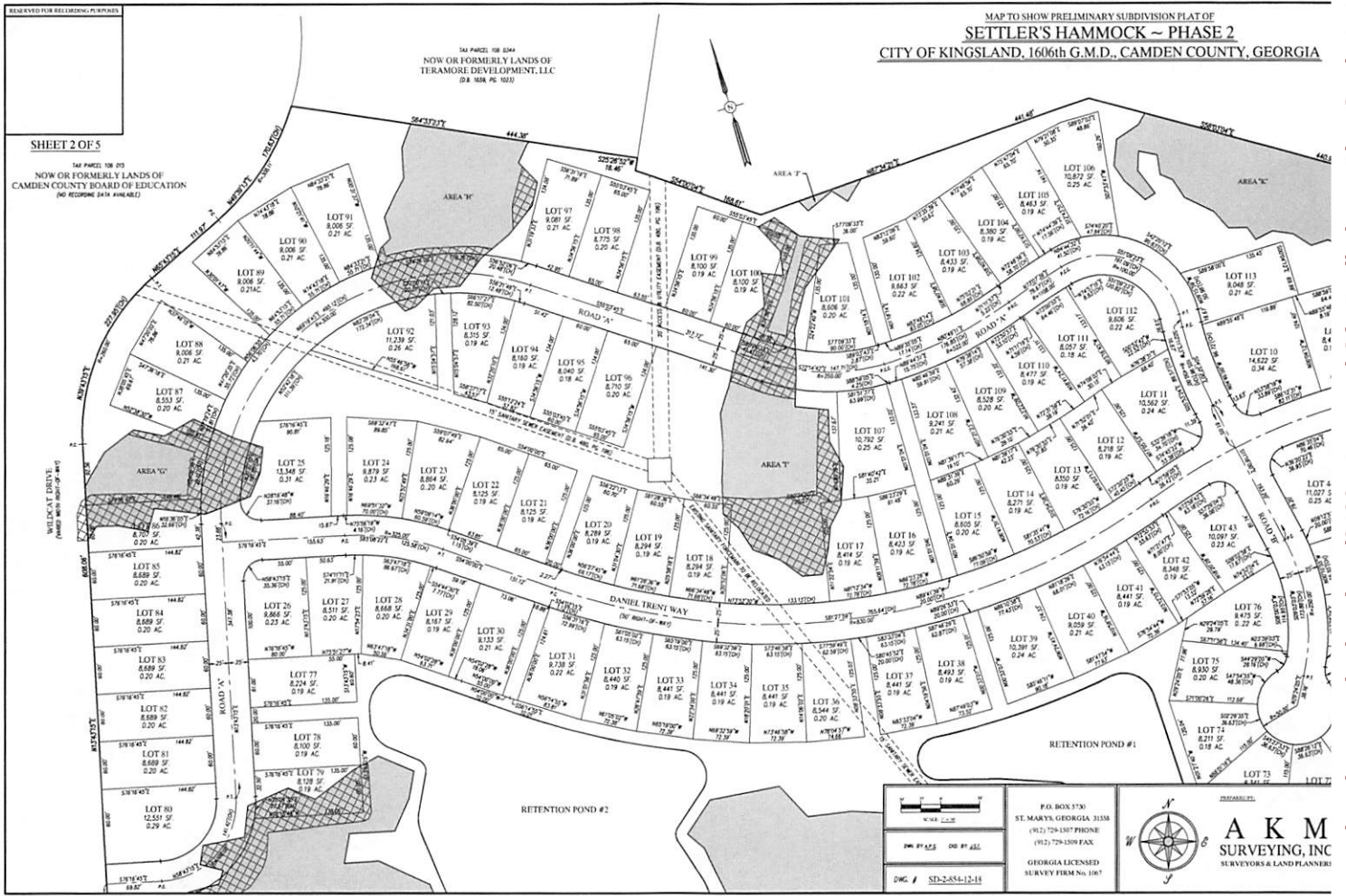
A K M
SURVEYING, INC.
Surveyors & Land Planners

P.O. Box 5730
St. Marys, Georgia 31558
Phone: (912)729-1507
Fax: (912)729-1509
Email: akm_surveying@tds.net

2. Minimum lot width at the building line: 60 foot lots: 50 feet
3. Minimum front yard setback: 25 feet
4. Minimum side yard setback from lot line: 60 foot lots: 5 feet; minimum side yard setback from side street: 15 feet
5. Minimum back yard setback from lot line: 60 foot lots: 15 feet
6. Maximum percentage of lot coverage: 60 foot lots – 40%
7. Maximum building height: 35 feet.

