



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • JULY 13, 2020

Regular Meeting

City Council Chamber

6:00 AM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for Rezoning of Parcel 093 017A, Woodbine Fresh Farms, LLC -
Woodbine Fresh Farms, LLC has filed an application to re-zone parcel 093 017A to C-4 (Interchange Commercial) for the purpose of a proposed RV Park/office. The parcel is located at 1801 Harrietts Bluff Road.

II. CALL TO ORDER AND WELCOME GUESTS

III. INVOCATION AND PLEDGE TO THE FLAG

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 - Jun 22, 2020 6:00 PM -
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

1. Approval Of: Rezoning, Woodbine Fresh Farms, LLC, Harrietts Bluff Road, 093 017A -

Woodbine Fresh Farms, LLC has applied for a rezoning of one parcel totaling approximately 3.19 acres located East of I-95 North at 1801 Harrietts Bluff Road. This request is for a proposed RV Park. The current zoning of parcel 093 017A is I-L (light industrial) with an existing warehouse building on the property. The applicant also owns the adjoining parcel 093 017C, 2.19 acres which will be used for the development as well. This parcel is already zoned C-4 (Interchange Commercial) and is currently an undeveloped parcel. The majority of the parcels in the surrounding area are zoned C-4. *Planning Commission recommends approval.*

2. Approval Of: Residential Business Application for Ms. Theresa Freeman, 324 Woodbridge Rd. -

Ms. Freeman has applied for a Residential Business Application for "T. Reichert Photography". The purpose of the business will be for photography and to specialize in Fine Art Maternity and Newborn to First Year Pictures. The applicant has agreed to the requirements of a Residential Business as noted in Article XI, Sec. 110.5 of KLADO. *Planning Commission recommends approval.*

IX. NEW BUSINESS

1. Approval Of: Deferral Modification for GEFA Loan CW2016047 - Waste Water Treatment Plant Renovation -

2. Approval Of: Resolution #2020-06, Accepting Property -

Acceptance of property previously approved - The Meadows Phase V, Section B-2, Meadows V Lift Station.

3. Approval Of: Limited Warranty Deed from Pineland Bank to City of Kingsland -

4. Bid Award: Trailer Mounted Compressor-Assisted Pump -

This item is budgeted in the sewer operations for the Waste Water Treatment Plant as part of the ESG study recommendations. Staff recommends low bid, Pump & Process Equipment/Atlas Copco, at a total cost of \$30,985. This includes the sound enclosure that is needed with this location being in close proximity to residential housing.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



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

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 6, 2020

City Council Meeting Date: July 13, 2020

Agenda Item: Rezoning of 1 Parcel on Harrietts Bluff Rd. (093 017A)

Background:

Woodbine Fresh Farms, LLC has applied for a rezoning of 1 parcels totaling approx. 3.19 acres located east of I-95 North at 1801 Harrietts Bluff Rd. The purpose of the rezone request is for a proposed RV Park. The current zoning of parcel 093 017A is I-L (Light Industrial) with an existing warehouse building on the property. The applicant also owns the adjoining parcel 093 017C containing 2.19 acres which will be used for the development as well. This parcel is already zoned C-4 (Interchange Commercial) and is currently an undeveloped parcel. A majority of the city and county parcels in the surrounding area are zoned C-4.

Current Zoning: I-L

Summary:

