



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • NOVEMBER 8, 2021

Regular Meeting

Webex

6:00 PM

Online Meeting Via WEBEX, Kingsland, GA 31548

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Public Hearing for Re-Zoning - Map & Parcel 095 009T -

Sugandha Yadav has applied for a re-zoning of parcel 095 009T containing approximately 40.15 acres located on the west side of Greentree Dr. and on the north side of Scrubby Bluff Rd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of an RV/Resort development. Current Zoning is PD/R-1.

2. Public Hearing for Variance - Map & Parcel 095 009T -

Sugandha Yadav is requesting a variance to the ordinance Article VIII-Special Provisions, Sec. 80.1.4 #2. The purpose of the request is for the applicant to allow non occupants of the proposed RV/Resort to be able to use the clubhouse conference center and related restroom facilities. The current city ordinance only allows occupants of a RV park to use the onsite facilities. Zoning is PD/R-1.

II. CALL TO ORDER AND WELCOME GUESTS

III. ROLL CALL

Charles Grayson Day Jr.
James W Galloway
Farran Fullilove
Kristy Chance
Alex Blount

Mayor
Councilman
Councilman
Councilwoman
Mayor Pro Tem

IV. INVOCATION AND PLEDGE TO THE FLAG

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. PRESENTATION

- 1. Chip Drury - Laurel Island Presentation -

VII. GRANTING AUDIENCE TO THE PUBLIC

VIII. OLD BUSINESS

IX. PLANNING AND ZONING

- 1. Approval of Home Occupation - 113 Spinnaker Circle - Map & Parcel 121B 006 -

Cherrie Kilner has applied for a Home Occupation Permit doing business as a "third party vendor on SAM.gov". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. *Planning Commission recommends approval.*

- 2. Approval of Re-Zoning - Map & Parcel 095 009T -

Sugandha Yadav has applied for a re-zoning of parcel 095 009T containing approximately 40.15 acres located on the west side of Greentree Dr. and on the north side of Scrubby Bluff Rd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of an RV/Resort development. Current Zoning is PD/R-1. *Planning Commission recommends approval.*

- 3. Approval of Variance - Map & Parcel 095 009T -

Sugandha Yadav is requesting a variance to the ordinance Article VIII-Special Provisions, Sec. 80.1.4 #2. The purpose of the request is for the applicant to allow non occupants of the proposed RV/Resort to be able to use the clubhouse conference center and related restroom facilities. The current city ordinance only allows occupants of a RV park to use the onsite facilities. Zoning is PD/R-1. Staff recommends approval of the variance request only if the parcel re-zoning request is first approved. *Planning Commission recommends approval.*

X. NEW BUSINESS

- 1. Bid Award: Purchase of Six (6) Police Vehicles -

Police department recommends four Ford Explorer V6 SUVs at \$133,520 and two Ford Explorer Ecoboost SUVs (with spotlights) at \$75,078 for a total cost of \$208,598 from Allan Vigil Ford.

2. Bid Award: Purchase of One (1) Pre-Owned Vehicle for Planning & Zoning Department -

Fleet Services director recommends 2020 Mitsubishi Outlander from Enterprise for \$22,898, includes delivery.

3. Approval Of: Authorization to Request Proposals for DLR Turning Lane Expansion -

Authorization to issue an RFP for the extension of the David L Rainer Elementary School turning lane from its end point to Keith Dixon Way for student pickup and drop off.

XI. MAYOR AND COUNCIL ANNOUNCEMENT

XII. ADJOURNED



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 11/08/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 3706)

DOC ID: 3706

Public Hearing for Re-Zoning - Map & Parcel 095 009T

Sugandha Yadav has applied for a re-zoning of parcel 095 009T containing approximately 40.15 acres located on the west side of Greentree Dr. and on the north side of Scrubby Bluff Rd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of an RV/Resort development. Current Zoning is PD/R-1.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 11/08/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 3708)