Attachment: Settlers Hammock Phase 2 DN Cht1.2 /2490 - Preliminary Plat Settlers Hammock III
Attachment: settlers hammock planning (2490 : Approval Of: Preliminary Plat, Settler's Hammock .)





Attachment: settlers hammock planning (2490 : Approval Of: Preliminary Plat, Settler's Hammock .)









Planning and Community Development

Staff Report

Planning Commission Meeting Date: January 15, 2019

City Council Meeting Date: January 22, 2019

Agenda Item: Ryan's Cove Preliminary plat

Background:

The Laurel Island Plantation area of the city continues to be a popular place to live in the city. In other areas of the development, the developer has built upscale duplexes that have added to the overall appeal of the area. With this phase of the development, the developer wishes to offer 67 marsh side duplexes on 53.69 acres of the same style as previously built. The same PD agreement will be followed as in the past for the area. Water and sewer service are available for the site at the right-of-way.

Zoning: PD-R2

Summary:

The proposed development fits within the context of the area and will offer additional residences for those wanting duplex style housing.

Is Proposal Consistent With the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Attachment: Staff Report Ryan's Cove (2491) - Preliminary Plat Ryan's Cove
Attachment: Ryans cover (2491 : Approval Of: Preliminary Plat Ryan's Cove)

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

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

**Part A—General Information**

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

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

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

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103 KINGSLAND, GA
2. Owner, if not same:
Name: SAWYER & ASSOCIATES
Address: 100 MARSH HARBOUR PKWY, KINGSLAND, GA
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: RYAN'S COVE
5. Location of subdivision: Neighborhood: LAUREL ISLAND LINKS
Street: MARSH HARBOUR PARKWAY
Parcel Number: 120 0086 & 013 Lot Number: _____
6. Present zoning: PD R-2
7. Number of proposed lots: 67 LOTS, 9 TRACTS
8. Area of proposed subdivision: 53.69
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: _____
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? () Yes () No
 3. Checked by: _____
 4. Are Preliminary Plat and application complete? () Yes () No
 5. Correct fee paid? () Yes () No () Not applicable
 6. Date preliminary plat reviewed by Planning Commission: _____
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Ryans Cove Application (2461 : Preliminary Plat Ryan's Cove)
Attachment: Ryans cover (2491 : Approval Of: Preliminary Plat Ryan's Cove)

ORDINANCE # 2019-02

**AN ORDINANCE TO AMEND ARTICLE XIII. – SPECIAL USES, WITH THE
ADDITION OF SECTION 130.3 “SOLAR ARRAY ORDINANCE” OF ORDINANCE #
2002-08 TITLED “THE KINGSLAND ZONING AND LAND DEVELOPMENT
ORDINANCE”**

WHEREAS, the Mayor and City Council desire to foster and promote alternative energy development within the City of Kingsland; and

WHEREAS, a need for orderly development of alternate energy sources to fit well within the city’s districts exists: and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, as follows:

Ordinance No. 2002-08, *Kingsland Zoning and Land Development Ordinance*, adopted August 12, 2002, and amended from time to time, is hereby further amended by adding a special use category Article XIII Section 130.3 reading as attached below.

Passed and Adopted this the 28th day of January, 2019.

BY: _____
C. Grayson Day, Jr., Mayor

ATTEST: _____
Linda O’Shaughnessy, City Clerk

Attachment: Solar Ordinance (2488 : Adoption Of: Ordinance #2019-02, Solar Array Ordinance)

Article I. - Intent

The purpose of this ordinance is to facilitate the siting, construction, installation, operation, maintenance, and decommissioning of solar energy systems ("SESs") in City of Kingsland.

The intent of ordinance is to increase energy security and diversify the energy portfolio, to promote the use of Georgia-based energy resources, to decrease the cost of energy, to bolster local economic development and employment prospects, to increase consumers' choices in energy consumption, to encourage the use of a renewable energy resource, to support the City of Kingsland's sustainability agenda, and to reduce air and water pollution.

