



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • DECEMBER 14, 2020

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing: Rezoning 597 Harrietts Bluff Road -

The City of Kingsland Planning Commission and City Council will hold public hearings on the application from Lunique Petiotte to rezone parcel 081 042B to R-2 (Low Density Residential District) for the purpose of purchasing the property for a duplex home. The parcel is located at 597 Harrietts Bluff Road containing a total of approximately 0.74 acres.

2. Public Hearing: Rezoning of 909 E. King Avenue -

The City of Kingsland Planning Commission and City Council will hold public hearings on the application from R. Michael Souther, Trustee to rezone parcel K22A 01 007 to MU (Mixed Use) for the purpose of Coffee/Sandwich Shop and Residence. The parcel is located at 909 E. King Avenue containing a total of approximately 0.75 acres.

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

Mayor
Mayor Pro Tem
Councilman
Councilman

V. CONSENT DOCKET

- A.** Approve the Council Minutes of the last regular Council Meeting
- 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 - Parcel 081 042B - 597 Harrietts Bluff Rd. -

Lunique Petiotte has applied for a rezoning of one parcel containing approximately 0.74 acres located at 597 Harrietts Bluff Road, at the intersection of Harrietts Bluff Road and Kinlaw Road. The applicant is requesting the parcel be rezoned to R-2 (Low Density Residential District) from C-2 (General Commercial) for the purpose of a Duplex home in which the applicant will be living in one side. The applicant purchased the property through owner financing and is currently residing at the property. In the process of the applicant now trying to acquire a personal mortgage for the property, it was discovered that the property is zoned C-2 (General Commercial) and according to the applicant, this information was not disclosed at the time of owner financing purchase. City Ordinance does not allow commercial property to be used for residential purposes.

Planning Commission recommends approval.

2. Approval Of: Rezoning - R. Michael Souther, Trustee - Tax Parcel K22A 01 007 -

Owner, R. Michael Souther, Trustee has authorized Debra Johnson and James McCollom to act as the agents in submitting the application to request a rezone of parcel K22A 01 007 to MU (Mixed Use) from C-2 (General Commercial) for the purpose of a Coffee/Sandwich Shop on one side and a personal residence on the other side of the building, which will be owned by Debra Johnson. The parcel is located at 909 E. King Avenue containing approximately 0.75 acres. In order for the applicant to have a business and reside at the property at the same time, the property would need to be rezoned to MU (Mixed Use).

Planning Commission recommends approval.

3. Approval Of: Final Plat - Bennett Surveying, Inc. - Ryans Cove Phase 2 -

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC has submitted an application for approval of the final plat for Phase 2 of Ryans Cove. With this phase of the development, the developer wishes to offer twenty two (22) duplex lots on 8.60 acres. Lot 25 and 26 are located in a wetland area and the developers have submitted a mitigation permit with the Army Corp of Engineers to be able to fill in and build on these two lots. The developer submitted a memo to the Planning Department that states the permit should be finalized by the Army Corp of Engineers by the first quarter of 2021. All engineering reviews have been completed and accepted for Phase 2 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD/R-2.

Planning Commission recommends approval with the following condition: no clearing or construction will take place on lots 25 and 26 until the wetland mitigation permit from the Army Corp of Engineers is finalized and submitted to the Kingsland Planning Department.

IX. NEW BUSINESS

1. Mayor and Council Appointment to the Camden County Joint Development Authority -

2. Approval Of: 2021 Georgia Municipal Association Membership Dues -

2021 Georgia Municipal Association (GMA) Membership Dues are due in the amount of \$6,153.03.

3. Approval Of: 2021 Alcohol Beverage License Renewals -

4. Bid Award: 2020/2021 Dodge Charger Patrol Interceptors -

Purchase of up to five (5) 2020/2021 Dodge Charger Patrol Interceptors.

Police Department recommends no award.

5. Bid Award: 2020/2021 Ford Explorer Patrol Interceptors -

Purchase of up to five (5) 2020/2021 Ford Explorer Patrol Interceptors.

Police Department recommends Allan Vigil Ford for five (5) Ford Explorer Patrol Interceptors at \$32,785 each, for a total of \$163,925.

6. Bid Award: Equipment and Installation on 2020 Dodge Chargers -

Purchase of equipment (including installation) for three 2020 Dodge Chargers (Police Interceptors).

Police Department recommends West Chatham Warning Devices, up to \$48,400.59 for equipment, installation and delivery.

7. Approval Of: Resolution #2020-12 - Special Election to Fill the Unexpired Term of Council Post #3 -

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3311

AGENDA ITEM (ID # 3311)

Public Hearing: Rezoning 597 Harrietts Bluff Road

The City of Kingsland Planning Commission and City Council will hold public hearings on the application from Lunique Petiotte to rezone parcel 081 042B to R-2 (Low Density Residential District) for the purpose of purchasing the property for a duplex home. The parcel is located at 597 Harrietts Bluff Road containing a total of approximately 0.74 acres.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3312)

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3312

Public Hearing: Rezoning of 909 E. King Avenue

The City of Kingsland Planning Commission and City Council will hold public hearings on the application from R. Michael Souther, Trustee to rezone parcel K22A 01 007 to MU (Mixed Use) for the purpose of Coffee/Sandwich Shop and Residence. The parcel is located at 909 E. King Avenue containing a total of approximately 0.75 acres.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: Planning & Zoning
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:

AGENDA ITEM (ID # 3310)

DOC ID: 3310

Re-Zoning-Lunique Petiotte-597 Harrietts Bluff Rd.

Lunique Petiotte has applied for a rezoning of one parcel containing approximately 0.74 acres located at 597 Harrietts Bluff Road, at the intersection of Harrietts Bluff Road and Kinlaw Road. The applicant is requesting the parcel be rezoned to R-2 (Low Density Residential District) from C-2 (General Commercial) for the purpose of a Duplex home in which the applicant will be living in one side. The applicant purchased the property through owner financing and is currently residing at the property. In the process of the applicant now trying to acquire a personal mortgage for the property, it was discovered that the property is zoned C-2 (General Commercial) and according to the applicant, this information was not disclosed at the time of owner financing purchase. City Ordinance does not allow commercial property to be used for residential purposes.

Planning Commission recommends approval.



CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING C-2 Commercial

EXISTING USE Residential

REQUESTED ZONING Residential - R2

REQUESTED USE R-2 Multi Family Duplex

PROPERTY OWNER(S)

Name(s) Lunique Petiotte

Address 597 Harrietts bluff Rd, Woodbine GA 31569

Phone No. 305-244-9437 (Work and/or home); Fax No. _____

☒ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation
☐ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal

Property Description: Comm/L PARCEL 8 HARRIETTS BLU

Property

Address: 597 Harrietts bluff Rd, Woodbine, GA 31569

Tax Map Reference Number: 081 042B Zoning Map: C-2

Property Size: .74 Acre Property Frontage: _____ Feet

Attachment: Dec 2008 De Zoning Lunique Petiotte 1998E De Zoning Lunique Petiotte 507 Harrietts Bluff Rd 1
Attachment: 597 Harrietts Bluff Road (3310 : Re-Zoning-Lunique Petiotte-597 Harrietts Bluff Rd.)

City of Kingsland Zoning Application
Page Two

Check One: ☒ Paved Road or ☐ Unpaved
☒ Public Water or ☐ Individual Well
☒ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because

the building already exist and would
be consistent with other properties in area.

Would not be detrimental to property or persons in the area because

its already consistent with the
neighborhood.

Other Comments: See latter Attached.