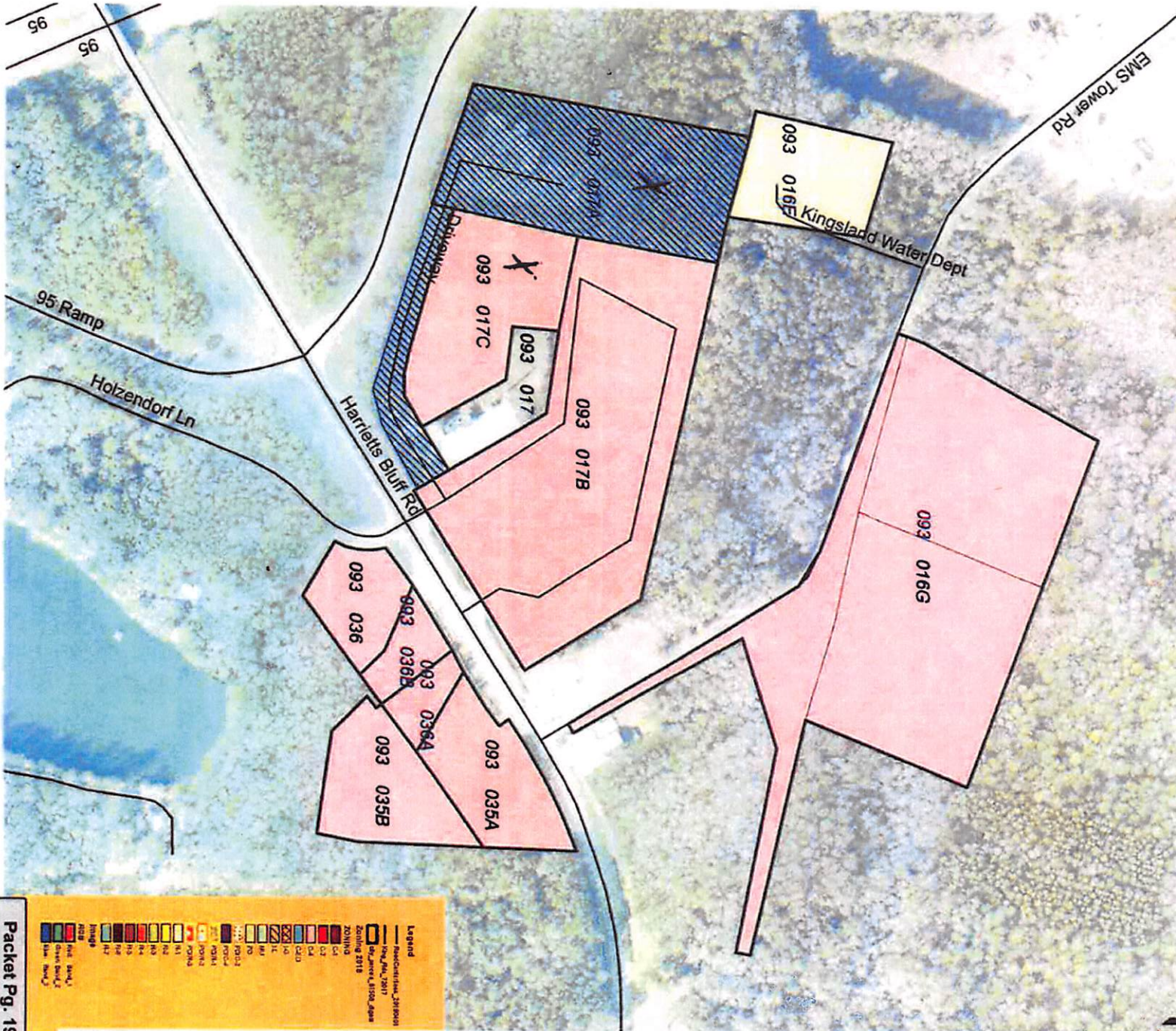
This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development will be consistent with the landscape of the area. The applicant's proposed RV Park development would require a zoning of parcel 093 017A to C-4 (Interchange Commercial).

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)
Attachment: Woodbine Fresh Farms (3129 : Approval Of: Rezoning, Woodbine Fresh Farms, LLC, Harrietts Bluff Road, 093 017A)