Article II. – Applicability

- A. This Ordinance applies to the siting, construction, installation, operation, maintenance, and decommissioning of any SES within the jurisdiction of City of Kingsland.
- B. Any SES that, prior to the effective date of this Ordinance, (1) is currently in operation, (2) has received approval from City of Kingsland to operate, or (3) is being constructed, if no such approval was required, shall be exempt from complying with this Ordinance, unless:
 - 1) the acreage of land occupied by the SES is increased by more than 50%; or
 - 2) more than 50% of the solar panels on the SES are replaced.

All SES shall comply with all applicable federal, state, and local laws and regulations, including the requirements of the City of Kingsland zoning ordinance.

Article III. –Definitions

Ordinance means this solar ordinance.

Permit means any permit required by federal, state, or local law or regulation, including this Ordinance.

Solar Energy System means a device or structural design feature that provides for the collection, storage, and distribution of solar energy for electricity generation.

For purposes of this Ordinance, SES refers only to (1) photovoltaic SESs that convert solar energy directly into electricity through a semiconductor device or (2) solar thermal systems that use collectors to convert the sun's rays into useful

forms of energy for water heating, space heating, or space cooling. SES as used in this Ordinance excludes concentrated solar systems that use mirrors to focus the energy from the sun to create thermal energy that can be used to produce electricity.

Building-Integrated Solar Energy System means an SES where solar materials are used in place of traditional building components such that the SES is structurally an integral part of a house, building, or other structure, for example as a building facade, skylight, or shingles.

Rooftop Solar Energy System means an SES that is structurally mounted to the roof of a house, building, or other structure.

Ground Mounted Solar Energy System means an SES that is structurally mounted to the ground. For purposes of this Ordinance, the acreage of land occupied by a Ground Mounted Solar Energy System is calculated by drawing a perimeter around the outermost SES solar panels and auxiliary structures. Substations and transmission lines outside this perimeter shall not be included in the calculation.

Small Scale Ground Mounted Solar Energy System (Small Scale SES) means a Ground Mounted SES that occupies less than 15 acres.

Intermediate Scale Ground Mounted Solar Energy System (Intermediate Scale SES) means a Ground Mounted SES that occupies between 16 and 50 acres.

Large Scale Ground Mounted Solar Energy System (Large Scale SES) means a Ground Mounted SES that occupies more than 51 acres.

Visual Buffer means natural vegetation, which provides a visual and lighting barrier between an SES and a residential property. The Visual Buffer is not part of the SES and shall not be included when (1) calculating the acreage of land occupied by the SES, or (2) determining whether the SES adheres to applicable setback requirements.

Planning and Community Development Department means the applicable county or city land use decision-making body as determined by local ordinance and appeal procedures.

Article IV. - Requirements Applicable to Solar Energy Systems

Section 1. - Types of Solar Energy Systems

1. Building-Integrated Solar Energy Systems

2. Rooftop Solar Energy Systems
3. Ground Mounted Solar Energy Systems
 - a. Small Scale Solar Energy Systems- occupies less than 15 acres
 - b. Intermediate Scale Solar Energy Systems- occupies 16 to 50 acres
 - c. Large Scale Solar Energy Systems- occupies more than 51 acres

Section 2. - Permissible Zoning Districts

System Type	Residential	Commercial	Industrial	Agricultural
Building Integrated SES	A	A	A	A
Rooftop SES	A	A	A	A
Ground Mounted SES				
a. Small Scale	A	A	A	A
b. Intermediate Scale	N	SAP	A	A
c. Large Scale	N	N	A	A

**A = Allowed*

**SAP = Special administrative permit required. If the applicant first obtains a Special Administrative Permit in accordance with Article V of this ordinance, the SES is allowed in this district.*

Section 3. - Requirements for Building-Integrated Solar Energy Systems

- A. **Allowed Use.** A Building-Integrated SES is an allowed accessory use, regardless of whether the SES is visible from a public right-of-way.
- B. **Solar Access.** A property owner may obtain a solar easement from another property owner for the purpose of ensuring the Building-Integrated SES adequate exposure to sunlight.