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

(1) Have a property interest in the real property affected by this request

None

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

City of Kingsland Zoning Application
Page Three

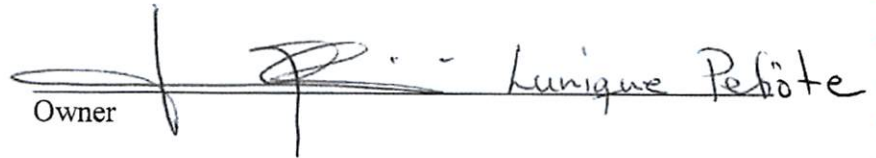
CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
_____	_____
_____	_____

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.


 Owner

Owner

Owner

HEARING DATE

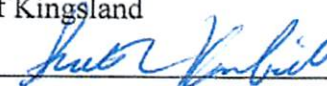
This application is scheduled to be heard by the City of Kingsland Planning Commission at their meeting of October 5th, 2020, at 6:30 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from Lunique Petiot
in the amount of \$ 175.00.

City of Kingsland

BY: 

Planning & Zoning Administrator

Date: 8/10/2020

Attachment: Dec 2020 Da Zoning Lunique Petiot 1/2020 - Da Zoning Lunique Petiot 507 Harriette Bluff Rd 1
Attachment: 597 Harriette Bluff Road (3310 : Re-Zoning-Lunique Petiot-597 Harriette Bluff Rd.)

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 8/10, 2020, by virtue of a deed dated 08/9/20, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

Lunique Petiotte
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

[Signature]
Owner's Signature Date: _____

Other Owner's Signature Date: _____

Agent Authorization

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

[Signature]
Owner's Signature

Other Owner's Signature

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

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Community Planning and Development

Received by:

[Signature]

Date:

8/11/20

Attachment: Dec 2020 De Zoning Lunique Petiotte 1920E - De Zoning Lunique Petiotte 507 Harriette Bluff Rd
Attachment: 597 Harriette Bluff Road (3310 : Re-Zoning-Lunique Petiotte-597 Harriette Bluff Rd.)

August 7, 2020

City of Kingsland
PO Box 250
Kingsland, GA 31548

re: Rezoning application on 597 Harrietts Bluff Rd

City of Kingsland Zoning :

I hope you will approve the rezoning application for 597 Harrietts Bluff Rd. We purchased the Commercially zoned property to be able to live in one side and operate a business out of the other side in the future. After living there for approximately a year, we have realized that the layout and the location would be better suited for a multi-family residential usage. Our intent is to allow our family to continue living on the side of the property that was built as a residence, and use the commercial side of the building for residential. The property has ample parking, multiple entry doors, and ample square footage. Should we get your approval, we'll attain the proper permits from the City for renovations.

Most properties on Harrietts Bluff Road are residential. In the platted subdivision that this is part of, half of the properties are already zoned R-2. Since the building is already constructed, we would be changing just the use of the structure rather than the type. The zoning change would be consistent with surrounding properties both now and in the future. There are ample services in the area already.

If you should have any questions or concerns, please don't hesitate to call.

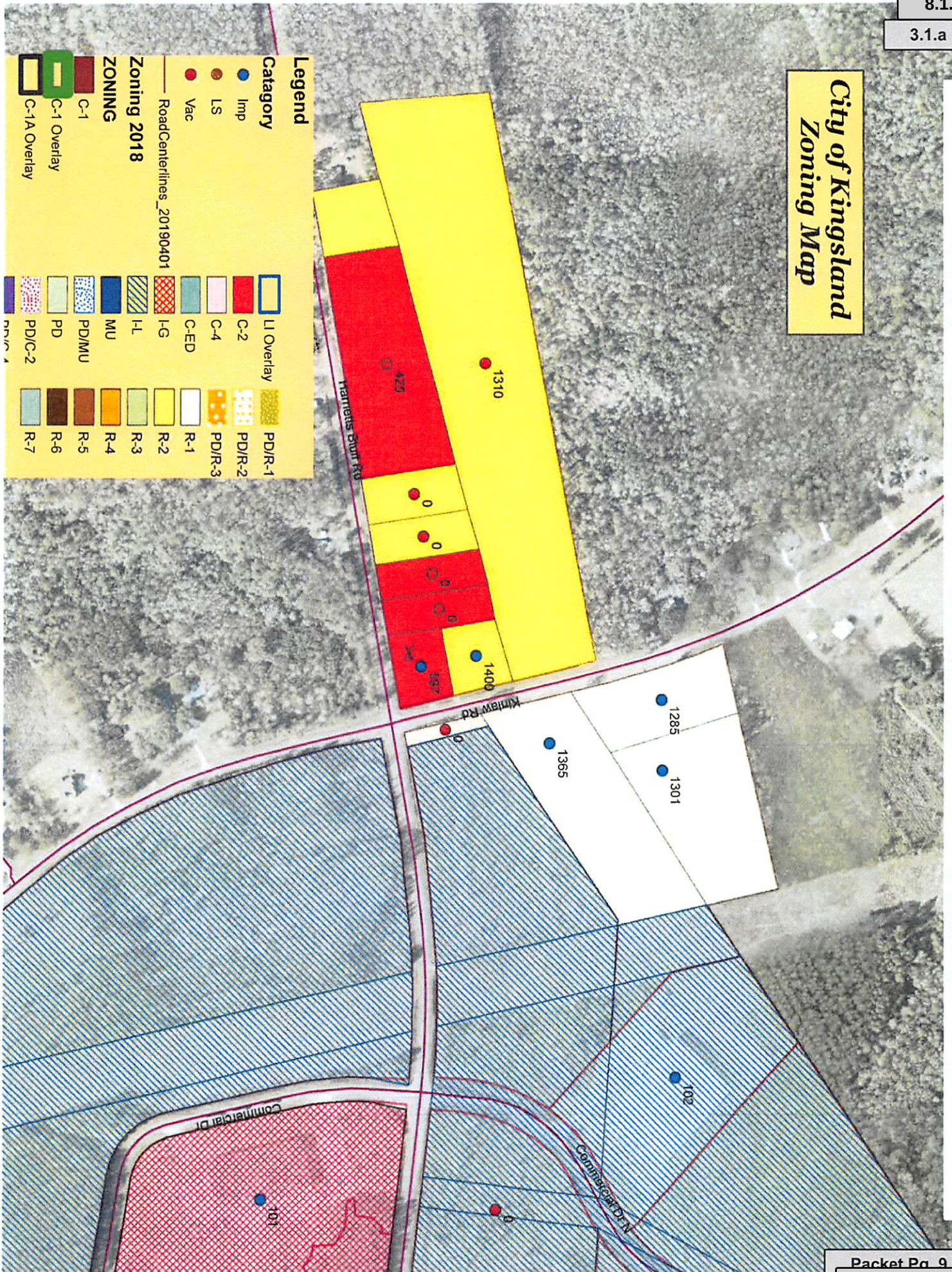
Sincerely,



Lunique and Esther Petiote
597 Harrietts Bluff Rd
Woodbine, GA 31548
Mrpetiote@yahoo.com
305 244 9437

Attachment: Dec. 2020-Re-Zoning-Lunique Petiote (3295 : Re-Zoning-Lunique Petiote-597 Harrietts Bluff Rd.)
Attachment: 597 Harrietts Bluff Road (3310 : Re-Zoning-Lunique Petiote-597 Harrietts Bluff Rd.)