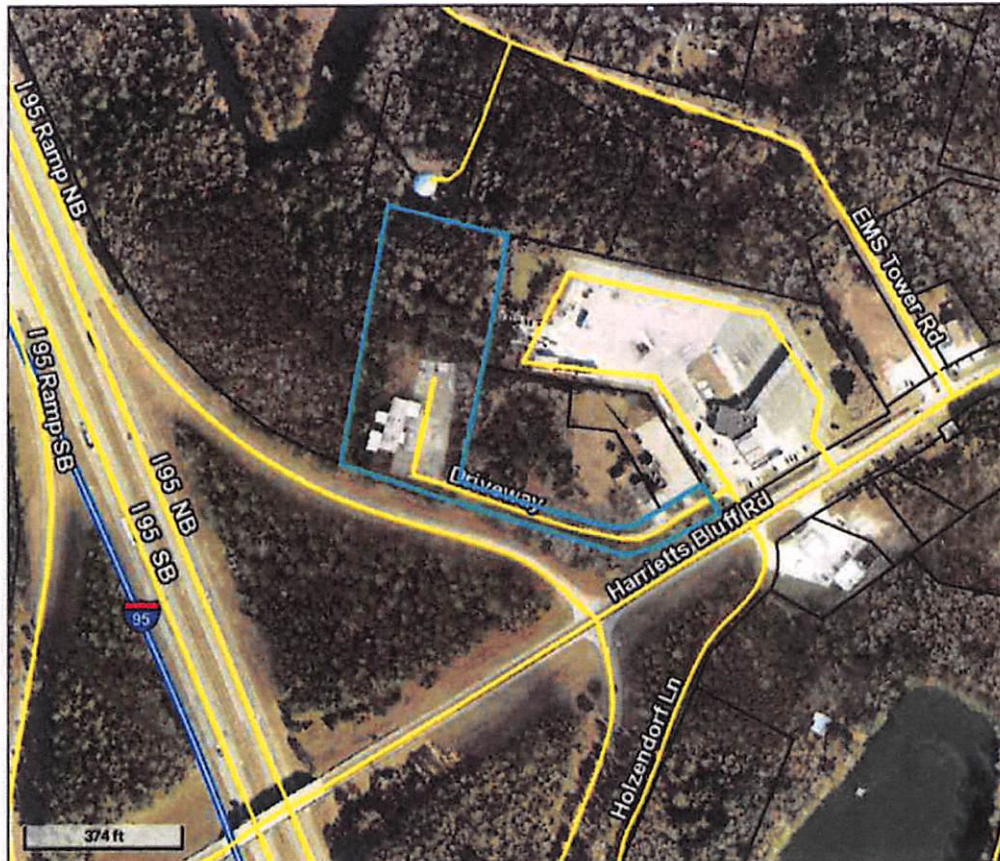


City Of Kingsland Zoning

Attachment: Woodbine Fresh Farms (3129 : Approval Of: Rezoning, Woodbine Fresh Farms, LLC,

3.1.a

Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd)
Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)



Overview

Legend

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

Parcel ID	093017A	Owner	WOODBINE FRESH FARMS LLC	Last 2 Sales			
Class Code	Commercial		304 NORTH SWEETWATER COVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		BOULEVARD	9/29/2017	\$245000	AL	U
	KINGSLAND		LONGWOOD FL 32779	5/5/2015	\$219000	FC	U
Acres	3.19	Physical Address	1801 HARRIETTS BLUFF RD				
		Assessed Value	Value \$256471				