Section 4. - Requirements for Rooftop Solar Energy Systems

- A. **Allowed Use.** A Rooftop SES is an allowed accessory use, regardless of whether the SES is visible from a public right-of-way.
- B. **Solar Access.** A property owner may obtain a solar easement from another property owner for the purpose of ensuring the Rooftop SES adequate exposure to sunlight.
- C. **Safety.** A Rooftop SES shall have a clear perimeter between the SES and the roofline to ensure emergency access and egress on the roof and to provide smoke ventilation opportunities. A Rooftop SES shall not extend beyond the exterior perimeter of the building, unless the SES is explicitly engineered to do so.
- D. **Height.** A Rooftop SES mounted on a flat roof shall be given an equivalent exemption to the underlying zoning district's height standards

as roof-mounted mechanical devices or equipment. A Rooftop SES mounted on a sloped roof shall not vertically exceed the highest point of the roof to which it is attached.

Section 5. – General Requirements for Ground Mounted Solar Energy Systems

The following requirements apply to all Small, Intermediate, and Large Scale Ground Mounted SESs, in addition to the specific requirements in this Ordinance that apply to each SES size respectively:

- A. **Solar Access.** A property owner may obtain a solar easement from another property owner for the purpose of ensuring the Ground Mounted SES adequate exposure to sunlight.
- B. **Visual Buffer.** A Ground Mounted SES shall require a Visual Buffer where the SES is visible from a residential property or public right-of-way. If the Visual Buffer utilizes natural vegetation, it shall be of a size and thickness sufficient to provide a visual and lighting barrier between the SES and the residential property within 12 months from the completion of construction of the SES. All other Visual Buffers shall be in place at the time the SES commences operation.
- C. **Impervious Surface.** An SES shall comply with federal, state, and local storm water management, erosion, and sediment control provisions and impervious surface coverage requirements. For purposes of compliance with such regulations, an SES shall be considered pervious if it maintains sheet flow and allows for water to infiltrate under and around the panels through a pervious surface and into the subsoil.
- D. **Lighting.** To reduce light pollution, lighting of a Ground Mounted SES shall:
 - 1. be limited to the minimum reasonably necessary for its safe operation;
 - 2. be directed downward where reasonably feasible;
 - 3. incorporate full cut-off fixtures; and
 - 4. reasonably utilize motion sensors.
- E. **Lot Coverage.** The removal or destruction of trees or natural vegetation for an SES shall comply with the requirements of the underlying zoning ordinance.
- F. **Maintenance.** A ground mounted SES shall be maintained in good working order.
- G. **Abandonment.** A ground mounted SES shall be considered abandoned if it ceases to produce energy on a continuous basis for more than 12 months without prior approval from the Planning and Community Development

Department.

H. **Decommissioning.** If a Ground Mounted SES has reached the end of its reasonable life or it is abandoned, then:

1. A Small Scale SES and all structures associated with it shall be removed and all materials shall be recycled or otherwise reused to the extent reasonably practicable; and
2. An Intermediate or Large Scale SES shall be decommissioned in accordance with the decommissioning plan in the Permit Application (see Article V, Section 1E).

Section 6. - Specific Requirements for Small Scale Solar Energy Systems

A. **Allowed Use.** A Small Scale SES is an allowed primary or accessory use.

Section 7. - Specific Requirements for Intermediate Scale Solar Energy Systems

A. **Permitted Use.** An Intermediate Scale SES is a permitted primary or accessory use in any residential zoning district if the applicant obtains a Special Use Permit from the City Council. In any other zoning district, an Intermediate Scale SES is a permitted primary or accessory use if the Applicant obtains a Special Administrative Permit from the Planning and Community Development Department.

B. **Setbacks.** An Intermediate Scale SES shall comply with the following setback requirements:

1. the Intermediate Scale SES shall be located no closer than the lesser of (a) feet from any property line or easement, or (b) the setback standards for the underlying zoning district, if any;
the Intermediate Scale SES shall be located no closer than the lesser of 50feet
2. from any public right of way, or (b) the setback standards for the underlying zoning district, if any; and
3. the Intermediate Scale SES shall be located no closer than 100 feet from any residential dwelling unit.