DOC ID: 3708

Public Hearing for Variance - Map & Parcel 095 009T

Sugandha Yadav is requesting a variance to the ordinance Article VIII-Special Provisions, Sec. 80.1.4 #2. The purpose of the request is for the applicant to allow non occupants of the proposed RV/Resort to be able to use the clubhouse conference center and related restroom facilities. The current city ordinance only allows occupants of a RV park to use the onsite facilities. Zoning is PD/R-1.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 11/08/21 06:00 PM
Department: City Clerk
Category: Presentation
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 3712

AGENDA ITEM (ID # 3712)

Chip Drury - Laurel Island Presentation



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 11/08/21 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 3705)

DOC ID: 3705

Approval of Home Occupation - 113 Spinnaker Circle - Map & Parcel 121B 006

Cherrie Kilner has applied for a Home Occupation Permit doing business as a "third party vendor on SAM.gov". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. *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: November 1, 2021

City Council Meeting Date: November 8, 2021

Agenda Item: Rezoning Request for Parcel- 095 009T

Background:

Sugandha Yadav has applied for a rezoning of parcel 095 009T containing approx. 40.15 acres located on the ~~east~~^{west} side of Greentree Drive and on the north side of Scrubby Bluff Road. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) for the purpose of an RV/Resort development.

Current Zoning: PD/R-1

Summary:

The area surrounding the parcel is a mixture of residential and commercial. The planning department has recently seen an increase need and interest to develop more RV parks in the county. The applicant met with the Planning staff and provided a conceptual site plan and renderings of the clubhouse facilities. This will be an upscale RV/Resort and not just a campground and will have close access to exit 1 and 3 off I-95. No plans have been approved at this time and the applicant will be required to submit a traffic study before any plan review begins. There is sewer and water available to this immediate area.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning Director





Overview



Legend

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

Parcel ID	095 009T	Owner	YADAV SUGANDHA
Class Code	Agricultural		1375 HOSPITALITY AVENUE
Taxing District	KINGSLAND		KINGSLAND, GA 31548
	KINGSLAND	Physical Address	n/a
Acres	40.13	Assessed Value	Value \$259745

Last 2 Sales

Date	Price	Reason	Qual
7/20/2021	\$525000	NQ	U
5/15/2018	\$150000	LM	Q

(Note: Not to be used on legal documents)

Date created: 10/14/2021
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City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3707)

9.2

Meeting: 11/08/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 3707

Approval of Re-Zoning - Map & Parcel 095 009T

Sugandha Yadav has applied for a re-zoning of parcel 095 009T containing approximately 40.15 acres located on the west side of Greentree Dr. and on the north side of Scrubby Bluff Rd. The applicant is requesting the parcel be re-zoned to C-2 (General Commercial) for the purpose of an RV/Resort development. Current Zoning is PD/R-1. *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: November 1, 2021

City Council Meeting Date: November 8, 2021

Agenda Item: Rezoning Request for Parcel- 095 009T

Background:

Sugandha Yadav has applied for a rezoning of parcel 095 009T containing approx. 40.15 acres located on the ~~east~~^{west} side of Greentree Drive and on the north side of Scrubby Bluff Road. The applicant is requesting the parcel be rezoned to C-2 (General Commercial) for the purpose of an RV/Resort development.