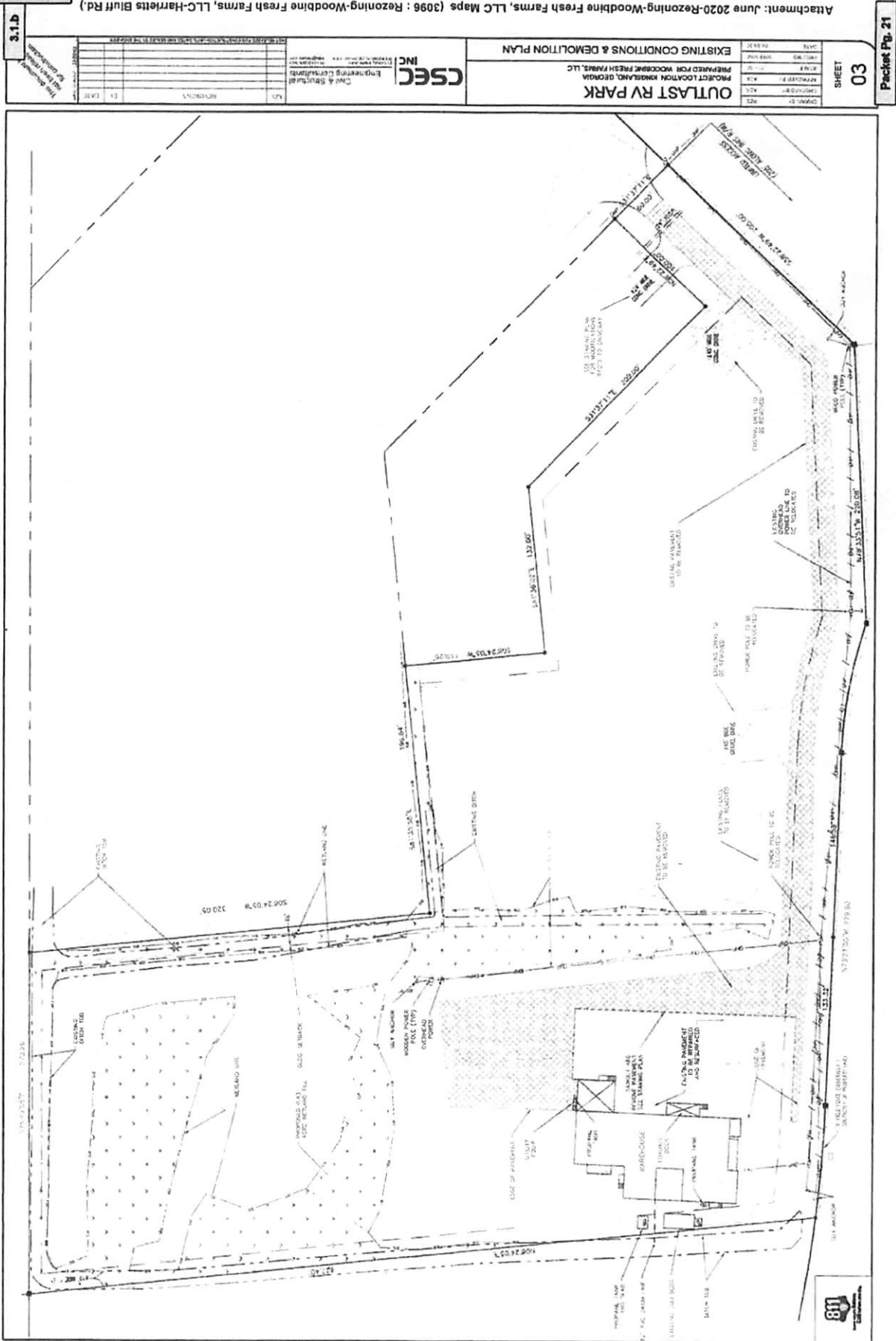
(Note: Not to be used on legal documents)