C. **Signage.** An Intermediate Scale SES:

1. Shall have warning signs (a) displaying the dangers associated with an Intermediate Scale SES, (b) identifying the owner or operator of the Intermediate Scale SES, and (c) providing a 24-hour emergency contact phone number;
2. may have signs that contain educational information about the Intermediate Scale SES; and
3. shall not have signs used for displaying any advertisement except for

reasonable identification of the manufacturer or operator of the Intermediate Scale SES.

- D. **Electrical Connections.** If the Intermediate Scale SES is connected to the public grid, then reasonable efforts shall be made to place underground all utility connections from the SES, depending on appropriate soil conditions, shape, and topography of the property and any requirements of the utility provider.
- E. **Safe Installation.** The Intermediate Scale SES shall be installed by a licensed engineer, a certified electrician shall inspect the electrical connections prior to operation, and the appropriate public utility shall inspect any operating connection to the grid.

Section 8. - Specific Requirements for Large Scale Solar Energy Systems

- A. **Permitted Use.** A Large Scale SES is a permitted primary or accessory use in any zoning district if the Applicant obtains a Special Use Permit from the Planning and Community Development Department.
- B. **Setbacks.** A Large Scale SES shall comply with the following setback requirements:
 1. the Large Scale SES shall be located no closer than (a) 50 feet from any property line or easement, or (b) the setback standards for the underlying zoning district, if any whichever is greater;
 2. the Large Scale SES shall be located no closer than (a) 50 feet from any public right of way, or (b) the setback standards for the underlying zoning district, if any; and
 3. the Large Scale SES shall be located no closer than 200 feet from any residential dwelling unit.
- C. **Signage.** A Large Scale SES:
 1. shall have warning signs (a) displaying the dangers associated with a Large Scale SES, (b) identifying the owner or operator of the Large Scale SES, and (c) providing a 24-hour emergency contact phone number;
 2. may have signs that contain educational information about the Large Scale SES; and
 3. shall not have signs used for displaying any advertisement except for reasonable identification of the manufacturer or operator of the Large Scale SES.
- D. **Electrical Connection.** If the Large Scale SES is connected to the public grid, then reasonable efforts shall be made to place underground all utility connections from the Large Scale SES, depending on appropriate soil conditions, shape, and topography of the property and any requirements of

the utility provider.

- E. **Safe Installation.** The Large Scale SES shall be installed by a licensed engineer, a certified electrician shall inspect the electrical connections prior to operation, and the appropriate public utility shall inspect any operating connection to the grid.

Article V. - Plans & Permits

Section 1. - Permit Application

An application for a Special Administrative Permit or a Special Use Permit shall be submitted to the Planning and Community Development Department containing the following:

- A. **Basic Information.** The applicant shall submit a document that lists the following:

1. the address of the SES property;
2. the applicant's name, address, telephone number, and email address;
3. the property owner's name, address, telephone number, and email address;
4. if known, the SES operator's name, address, telephone number, and email address;
5. if known, the installation company's name, address, telephone number, email address, and license number; and
6. evidence of the applicant's control of the property, such as a deed, lease, or option agreement with the landowner.

- B. **Site Plan.** The applicant shall submit a site plan that contains the following:

1. a diagram of the property and directly adjacent properties showing the locations of all existing and proposed structures (including solar arrays, inverters, transformers, electrical substations, and buildings), property lines, rights-of-way, roads, required setbacks, required signage, and required Visual Buffers;
2. a one-line diagram of the SES that has been stamped and signed by a professional engineer licensed in Georgia that shows the configuration of the array, the wiring system, the overcurrent protection, the inverter, and the disconnects;
3. a topographical map from the U.S. Geological Survey, or equivalent, that depicts in detail any vegetative cover, watersheds, floodplains, or wetlands on the property;
4. a topographic drawing of the property that indicates how storm

water currently drains from the property, identifies the location of discharge points or areas, and identifies any conditions present on the property that may contribute to significant soil erosion;

5. a map from the Georgia Department of Natural Resources that identifies any habitat for state endangered, threatened, or candidate species on or adjacent to the property;
6. a map from the U.S. Department of Fish and Wildlife ("FWS") and/or the National Oceanic and Atmospheric Administration ("NOAA") that identifies any habitat for federally endangered, threatened, or candidate species on or adjacent to the property; and
7. if the SES is located in an agricultural district, a map from U.S. Department of Agriculture Natural Resources Conservation Service ("NRCS") identifying prime farmland and farmland of statewide importance on the property.