City of Kingsland Zoning Map





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	081042B	Owner	PETIOTE LUNIQUE	Last 2 Sales			
Class Code	Commercial		597 HARRIETTS BLUFF ROAD	Date	Price	Reason	Qual
Taxing District	KINGSLAND		WOODBINE GA 31569	4/25/2019	\$100000	FM	Q
	KINGSLAND	Physical Address	597 HARRIETTS BLUFF RD	2/24/2012	0	NM	U
Acres	0.74	Assessed Value	Value \$100000				

(Note: Not to be used on legal documents)

Date created: 9/16/2020

Last Data Uploaded: 9/16/2020 7:43:07 AM

Developed by  Schneider
GEOSPATIAL

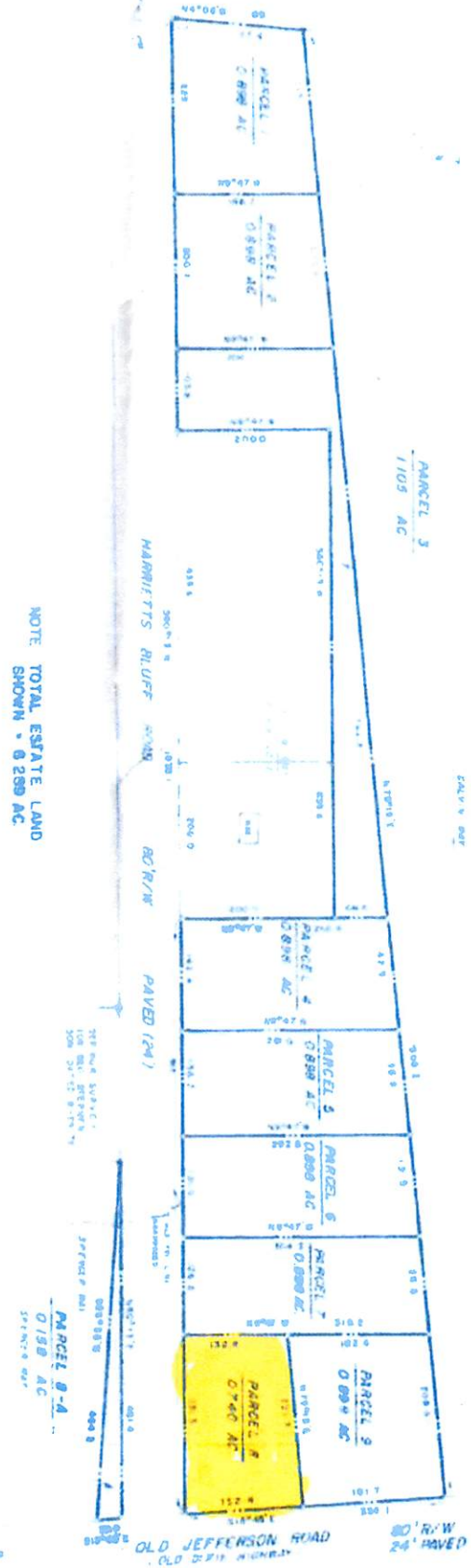
Attachment: Dec 2020 Da Zoning Unique Database /2005 - Da Zoning Unique Database 507 Harrietts Bluff Rd
Attachment: 597 Harrietts Bluff Road (3310 : Re-Zoning-Unique Petiote-597 Harrietts Bluff Rd.)

MS-D

Carly Wilson
DEPUTY CLERK

STATE OF GEORGIA COUNTY OF CAMDEN
OFFICE OF CLERK OF SUPERIOR COURT
THE WITHIN PLAT RECORDED IN PLAT BOOK
NO. 8 AT PAGE 22 THIS 20TH DAY OF
FEBRUARY, 1978, AT 10:30 AM.

Attachment: Doc 0000 Do Zoning Unique Petition (2000) Do Zoning Unique Petition 597 Harrietts Bluff Rd
Attachment: 597 Harrietts Bluff Road (3310 : Re-Zoning-Unique Petition-597 Harrietts Bluff Rd.)



ALL RIGHTS IN THE LAND SHOWN HEREON ARE RESERVED TO THE DONOR OF THIS ESTATE AND HIS HEIRS AND ASSIGNS AND NO PART OF THE LAND SHOWN HEREON SHALL BE CONSIDERED AS A PUBLIC HIGHWAY OR A PUBLIC PLACE.

BOOK 1-117
PAGE 12012

ALL RIGHTS IN THE LAND SHOWN HEREON ARE RESERVED TO THE DONOR OF THIS ESTATE AND HIS HEIRS AND ASSIGNS AND NO PART OF THE LAND SHOWN HEREON SHALL BE CONSIDERED AS A PUBLIC HIGHWAY OR A PUBLIC PLACE.

HOWARD WAY ESTATE
CAMDEN COUNTY
GEORGIA
DEPT 16 1978
J 1007

BRANDON ASSOCIATES
3000 N. 1st St.
Tomball, TX 77468
713-261-1111



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: December 7, 2020

City Council Meeting Date: December 14, 2020

Agenda Item: Rezoning of parcel 081 042B containing approx. 0.74 acres located at 597 Harrietts Bluff Rd.

Background:

Lunique Petiotte has applied for a rezoning of one parcel containing approx. 0.74 acres located at 597 Harrietts Bluff Rd. at the intersection of Harrietts Bluff Rd. and Kinlaw Rd. The applicant is requesting the parcel be rezoned to **R-2 (Low Density Residential District)** for the purpose of Duplex home in which the applicant will be living in one side. The applicant purchased the property through owner financing and is currently residing at the property. In the process of the applicant now trying to acquire a personal mortgage for the property, it was discovered that the property is zoned C-2 (General Commercial) and according to the applicant, this information was not disclosed at the time of owner financing purchase. City Ordinance does not allow commercial property to be used for residential purposes.

Current Zoning: C-2

Summary:

A vast majority of the city and county parcels in this area of Harrietts Bluff Rd. and Kinlaw Rd. are zoned are zoned R-1, R-2, and AR with a few scattered commercial lots mixed in. The two adjacent parcels north of the applicant's parcel are currently zoned R-2. The City Comprehensive Plan and Future Land Use Map shows this area as a suburban residential area and staff does not see this area being developed as commercial. In order for the applicant to continue to reside at the property, the parcel would need to be rezoned to R-2.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR REZONING OF PARCEL 081 042B

The City of Kingsland Planning Commission and City Council will hold public hearings on the application from Lunique Petiotte to rezone parcel 081 042B to R-2 (Low Density Residential District) for the purpose of purchasing the property for a duplex home. The parcel is located at 597 Harrietts Bluff Rd. containing a total of approx. 0.74 acres.

Notice is hereby given that the public hearings on the proposed rezoning is scheduled for the Planning Commission meeting on Monday, December 7, 2020 at 6:00 p.m. and scheduled for the City Council meeting on Monday, December 14, 2020 at 6:00 p.m. At this time, due to COVID 19 restrictions, both meetings will be virtual. Anyone desiring to address the Planning Commission or City Council regarding this rezone request may do so at the public hearing via WEBX. Please check the City website for directions on how to attend the virtual meeting.

Copies of the proposed rezoning application and staff report are available at the Community Planning and Zoning office located at 105 S. Lee St.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: Planning & Zoning
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:

AGENDA ITEM (ID # 3313)

DOC ID: 3313

Approval Of: Rezoning - R. Michael Souther, Trustee - Tax Parcel K22A 01 007

Owner, R. Michael Souther, Trustee has authorized Debra Johnson and James McCollom to act as the agents in submitting the application to request a rezone of parcel K22A 01 007 to MU (Mixed Use) from C-2 (General Commercial) for the purpose of a Coffee/Sandwich Shop on one side and a personal residence on the other side of the building, which will be owned by Debra Johnson. The parcel is located at 909 E. King Avenue containing approximately 0.75 acres. In order for the applicant to have a business and reside at the property at the same time, the property would need to be rezoned to MU (Mixed Use).