Date created: 6/24/2020
Last Data Uploaded: 6/24/2020 7:39:28 AM

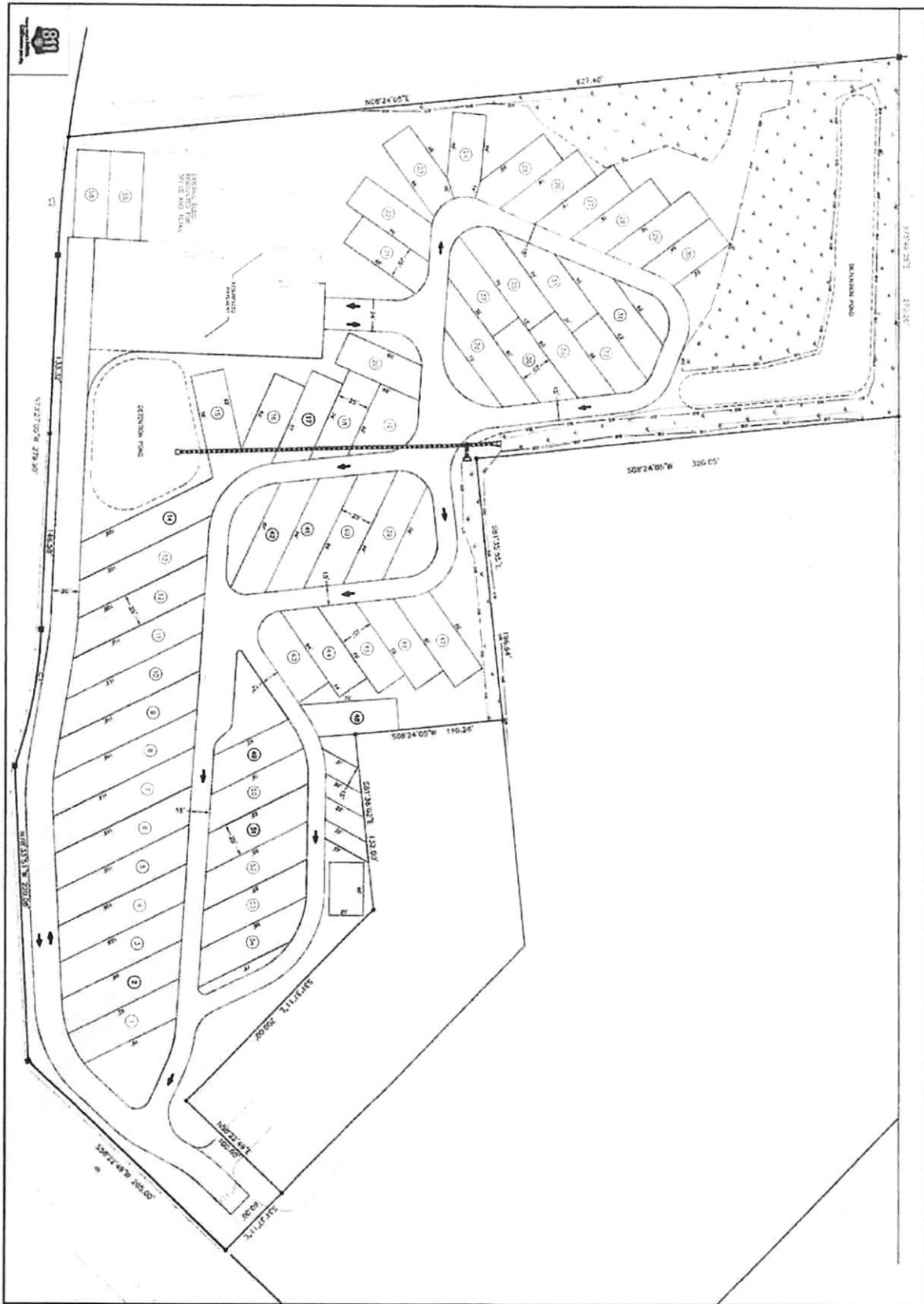
Developed by  Schneider
GEOSPATIAL

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04 SHEET Packet Pg. 22	DRAWN BY: MS CHECKED BY: ACA APPROVED BY: ACA SCALE: 1" = 20' PROJECT: 3096 RV DATE: 04/20/20	OUTLAST RV PARK PROJECT LOCATION: KINGLAND, GEORGIA PREPARED FOR: WOODBINE FRESH FARMS, LLC LAYOUT PLAN	CSEC INC. Civil & Structural Engineering Consultants 1000 N. W. 10th St. Ft. Lauderdale, FL 33304 (954) 561-1100 www.csecinc.com	NO. REVISIONS BY DATE _____ _____ _____ _____ _____	The document has been submitted for construction
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Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC Maps (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)

Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)
 Attachment: Woodbine Fresh Farms (3129 : Approval Of: Rezoning, Woodbine Fresh Farms, LLC, Harrietts Bluff Road, 093 017A)

#2020-06

RESOLUTION ACCEPTING PROPERTY

WHEREAS, the City of Kingsland has previously approved the subdivision plat of The Meadows Phase V Section B-2 as more fully and accurately described on that certain plat of survey recorded in Plat Drawer No. 26, Map No. 61-63, of the public records of Camden County, Georgia; and

WHEREAS, a lift station as required under ordinances of the City of Kingsland, has been completed and accepted by the City of Kingsland; and

WHEREAS, the developer of said subdivision has tendered to the City of Kingsland a deed conveying the lift station within the subdivision, which deed is acceptable to the City of Kingsland;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Pineland Bank successor by merger and name change to Citizens State Bank, to the City of Kingsland, conveying the lift station, in The Meadows Phase V Section B-2, dated _____, 2018, is hereby accepted by the City of Kingsland.