C. Mitigation of Impacts. The applicant shall submit a mitigation plan that contains the following:

1. a plan for the prevention and mitigation of storm water runoff and soil erosion;
2. if the SES is located on prime farmland or farmland of statewide importance (as defined by NRCS), a plan to mitigate damage to the soil quality;
3. if the installation of the SES will result in potentially adverse changes to any state or federally endangered, threatened, or candidate species habitat, a mitigation plan, that includes (a) a process for minimizing changes to the species habitat, for example through habitat corridors, (b) a plan to relocate and monitor any impacted species, and (c) a plan to restore the original species habitat after the system is decommissioned; and
4. a map of 5 nautical miles around the property with the location of any airport in the shown space, and, if an airport is present in that area, a glare hazard analysis result by the Solar Glare Hazard Analysis Tool or its equivalent.

D. Certifications. The applicant shall submit an affidavit that provides:

1. construction and operation of the SES will comply with all applicable federal, state, and local laws and regulations, including the requirements of the underlying zoning ordinance, unless otherwise expressly stated in this Ordinance;
2. before operation, a fire safety and evacuation plan will be filed with

the appropriate fire code and emergency management officials, and will be available in workplace for reference and review by employees working on the premises; and

3. general liability insurance will be maintained throughout the life of the SES project. If the underlying zoning ordinance does not specify the coverage, such general liability insurance will include, but not be limited to, commercial form, premises operations, products/completed operations hazard, contractual insurance, broad form property damage, and personal injury.

E. Decommissioning Plan. The applicant shall submit a decommissioning plan that, based on the best available information at the time of the application, contains the following:

1. the name, address, telephone number, and e-mail address of the person(s) or entity(ies) responsible for implementing the decommissioning plan;
2. a statement of conditions that require the decommissioning plan to be implemented;
3. as part of decommissioning, a removal plan that (a) identifies all structures, components, and non-utility owned equipment that shall be removed, and (b) includes a plan for recycling or otherwise reusing all materials to the extent reasonably practicable; and
4. as part of decommissioning, a restoration plan to return the property to its condition prior to the installation of the SES or to some other condition reasonably appropriate to the designated land use after the SES is removed, including a tree restoration plan to restore the original tree cover with similar tree types and numbers after the system is decommissioned.

Section 2. - Special Administrative Permit Review

1. Upon receiving an application for an SES, the Planning and Community Development Department shall review the permit application within [45 days] and either approve or deny the Applicant.
2. A Special Administrative Permit application may be approved only if the Planning and Community Development Department determines that the SES complies with all applicable federal, state, and local laws and regulations, including the requirements of this Ordinance.
3. The applicant's appeal rights are consistent with those rights expressed in the underlying zoning ordinance.

Article VI. - Severability

The invalidity or the unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction, to be unconstitutional or in conflict with any code or regulation governing this subject matter shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.



Kingsland Area Convention & Visitors Bureau Authority Board Of Director Appointments

Mayor – Grayson Day

Appointee (Term Exp: 12/31/2022):

Fred Thomas, Firehouse Subs
204 Monticello Drive | Kingsland, GA 31548
678-920-4891 | fred.thomas@firehousesubs.com
Liaison Representing: Restaurant Industry & Entrepreneur Segment

Post #1 – James Galloway

Appointee (Term Exp: 12/31/2020):

Kathy Dixon, *TREASURER / SECRETARY*
P.O. Box 466 | Kingsland, GA 31548
912-729-4382 | dixon2kh@tds.net
Liaison Representing: Entrepreneur Segment, School System Employee (Liaison), & Catfish Festival

Post #2 – Michael McClain

Appointee (Term Exp: 12/31/2020):

Terry Landreth, Camden Bicycle Center
210 N Woodvalley Dr | Kingsland, GA 31548
912-729-6492 | terry@camdenbikes.com
Liaison Representing: Bike Tourism & Trail Development

Post #3 – Lamar Stokes

(Term Exp: 12/31/2022):