Planning Commission recommends approval.



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: December 7, 2020

City Council Meeting Date: December 14, 2020

Agenda Item: Rezoning of parcel K22A 01 007 to MU (Mixed Use) for the purpose of a Coffee/Sandwich Shop and Residence The parcel is located at 909 E. King Ave. containing a total of approx. 0.75 acres.

Background:

Owner, R. Michael Souther, Trustee has authorized for Debra Johnson and James McCullom to act as the agents in submitting the application to request a rezone of parcel K22A 01 007 to from C-2 (General Commercial) to **MU (Mixed Use)** for the purpose of Coffee/Sandwich Shop on one side and a personal residence on the other side of the building, which will be owned by Debra Johnson. The parcel is located at 909 E. King Ave. containing a total of approx. 0.75 acres.

Current Zoning: C-2

Summary:

A vast majority of the city parcels in this area along both sides of E. King Ave. corridor are zoned C-2 with only a couple of parcels zoned MU. Adjacent parcels north of the applicant's parcel are currently zoned R-1 and R-4. Mixed Use zoning continues to be a trending and popular zoning request as more people are wanting to live and work in the same buildings. In order for the applicant to continue to have a business and reside at the property, the parcel would need to be rezoned to MU (Mixed Use).

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
Planning Director

City of Kingsland Community Planning and Development Department

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated _____, 200____, by virtue of a deed dated 8/13/1996, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 599, Page 314. *See Order in Bankruptcy Case of Denise C. Wallitz Attached hereto*

R. Michael Souther, Trustee
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

R. Michael Souther
Owner's Signature Date: 11/12/20

Other Owner's Signature Date: _____

Agent Authorization

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

R. Michael Souther, Trustee
Owner's Signature

Other Owner's Signature

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

Authorized Agent's Name-Printed

Authorized Agent's Signature

Date

Community Planning and Development

Received by: Scott Kimball

Date: 11/12/2020

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR REZONING OF PARCEL K22A 01 007

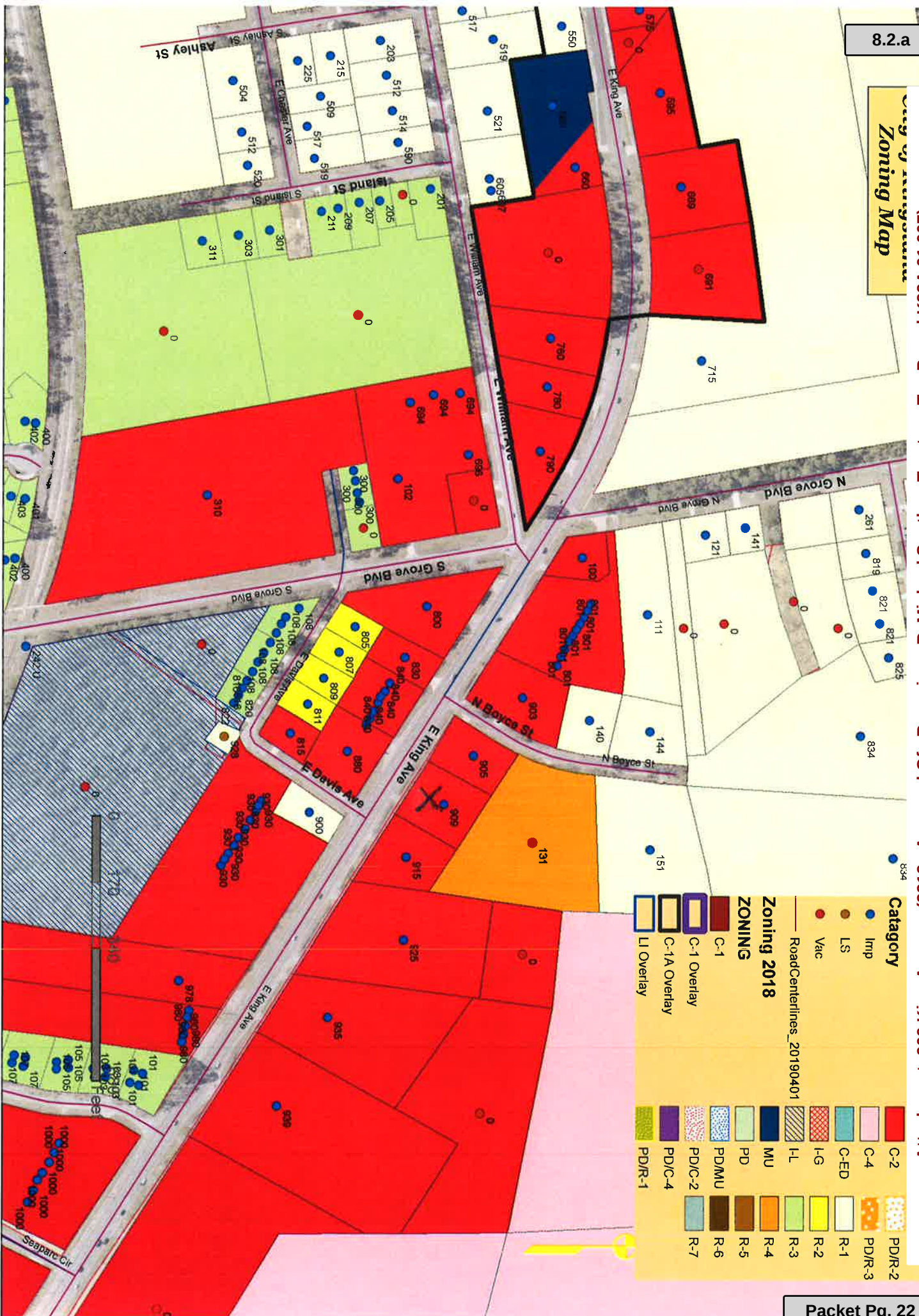
The City of Kingsland Planning Commission and City Council will hold public hearings on the application from R. Michael Souther, Trustee to rezone parcel K22A 01 007 to MU (Mixed Use) for the purpose of Coffe/Sandwhich Shop and Residence The parcel is located at 909 E. King Ave. containing a total of approx. 0.75 acres.

Notice is hereby given that the public hearings on the proposed rezoning is scheduled for the Planning Commission meeting on Monday, December 7, 2020 at 6:00 p.m. and scheduled for the City Council meeting on Monday, December 14, 2020 at 6:00 p.m. At this time, due to COVID 19 restrictions, both meetings will be virtual. Anyone desiring to address the Planning Commission or City Council regarding this rezone request may do so at the public hearing via WEBX. Please check the City website for directions on how to attend the virtual meeting.

Copies of the proposed rezoning application and staff report are available at the Community Planning and Zoning office located at 105 S. Lee St.