Current Zoning: PD/R-1

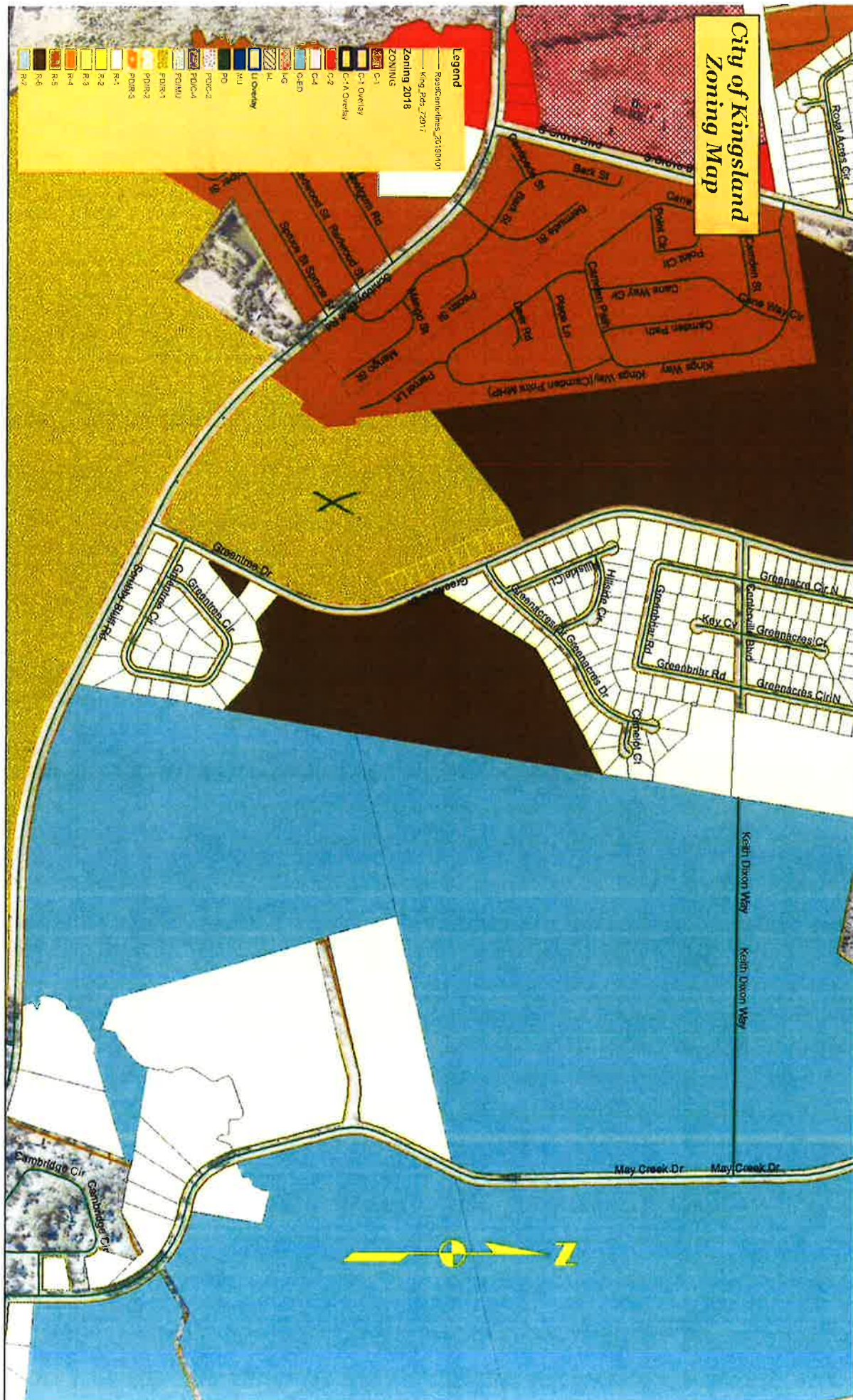
Summary:

The area surrounding the parcel is a mixture of residential and commercial. The planning department has recently seen an increase need and interest to develop more RV parks in the county. The applicant met with the Planning staff and provided a conceptual site plan and renderings of the clubhouse facilities. This will be an upscale RV/Resort and not just a campground and will have close access to exit 1 and 3 off I-95. No plans have been approved at this time and the applicant will be required to submit a traffic study before any plan review begins. There is sewer and water available to this immediate area.

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
 Planning Director





Overview



Legend

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

Parcel ID 095 009T
Class Code Agricultural
Taxing District KINGSLAND
Acres 40.13

Owner YADAV SUGANDHA
Physical Address 1375 HOSPITALITY AVENUE
Assessed Value n/a
 Value \$259745

Last 2 Sales			
Date	Price	Reason	Qual
7/20/2021	\$525000	NQ	U
5/15/2018	\$150000	LM	Q

(Note: Not to be used on legal documents)

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City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3709)

Meeting: 11/08/21 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3709

9.3

Approval of Variance - Map & Parcel 095 009T

Sugandha Yadav is requesting a variance to the ordinance Article VIII-Special Provisions, Sec. 80.1.4 #2. The purpose of the request is for the applicant to allow non occupants of the proposed RV/Resort to be able to use the clubhouse conference center and related restroom facilities. The current city ordinance only allows occupants of a RV park to use the onsite facilities. Zoning is PD/R-1. Staff recommends approval of the variance request only if the parcel re-zoning request is first approved. *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: November 1, 2021

City Council Meeting Date: November 8, 2021

Agenda Item: Variance for Parcel 095 009T located at the intersection of Greentree Drive and Scrubby Bluff Rd.