THIS ____ day of _____, 2019.

CITY OF KINGSLAND, GEORGIA

By: _____(SEAL)
Its Mayor

Attest: _____(SEAL)
Its Clerk

Attachment: Resolution #2020-06 (3127 : Approval Of: Resolution #2020-06, Accepting Property)

Please return to:
 Kinney & Kinney, LLC
 Attorneys at Law
 P. O. Drawer 7050
 St. Marys, GA 31558

STATE OF GEORGIA
 COUNTY OF CAMDEN

LIMITED WARRANTY DEED

THIS INDENTURE, made this 3rd day of January, 2019, between **Pineland Bank successor by merger and name change to Citizens State Bank**, of the first part, and the **City of Kingsland**, a municipal corporation of the State of Georgia, of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all that lot, tract, or parcel of land lying and being in the City of Kingsland, 1606th G.M. District, Camden County, Georgia, more particularly described as follows:

Commencing at the northwesterly corner of Lot 16 of The Meadows Phase V Section B-2 as more fully and accurately described on that certain plat of survey recorded in Plat Drawer No. 26, Map No. 61-63, of the public records of Camden County, Georgia; thence, run south 32°00'00" east 28 feet to the point of beginning. AND FROM SAID POINT OF BEGINNING, thence, run south 32°00'00" east 48.35 feet to a point; thence, run south 58°00'00" west 45.17 feet to a point; thence, run north 25°50'02" west 48.63 feet to a point; thence, run north 58°00'00" east 39.95 feet to a point, which is the point of beginning.

Grantee shall bear the responsibility and cost of operating and maintaining any and all potable water systems, sanitary sewer systems, storm drainage systems, and lighting systems contained within the above described property.

SUBJECT, NEVERTHELESS, to covenants and easements of record, if any.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, its successors and assigns, against the lawful claims of all persons owning, holding or claiming by, through or under the said party of the first part.

Pineland Bank successor by merger and name change to Citizens State Bank

By: [Signature] (SEAL)
Its Sr. Vice President

Attest: [Signature] (SEAL)
Its Vice President

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public



Bid Tabulation
Trailer Mounted Compressor-Assisted Pump
RFP #20-036
Tuesday, July 7, 2020 @ 2:00 PM

Vendor	Cost of Trailer Mount	Cost of Sound Enclosure	Cost of Delivery	Total Cost	Estimated Date of Delivery (In Days)
Pump & Process Equipment/Atlas Copco	\$25,791.00	\$5,194.00	No Cost	\$30,985.00	10 Days or Less
AMCO Pump Manufacturing, Inc.	\$28,157.00	\$7,058.00	\$1,250.00	\$36,465.00	42 Days
CDPW, Inc.	\$30,158.00	\$7,000.00	\$250.00	\$37,408.00	90 Days
BBA Pumps	\$39,000.00	Included	\$500.00	\$39,500.00	14 Days
Thompson Pump (Alternate)	\$31,937.00	\$9,952.00	\$250.00	\$42,139.00	70 Days
Thompson Pump	\$33,810.00	\$9,952.00	\$250.00	\$44,012.00	70 Days
Wastewater Solutions, LLC	\$32,970.00	\$11,573.00	\$1,795.00	\$46,338.00	90-150 Days
GoForth Williamson	\$37,745.00	\$8,964.00	\$2,120.00	\$48,829.00	14 Days
Xylem, Inc.	\$34,617.70	\$14,400.00	\$1,465.00	\$50,482.70	75 Days
Technology International, Inc.	\$40,675.00	\$9,945.00	Included	\$50,620.00	115 Days

Request for Quote was advertised on the City and GMA websites.