Zoning Map

Attachment: 909 King Avenue (3313 : Approval Of: Rezoning - R. Michael Souther, Trustee - Tax Parcel K22A 01 007)





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	K22A01 007	Owner	WOLLITZ DENISE C & RAYMOND R	Last 2 Sales			
Class Code	Commercial		909 EAST KING AVENUE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	2/14/2013	0	GV	U
	KINGSLAND	Physical Address	909 E KING AVE	8/1/1996	\$89900	FM	Q
Acres	0.75	Assessed Value	Value \$110099				

(Note: Not to be used on legal documents)

Date created: 12/2/2020

Last Data Uploaded: 12/2/2020 7:55:12 AM

Developed by  Schneider
GEOSPATIAL



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: Planning & Zoning
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:

AGENDA ITEM (ID # 3314)

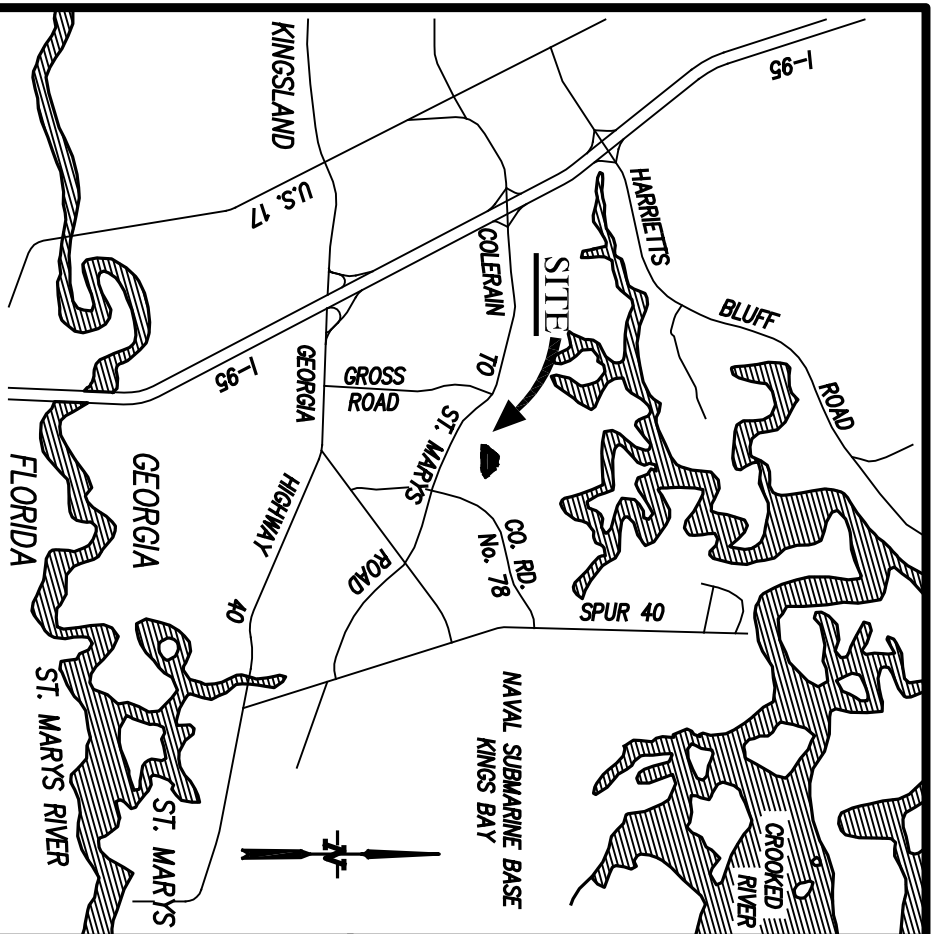
DOC ID: 3314

Approval Of: Final Plat - Bennett Surveying, Inc. - Ryans Cove Phase 2

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC has submitted an application for approval of the final plat for Phase 2 of Ryans Cove. With this phase of the development, the developer wishes to offer twenty two (22) duplex lots on 8.60 acres. Lot 25 and 26 are located in a wetland area and the developers have submitted a mitigation permit with the Army Corp of Engineers to be able to fill in and build on these two lots. The developer submitted a memo to the Planning Department that states the permit should be finalized by the Army Corp of Engineers by the first quarter of 2021. All engineering reviews have been completed and accepted for Phase 2 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019. Zoning is PD/R-2.

Planning Commission recommends approval with the following condition: no clearing or construction will take place on lots 25 and 26 until the wetland mitigation permit from the Army Corp of Engineers is finalized and submitted to the Kingsland Planning Department.

FILED INFORMATION



VICINITY MAP
(NOT TO SCALE)

- LEGEND:
- - SET 1/2" IRON PIPE
 - - FOUND 1/2" IRON PIPE
 - - SET CONCRETE MONUMENT
 - SQ. FT. - SQUARE FEET
 - R - RADIIUS
 - (CH) - CHORD
 - P.C. - POINT OF CURVATURE
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.T. - POINT OF TANGENCY
 - (W) - WETLANDS
 - (T) - TOTAL

CERTIFICATION OF APPROVAL BY THE COUNCIL:

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

BY: _____ DATE: _____

MAJOR _____

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

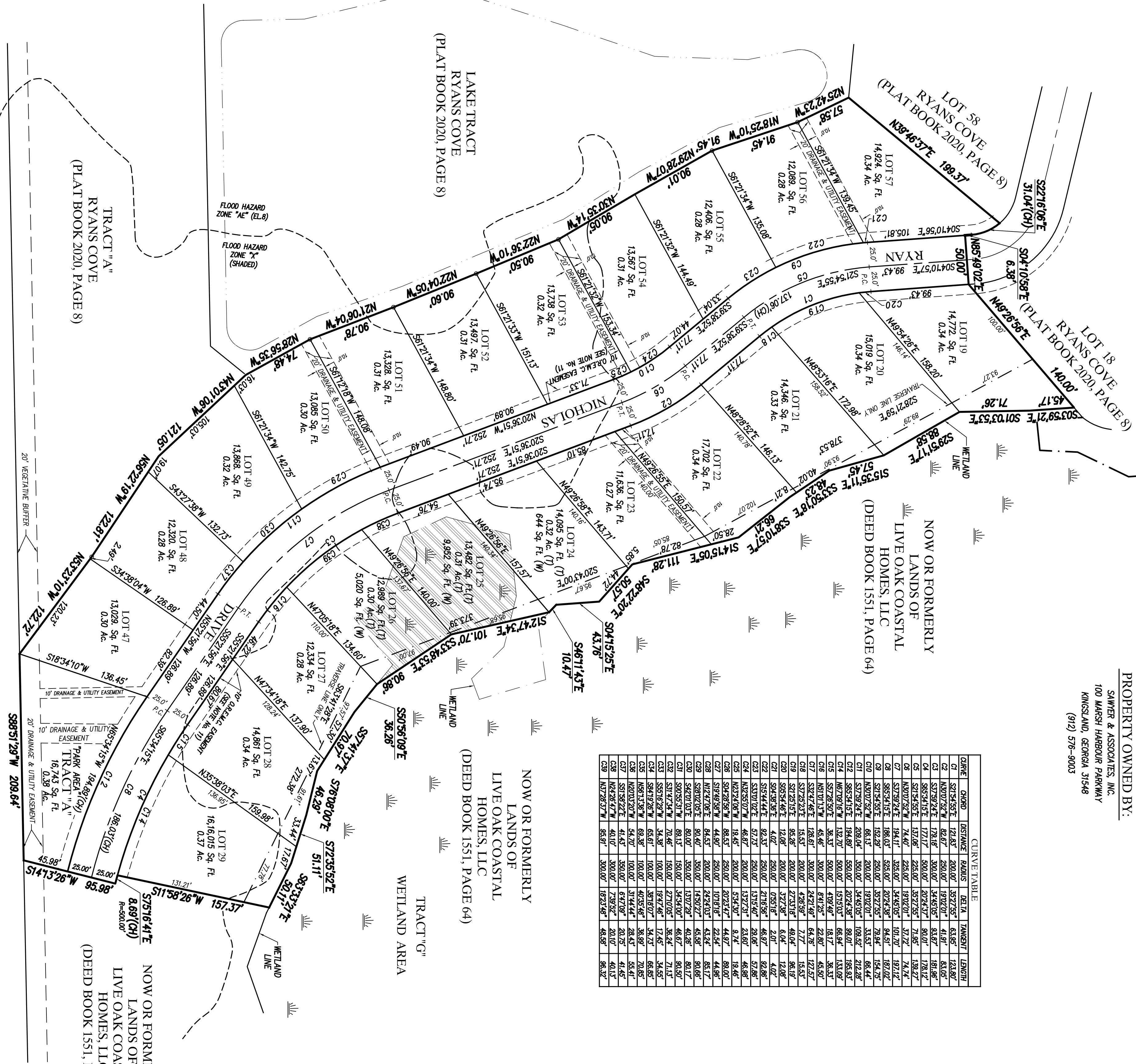
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: _____ DATE: _____