Background: Sugandha Yadav is requesting a variance to the ordinance **Article VIII- Special Provisions, Sec. 80.1.4 #2**. The purpose of the request is for the applicant allow non occupants of the proposed RV/Resort to be able to use the clubhouse conference center and related restroom facilities. The current city ordinance only allows occupants of a RV park to use the onsite facilities.

Summary: The applicant would like to be able to provide access and use of the conference center for any citizen in Camden county for meetings or special activities. The variance is needed to be able to provide this service to the community.

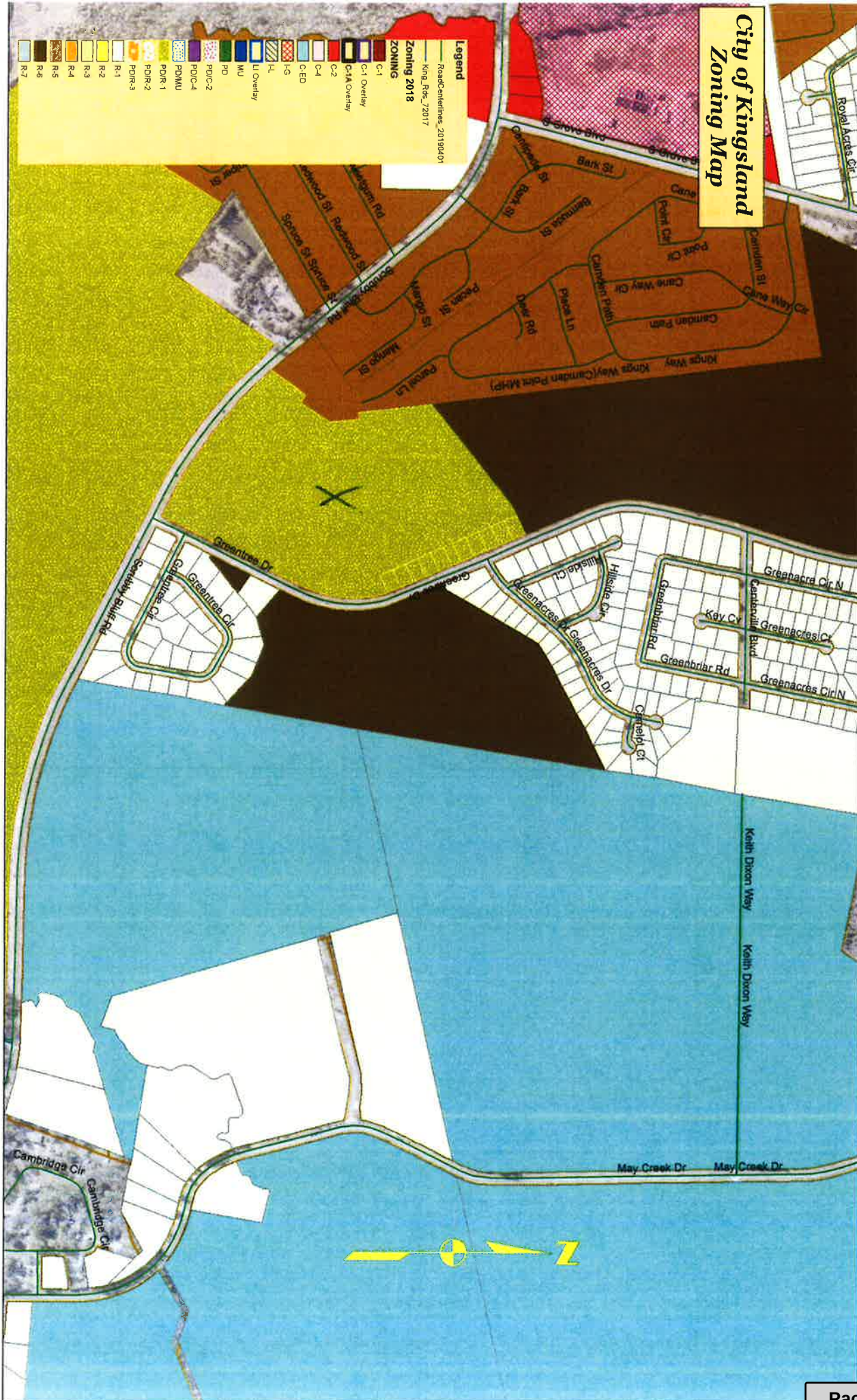
Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request only if the parcel rezoning request is first approved.