C.B. Yadav - *CHAIRPERSON*
Best Western & Kingsland Grocery
166 Austin Ryan Drive | Kingsland, GA 31548
912-674-8489 | chandra.yadav@gmail.com
Liaison Representing: Lodging Partners & Entrepreneur Segment

Post #4 – Alex Blount

(Term Exp: 12/31/2022):

Shiv Parbhoo - *VICE-CHAIR*
Econo Lodge & KiKi RV Park
1135 E. King Ave. | Kingsland, GA 31548
904-537-6060 | elkingsland@gmail.com
Liaison Representing: Lodging Partners & Entrepreneur Segment

LOCAL AND SPECIAL ACTS AND RESOLUTIONS OF THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA 1991

1991 Vol. 2 -- Page: 4101

Sequential Number: 114

Short Title: KINGSLAND AREA CONVENTION AND VISITORS BUREAU AUTHORITY --CREATION.

Law Number: No. 139

Origin: (House Bill No. 915)

Type: AN ACT

To create the Kingsland Area Convention and Visitors Bureau Authority as a public body corporate and politic, a political subdivision of the state, and a public corporation to have the responsibility of promotion of tourism, trade, and conventions for Kingsland, Georgia; to provide for creation and organization; to provide for the membership of the authority and their terms of office and compensation; to provide for meetings; to provide for legislative findings and declaration of purpose; to provide for general

Section 1. This Act shall be known and may be cited as the "Kingsland Area Convention and Visitors Bureau Authority Act."

Section 2. (a) The Kingsland Area Convention and Visitors Bureau Authority shall consist of five members who shall be at least 18 years of age and residents of the City of Kingsland or either an owner or employee of a business within the city. The mayor and each city councilperson shall appoint one member of the authority who shall serve for the time served by the councilperson or mayor who appointed them. Initially, all members shall serve for the remaining time of the councilperson or mayor so appointing. New appointments shall be made when there is a new mayor or city councilperson elected or at the beginning of a new term of a mayor or city councilperson. Appointment of the members of the authority shall be made within 30 days of the date the councilperson or mayor takes office or within 30 days of the first meeting of the mayor and city council in January.

December 13, 20

KDA

Kingsland Development Authority

KINGSLAND DEVELOPMENT AUTHORITY Board Of Director Appointments

CB Yadav, VICE-CHAIR

Term Exp: 1/31/2020

Address: 166 Austin Ryan Dr

Kingsland, GA 31548

(e) chandra.yadav@gmail.com

(p) 912-674-8489

**** Trevor W. Readdick, TREASURER/SECRETARY**

Term Exp: 1/31/2024

Address: 201 Bateau Drive

Saint Marys, GA 31558

(e) trevor@readdickconstruction.com

(p) 912-552-0448

Confirmed Interest in continuing to serve: Dec 2018

**** Bobby Sweat, CHAIR**

Term Exp: 2/10/2024

Address: PO Box 1477

Kingsland, GA 31548

(e) ttrc66@tds.net

(p) (912) 729-3687

Confirmed Interest in continuing to serve: Dec 2018

Farren Fullilove

Term Exp: 2/10/2024

Address: 106 Pineneedle Ct

Kingsland, GA 31548

(e) WB545564@tds.net

(p) 912-729-6916

Confirmed Interest in continuing to serve: Dec 2018

**** _____ (Vacancy)**

Term Exp: 2/19/2024

**** Pending Appointment By City Council in January 2019**

Ga. L. 1962, p. 813. DESCRIPTION: Creates the Kingsland Development Authority.

STATUS: Continued by local Act, Ga. L. 1986, p. 4365.

ARTICLE I. - KINGSLAND DEVELOPMENT AUTHORITY;

Sec 1, B. The authority shall consist of five members who shall serve for a term of five years and who shall be eligible for reappointment. The members shall be appointed by the mayor and council of the City of Kingsland... Vacancies shall be filled for the unexpired term by the mayor and council. A majority of the members shall constitute a quorum and a majority may act for the authority in any matter. No vacancy shall impair the power of the authority to act. No member shall be mayor nor a member of the council of the City of Kingsland, but there shall be no other disqualification to hold public office by reason of membership in the authority.

January 15, 2019