CHAIRMAN OF PLANNING COMMISSION _____

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S88°51'29"W FOR THE NORTHERLY RIGHT-OF-WAY LINE OF MARSH HARBOR PARKWAY ACCORDING TO SURVEY BY PARNETT & ASSOCIATES, INC., DATED: 9-10-97 WITH DMC. NO. B-2--782(C)-8-97.
- 2) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X"(SHADED), "AE"(EL. 8), "AE"(EL. 8) & "AE"(EL. 10) AS PER FIRM MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP NO. 13039004055, COMMUNITY NO. 130238, PANEL NO. 0405, SUFFIX 6.
- 3) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET FROM PROPERTY LINE, MINIMUM 10 FEET FROM ADJACENT DWELLING, SIDE STREET 20 FEET
SIDE: 5 FEET FROM STREET, 10 FEET FROM PROPERTY LINE
REAR: 20 FEET FROM STREET, 10 FEET FROM PROPERTY LINE
POOLS AND POOL ENCLOSURES MAY EXTEND INTO THE FIRST 10 FEET OF THE YARD SETBACK, PER ORIGINAL PLD.
- 4) SUBJECT PROPERTY IS CURRENTLY ZONED : PD (R-2, SINGLE FAMILY USAGE).
- 5) SUBJECT PROPERTY CONTAINS 8.60 ACRES. (22 LOTS & 1 TRACT)
- 6) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 1.32 ACRES.
- 7) THE PLAT RESERVES A 5' WIDE EASEMENT FOR DRAINAGE AND UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
- 8) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 9) SUBJECT PROPERTY TO BE SERVED BY CITY WATER & SEWER, DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.
- 10) PROPERTY CORNERS SHOWN THUS: SET: ○ 1/2" IRON PIPE
FOUND: ● 1/2" IRON PIPE
- 11) THE OWNER OF THE LANDS PLATTED HEREON DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO KENNECKE ELECTRIC MEMBERSHIP CORPORATION (K.E.M.C.) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.
- 12) LOT NUMBERS HEREON ARE CONSECUTIVELY NUMBERED PER ORIGINAL PRELIMINARY PLAT.



PROPERTY OWNED BY:
SAWYER & ASSOCIATES, INC.
100 MARSH HARBOR PARKWAY
KINGSLAND, GEORGIA 31548
(912) 576-9003

CURVE TABLE					
CURVE	CHORD	DISTANCE	RADIUS	DELTA	TANGENT
C1	S173°45'E	121.63'	200.00'	182°25'57"	63.85'
C2	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C3	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C4	S88°51'45"E	171.17'	300.00'	20°24'37"	90.07'
C5	N00°07'56"W	146.01'	250.00'	19°02'07"	70.72'
C6	S17°29'42"E	171.17'	300.00'	35°27'55"	71.85'
C7	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C8	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C9	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C10	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C11	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C12	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C13	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C14	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C15	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C16	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C17	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C18	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C19	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C20	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C21	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C22	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C23	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C24	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C25	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C26	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C27	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C28	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C29	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C30	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C31	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C32	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C33	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C34	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C35	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C36	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C37	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C38	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C39	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C40	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C41	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C42	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C43	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C44	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C45	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C46	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C47	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C48	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C49	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C50	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C51	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C52	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C53	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C54	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C55	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C56	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C57	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C58	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C59	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C60	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C61	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C62	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C63	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C64	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C65	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C66	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C67	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C68	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C69	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C70	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C71	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C72	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C73	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C74	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C75	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C76	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C77	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C78	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C79	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C80	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C81	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C82	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C83	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C84	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C85	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C86	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C87	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C88	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C89	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C90	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C91	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C92	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C93	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C94	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C95	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C96	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C97	N00°07'56"W	82.67'	250.00'	18°02'07"	44.91'
C98	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'
C99	S88°51'45"E	173.18'	300.00'	20°24'37"	90.07'
C100	S17°29'42"E	173.18'	300.00'	34°45'05"	53.67'

FINAL SUBDIVISION PLAT OF
RYANS COVE, PHASE 2
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA

OWNERS CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

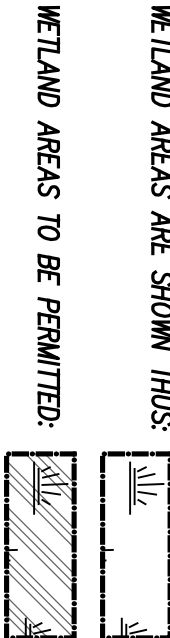
SUBSCRIBED HERETO, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, I, [NAME], OWNER HAS CAUSED THE SUBDIVISION HEREIN HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

BY: _____ DATE: _____

RONALD SAWYER, OWNER

WETLANDS NOTE:

WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF STATE AND FEDERAL AGENCIES. OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLAND AREAS ARE SHOWN THUS:



CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RECORDS PER ANGLE POINT AND WAS COLLECTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 367,133 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
LINEAR: TOPCON GTS ANGULAR: TOPCON GTS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE COVERING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE: _____

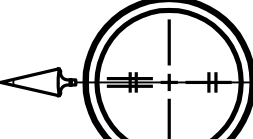
ERNEST P. BENNETT, JR.
GEORGIA REG. SURVEYOR NO. 28931

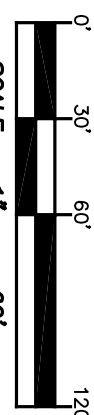
OWN, BY: _____

TYP _____

OD, BY: _____

R.B. _____





SCALE: 1" = 60'

BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEY FIRM NO. 1287
(912) 673-8840
(912) 673-1717-12-18
DMC. NO. SP-2-17-12-18



MEMORANDUM

TO: MR. RICHIE SAWYER
FROM: JONATHAN NAPIER
SUBJECT: RYANS COVE PHASE II
DATE: NOVEMBER 2, 2020

As requested, TerraWorx Land Group, Inc. (TLG) is providing a summary update for the regulatory permitting efforts that are currently underway for the project referenced above.

TLG drafted and submitted a Preconstruction Notification to the US Army Corps of Engineers Savannah District confirming authorization of Nationwide Permit 39 to fill 0.33 acre of non-tidal wetlands. The wetland area in question is a low to moderate quality area that appears to have been “created” as a result of historic timber management and harvesting operations. The area occurs as a shallow depression within an area of pine that is dominated by fetterbush. The Nationwide 39 allows for up to 0.50 acre of impacts to non-tidal waters. The area being impacted is situated well over 500 feet from any tidal waters. Mitigation credits are being offered as mitigation to compensate for the project related wetland impacts. These mitigation credits will provide greater long term ecological benefit to the surrounding area(s) than the functions and values currently being offered by the wetland area being impacted.

Admittedly the Covid outbreak and subsequent lockdown(s) which have had the ACOE staff working remotely has hampered our coordination with ACOE. We are however pleased to say that we are now working to finalize the permit with the ACOE and anticipate having approval no later than the first quarter of next year. We were able to confirm via a telephone conference last week with the management and staff of the ACOE Savannah office that this is in fact the case.

Should you have any questions or require any additional information please fee free to contact me at (904) 626-6708.