Scott L. Kimball

Planning & Zoning Director





Overview



Legend

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

Parcel ID	095 009T	Owner	YADAV SUGANDHA	Last 2 Sales			
Class Code	Agricultural		1375 HOSPITALITY AVENUE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	7/20/2021	\$525000	NQ	U
	KINGSLAND	Physical Address	n/a	5/15/2018	\$150000	LM	Q
Acres	40.13	Assessed Value	Value \$259745				

(Note: Not to be used on legal documents)

Date created: 10/14/2021

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Attachment: City Council-Nov. 2021-Variance-Parcel 095 009T (3709 : Approval of Variance - Map & Parcel 095 009T)



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3710)

Meeting: 11/08/21 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 3710 A

Bid Award: Purchase of Six (6) Police Vehicles

Police department recommends four Ford Explorer V6 SUVs at \$133,520 and two Ford Explorer Ecoboost SUVs (with spotlights) at \$75,078 for a total cost of \$208,598 from Allan Vigil Ford.

City of Kingsland
RFP #COK 21-042
Six (6) Patrol Interceptors
Tuesday, October 26, 2021

Vendor	Year	Make	Model	Color	Qty	Cost Per Vehicle	Delivery Fee	Total Cost	ETA
Allan Vigil Ford Morrow, GA	2022	Ford	Explorer (3.3L V6)	White	4	\$33,380.00	Included	\$133,520.00	Projected Plant Production 4th week of Jan. 2022
Allan Vigil Ford Morrow, GA	2022	Ford	Explorer (3.0L <u>Ecoboost</u>)	Black	2	\$37,187.00	Included	\$74,374.00	Projected Plant Production 4th week of Jan. 2022
Allan Vigil Ford Morrow, GA	2022	Ford	Explorer (3.0L <u>Ecoboost</u>) <u>w/Spotlight</u>	Black	2	\$37,539.00	Included	\$75,078.00	Projected Plant Production 4th week of Jan. 2022

Vendor	Year	Make	Model	Color	Qty	Cost Per Vehicle	Delivery Fee	Total Cost	ETA
Step One Automotive Fort Walton Beach, FL	2021	Dodge	Charger 5.7L V8 HEMI	White	4	\$27,759.00	\$800.00	\$111,836.00	90 Days Subject to prior sale
Step One Automotive Fort Walton Beach, FL	2021	Ford	Explorer (3.3L V6)	White	4	\$38,995.00	\$800.00	\$156,780.00	90 Days Subject to prior sale
Step One Automotive Fort Walton Beach, FL	2021	Ford	Explorer (3.3L V6)	Black	4	\$37,665.00	\$200.00	\$150,860.00	90 Days Subject to prior sale
Step One Automotive Fort Walton Beach, FL	2021	Ford	Explorer (3.0L <u>EcoBoost</u> -V6)	Black	2	\$38,599.00	\$200.00	\$77,398.00	90 Days Subject to prior sale

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



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 11/08/21 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:

AGENDA ITEM (ID # 3711)

DOC ID: 3711 A

Bid Award: Purchase of One (1) Pre-Owned Vehicle for Planning & Zoning Department

Fleet Services director recommends 2020 Mitsubishi Outlander from Enterprise for \$22,898, includes delivery.