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: December 7, 2020

City Council Meeting Date: December 14, 2020

Agenda Item: Ryan's Cove – Phase 2 Final Plat

Background:

Bennett Surveying, Inc., acting agent for Live Oak Coastal Homes, LLC has submitted an application for approval of the final plat for Phase 2 of Ryans Cove. 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 22 duplex lots on 8.60 acres. Lot 25 & 26 are located in a wetland area and the developers have submitted a mitigation permit with the Army Corps of Engineers to be able to fill in and build on these two lots. The developer submitted a memo to the Planning Dept. that states the permit should be finalized by the ACOE by the first quarter of 2021. All engineering reviews have been completed and accepted for Phase 2 and the same PD agreement will be followed as in the past for the area. The preliminary plat was approved by City Council in January 2019.

Zoning: PD-R2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval with the following condition, that no clearing or construction will take place on Lot 25 & 26 until the wetland mitigation permit from the ACOE is finalized and submitted to the Kingsland Planning Dept.

Attachment: Ryans Cove (3314 : Approval Of: Final Plat - Bennett Surveying, Inc. - Ryans Cove Phase 2)



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: Appointment
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3300

AGENDA ITEM (ID # 3300)

**Mayor and Council Appointment to the Camden County Joint
Development Authority**



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: Miscellaneous
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3304

AGENDA ITEM (ID # 3304)

Approval Of: 2021 Georgia Municipal Association Membership Dues

2021 Georgia Municipal Association (GMA) Membership Dues are due in the amount of \$6,153.03.



President
Vince Williams
Mayor, Union City

November 18, 2020

First Vice President
Jim Thornton
Mayor, LaGrange

To: City Billing Contact

Second Vice President
Julie Smith
Mayor, Tifton

FROM: Larry H. Hanson, Executive Director

Third Vice President
Michelle Cooper Kelly
Mayor Pro Tem, Marietta

SUBJECT: Georgia Municipal Association 2021 Membership Dues Invoice

Immediate Past President
Phil Best
Mayor, Dublin

Executive Director
Larry H. Hanson

On behalf of the Officers and Board of Directors, I want to express my appreciation to your city for its membership in the Georgia Municipal Association. Your support and engagement make it possible for GMA to be an effective advocate for cities and offer a wide range of services, training programs and resources aimed at strengthening cities and enhancing the quality of life of the citizens you serve.

Enclosed is your city's 2021 GMA membership invoice. I want to remind you that the Board of Directors adopted a five-year dues restructuring plan, effective in 2019, that was designed to produce additional income to meet the growing demand for current GMA services as well as to make investments in new value-added initiatives such as GMA's new non-profit subsidiary, Georgia City Solutions; the Georgia Forward/Young Gamechangers program; expanded consulting services and a new HR administration training certificate program, among others. The dues plan was also crafted to reward and incentivize participation in GMA's retirement and insurance programs. Dues are increasing 4% in 2021, but cities which participate in all four of the following services will receive a 5% rebate: retirement, workers compensation insurance, property and liability insurance, and life and health insurance. The rebate is pro-rated for cities that participate in one to three of these services.

As in the past, the population upon which the dues were calculated is the most current Census estimate. Also, I want to remind you that cities continue to have the option of paying dues in four quarterly installments. If you have any questions, please contact Misa Nguyen, Accounting Director, at (678) 651-1031 or mnguyen@gacities.com.

We look forward to being of service in 2021, and I hope you will call on us whenever we can be of assistance.

Thank you for your continued membership and support of GMA.

Attachment: 2021 GMA Membership Dues (3304 : Approval Of: 2021 Georgia Municipal Association Membership Dues)



Membership Dues Invoice

City of Kingsland
Ms. Linda M. O'Shaughnessy

PO Box 250
Kingsland, GA 31548-0250

INVOICE #: DUES 21
INVOICE DATE: 11/19/2020
DUE DATE: 1/1/2021
MEMBER #: 134

BILLING DESCRIPTION	AMOUNT
2021 Membership Dues	Base Fee: \$1,533.00
Population 17,949 @ 0.27544	\$4,943.87
	Total Dues: \$6,476.87
RMEBS Program Participation Rebate	(\$323.84)
	Total after Rebate: \$6,153.03

Remittance Advice: Cut here and insert into #10 window envelope.



MEMBER #: 134
Total Due: \$6,153.03

PLEASE MAIL PAYMENT WITH REMITTANCE ADVICE TO:

Georgia Municipal Association
PO Box 105377
Atlanta, GA 30348

Attachment: 2021 GMA Membership Dues (3304 : Approval Of: 2021 Georgia Municipal Association Membership Dues)



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3305)

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: License
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3305

9.3

Approval Of: 2021 Alcohol Beverage License Renewals



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

2021 Alcohol Beverage License Renewals

RETAIL/ BEER & WINE

- 2539 *ABC Food Mart Inc.
100 Maycreek Drive*
- 0421 *Aden's Minit Market
495 West King Street (Mailing) 2630 Hwy 441 South
Douglas GA. 31535*
- 0636 *CNR Inc.
1330 East Boone Avenue East*
- 0782 *Fasttime Inc dba Ext 1 BP
2574 Scrubby Bluff Road*
- 4853 *Circle K Stores Inc. #2745100
1877 Harriett's Bluff Road
Woodbine, GA 31569*
- 4284 *Flash Foods Inc. LLC dba Circle K #2745029
490 South Lee Street*
- 4283 *Flash Foods Inc. LLC dba Circle K #5035
790 East King Avenue*
- 4285 *Flash Foods Inc. LLC dba Circle K #5094
1321 Highway 40-East*
- 4282 *Flash Food Inc. LLC dba Circle K #5061
1211 East King Avenue*
- 2713 *Gope Food Market Inc. dba Kingsland Grocery
500 South Lee Street*
- 0795 *Georgia Ext 1 Properties
2600 Scrubby Bluff Road*
- 3874 *RA Nelson Enterprises LLC dba Raceway #983
1155 East King Avenue (Mailing) 200 River Oaks Dr.
Fernandina Beach FL. 32034*



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

- 0799 *Nimi Enterprises Inc.
 1315 Highway 40-East*
- 0802 *Publix Super Market #455
 1601 Highway 40-East (Mailing) PO Box 32027
 Lakeland FL. 33802-2018*
- 2416 *Georgia CVS Pharmacy LLC
 1402 Boone Street (Mailing) One CVS Dr. MC #1160
 Woonsocket, RI 02895*
- 2719 *Riddhi Siddhimaa LLC Laurel Food Mart
 7750 Laurel Island Parkway*
- 3101 *Shri Krishna Associates Inc
 1355 East King Avenue #B*
- 1417 *SP Food Mart #3
 301 North Lee Street*
- 0768 *Shree Laxmi Inc dba Choose
 113 Scrubby Bluff Road*
- 2313 *TA Operating LLC Petro Stopping Center
 1105 East King Avenue (Mailing) 255 Washington St. Ste. 300
 Newton, MA 02458*
- 2888 *Walgreen #10856
 2060 Highway 40-East (Mailing) PO Box 901
 Deerfield IL. 60015*
- 0817 *Winn Dixie Stores Inc. #166
 1351 East Boone Avenue (Mailing) PO Box 2209
 Jacksonville FL. 32203*
- 3361 *Jaiveer LLC dba Tobacco & Mart
 800 East King Avenue*