City of Kingsland
Purchase of Pre-Owned Vehicle for Planning & Zoning
Tuesday, November 2, 2021

Vendor	Year	Make	Model	ETA	Cost Per Vehicle	Transport Fee	Total Cost	
Enterprise	2017	Jeep	Compass	N/A	\$18,698.00	\$937.00	\$19,635.00	SOLD
Enterprise	2016	Jeep	Cherokee	N/A	\$21,198.00	\$1,032.00	\$22,230.00	SOLD
Enterprise	2020	Mitsubishi	Outlander	3-14 Days	\$22,698.00	\$200.00	\$22,898.00	
Enterprise	2020	Jeep	Compass	N/A	\$24,999.00	\$781.00	\$25,780.00	



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 3714)

Meeting: 11/08/21 06:00 PM
Department: City Manager
Category: Miscellaneous
Prepared By: Lee Spell
Initiator: Lee Spell
Sponsors:
DOC ID: 3714

10.3

Approval Of: Authorization to Request Proposals for DLR Turning Lane Expansion

Authorization to issue an RFP for the extension of the David L Rainer Elementary School turning lane from its end point to Keith Dixon Way for student pickup and drop off.

DAVID L. RAINER ELEMENTARY SCHOOL
STUDENT PICK UP AND DROP OFF STORAGE LANE
OPINION OF PROBABLE CONSTRUCTION COST

10.3.a

Location : City of Kingsland, Georgia Estimator : WRC 		10/26/2021 REVISED: BASIS FOR ESTIMATE XX (No design completed-Master Plan) _____ (Preliminary design) _____ (Final design) _____ (Other)			
OPINION OF PROBABLE CONSTRUCTION COST Since the Engineer has no control over the cost of labor, materials, equipment, over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Construction Costs provided for herein are made on the basis of his experience and qualifications. These opinions represent his best judgment as a design professional familiar with the construction industry. However, the Engineer cannot and does not guarantee that proposals, bids, or the construction cost will not vary from Opinions of Probable Construction Costs prepared by him.					
ITEM	DESCRIPTION	QUANTITY		COST	
		NUMBER OF UNITS	UNIT MEASURE	PER UNIT	TOTAL COST
Clearing and Grubbing					
	Miscellaneous Site Prep	1.00	LS	\$ 2,000.00	\$ 2,000.00
	Remove Existing Asphalt Taper	120	SY	\$ 20.00	\$ 2,400.00
					\$ 4,400.00
Erosion and Sediment Control					
	Construction Entrance	-	EA	\$ 2,500.00	\$ -
	Silt Fence - Environmental	200	LF	\$ 7.00	\$ 1,400.00
	Silt Fence - Standard	1,500	LF	\$ 5.00	\$ 7,500.00
	Grassing	1	AC	\$ 2,250.00	\$ 1,125.00
					\$ 10,025.00
Grading and Drainage					
	Borrow Material - Fill Dirt	-	CY	\$ 20.00	\$ -
	Rough Grading	2,500	SY	\$ 2.00	\$ 5,000.00
					\$ 5,000.00
Storage Lanes - End of Existing to Keith Dixon Way					
	Stabilized Subgrade	2,500	SY	\$ 5.00	\$ 12,500.00
	Fine Grading - Subgrade	2,500	SY	\$ 4.00	\$ 10,000.00
	Fine Grading - 5' Shoulder	950	SY	\$ 5.00	\$ 4,750.00
	6" Graded Aggregate Base	2,400	SY	\$ 16.00	\$ 38,400.00
	1 1/2" Asphalt	2,300	SY	\$ 15.00	\$ 34,500.00
	Signing and Striping	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ 105,150.00
	Subtotal Infrastructure				\$ 124,575.00
	Contingency			15.00%	\$ 18,686.25
	Total Infrastructure				\$ 143,261.25
Soft Cost - Infrastructure					
	Engineering/Administration			10.00%	\$ 14,326.13
	Total Soft Cost				\$ 14,326.13
	Total Opinion of Probable Cost				\$157,587.38

1. The opinion does not include legal, bonding, landscaping insurance or other incidental expenses not directly related to construction activities.
2. Cost are in current dollars. No adjustments for inflation, construction cost increases or additive costs are considered.

Attachment: DLR Turn Lane OOPCC 11-4-2021 (3714 : Approval Of: Authorization to Request Proposals for DLR Turning Lane Expansion)