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

- | | |
|------|---|
| 4116 | <i>Gtrac Xpress Inc.</i>
<i>5289 Laurel Island Parkway</i> |
| 4625 | <i>Atlantic Travel center</i>
<i>5286 Laurel Island Parkway (Mailing) 156 Eagle Crest Drive</i>
<i>Brunswick, GA. 31525</i> |
| 4961 | <i>RaceTrac Petroleum Inc dba Race Trac #2534</i>
<i>168 Kings Bay Road (Mailing) 200 Galleria Pkwy Ste. 900</i>
<i>Atlanta GA. 30339</i> |
| 4807 | <i>Pilot Travel Scrubby Bluff Road</i>
<i>2607Scrubby Bluff Road (Mailing) PO Box 10194</i>
<i>Knoxville TN. 37939</i> |
| 5209 | <i>Kings Lake Petroleum INC. dba South Link 02</i>
<i>1371 Highway 40</i> |

BEER/WINE BY DRINK

- | | |
|------|--|
| 2493 | <i>Raidas Asian Café dba Dynasty</i>
<i>1891 Hwy 40-East Suite 1110</i> |
| 1675 | <i>Ship To Shore Seafood</i>
<i>1947 Commerce Drive</i> |
| 2637 | <i>Angelo's Of Kingsland Inc</i>
<i>1371-A Hwy 40-East (Mailing) PO Box 685</i>
<i>Kingsland GA. 31548</i> |
| 5040 | <i>Raines Creations LLC dba Salt Pepper Thyres</i>
<i>105 North Lee Street</i> |



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

- 5103 *Jakkaphan Duangreron Osaka Ichiban 2 dba Thai/Osaka*
1390 East Boone Avenue Unit 1
- 4881 *Luxury Brows Wax & Nail Bar*
109 Haddock Road Unit #103 (Complimentary Beer/Wine)
- 5153 *Moochie's Soup & Sandwich Shop*
102 Marsh Harbour Parkway Unit 100
- 5055 *Good Time Family BBQ INC.*
1621 Georgia Highway 40
- 5039 *Freezette IV dba Tasty's Burgess & Fries*
1607ast King Avenue Suite C

BEER / WINE LIQUOR BY DRINK

- 0830 *Kingsbay Moose Lodge #2418*
610 South Lee Street
- 1763 *Ruby Tuesday #4509*
100 Crown Pointe Parkway (Mailing) 2295 Hawassee Rd Suite 403
Orlando FL. 32835
- 2921 *RAE Hospitality International dba Longhorn Steakhouse #5391*
121 Crown Pointe Parkway (Mailing) PO Box 695016
Orlando FL. 32869
- 0135 *Veterans Of Foreign War (VFW)*
150 North Camden Wood Parkway
- 0822 *Loom's Bar-B-Q "Sonny's"*
1380 East Boone Avenue



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

- 3879 *Terkin Enterpries LLC dba OPS Pizza Kitchen And Café*
 1378 Boone Street
- 3766 *Laurel Island Link LLC*
 233 Marsh Harbor Parkway



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3307)

Meeting: 12/14/20 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 3307

9.4

Bid Award: 2020/2021 Dodge Charger Patrol Interceptors

Purchase of up to five (5) 2020/2021 Dodge Charger Patrol Interceptors.
Police Department recommends no award.

Bid Tabulation
2020/2021 Dodge Charger Patrol Interceptor
RFP #COK 21-006
Tuesday, November 24, 2020 @ 2:30 PM

Vendor	Year	Make	Model	Cost of Vehicle	Cost of Delivery	Total Cost	ETA
Woody Folsom Auto Group	2021	Dodge	Charger	\$25,787.00	N/A	\$25,787.00	90 Days

Request for Proposal was advertised on City of Kingsland and GMA Websties



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3308)

9.5

Meeting: 12/14/20 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 3308

Bid Award: 2020/2021 Ford Explorer Patrol Interceptors

Purchase of up to five (5) 2020/2021 Ford Explorer Patrol Interceptors.

Police Department recommends Allan Vigil Ford for five (5) Ford Explorer Patrol Interceptors at \$32,785 each, for a total of \$163,925.

Bid Tabulation
 2020/2021 Ford Explorer Patrol Interceptor
 RFP #COK 21-005
 Tuesday, November 24, 2020 @ 2:00 PM

Vendor	Year	Make	Model	Cost of Vehicle	Cost of Delivery	Total Cost	ETA
Wade Ford	2021	Ford	Explorer	\$32,035.00	\$300.00	\$32,335.00	120 Days
*Allan Vigil Ford	2021	Ford	Explorer	\$32,785.00	N/A	\$32,785.00	3rd week of Jan. 2021
Brannen Motor Company	2021	Ford	Explorer	\$32,775.00	\$125.00	\$32,900.00	1 Day
Brannen Motor Co.	2021	Ford	Explorer	\$32,800.00	\$150.00	\$32,950.00	1-3 Days
Woody Folsom Ford, Inc.	2021	Ford	Explorer	\$33,486.00	N/A	\$33,486.00	Feb. 2021

Request for Proposal was advertised on City of Kingsland and GMA Websties

*Allan Vigil Ford has stated a "Non Comply" of the ETA of **60 Days** as stated in the RFP and \$250.00 per day for each day that expires if vehicle(s) are not delivered within the time frame stated in the RFP.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3309)

Meeting: 12/14/20 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 3309

9.6

Bid Award: Equipment and Installation on 2020 Dodge Chargers

Purchase of equipment (including installation) for three 2020 Dodge Chargers (Police Interceptors).

Police Department recommends West Chatham Warning Devices, up to \$48,400.59 for equipment, installation and delivery.

Bid Tabulation
Purchase of Equipment and Installation
2020 Dodge Charger Patrol Interceptor
Tuesday, December 8, 2020 @ 2:00 PM



Vendor	Total Cost of Equipment & Installation Per Vehicle	Cost of Delivery Per Vehicle	Total Cost to Include Delivery Per Vehicle	Total Cost of (3) Vehicles	Estimated Time of Delivery
West Chatham Warning Devices	\$16,133.53	Included	\$16,133.53	\$48,400.59	15 days after receipt of equipment
ProLigic ITS	\$16,430.43	\$333.33	\$16,763.76	\$50,291.28	N/A
Dana Safety Supply, Inc.	\$17,551.95	\$75.00	\$17,626.95	\$52,880.85	15 days after receipt of equipment

This project was advertised on the City of Kingsland and GMA websites.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3315)

Meeting: 12/14/20 06:00 PM
Department: City Clerk
Category: Resolution
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3315

9.7

Approval Of: Resolution #2020-12 - Special Election to Fill the Unexpired Term of Council Post #3

RESOLUTION #2020-12**SPECIAL ELECTION TO FILL THE UNEXPIRED TERM OF COUNCIL POST #3**

WHEREAS, The City of Kingsland shall call a Special Election to fill the unexpired term of Council Post #3; and

WHEREAS, the date of said Special Election shall be on the third Tuesday, March 16, 2021 and the polling places will be open from 7:00 AM until 7:00 PM; and

WHEREAS, the qualifying for Council Post #3 shall be at City Hall in Kingsland starting at 8:30 AM to 12:00 PM, and 1:00 PM to 4:30 PM, January 25, January 26, January 27, 2021; and

WHEREAS, the qualifying fee shall be \$180.75 for the Office of Council Member; and

WHEREAS, to be eligible to vote in the Special Election, the books are now open to register to vote and will close Tuesday, February 16, 2021; and

WHEREAS, all Candidates will run at-large and elected by majority vote.

BE IT RESOLVED, that all consolidation of vote returns will occur in the Office of Election Superintendent at the Courthouse Probate Courtroom.

NOW, THEREFORE BE IT RESOLVED, that the City of Kingsland does hereby adopt said Resolution in open session this 14th day of December, 2020.

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

ATTEST:

Linda M. O'Shaughnessy, City Clerk