



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • MARCH 11, 2024

Regular Meeting

City Council Chamber

6:00 PM

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

I. CALL TO ORDER AND WELCOME GUESTS

II. ROLL CALL

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

Mayor
Councilman
Councilman
Councilwoman
Mayor Pro Tem

III. INVOCATION AND PLEDGE TO THE FLAG

IV. 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

V. RECOGNITION

- 1. Recognition -

VI. GRANTING AUDIENCE TO THE PUBLIC

VII. OLD BUSINESS

VIII. PLANNING AND ZONING

- 1. Approval of Variance - Parcel K27 09 004A - West Side of Island Street -

Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b)-Minimum side yard setbacks from any other property line = 10 feet and #5(b) Minimum rear yard setbacks from any other property line = 15 feet. Applicant is requesting a 3 1/2 foot variance to the required side yard setbacks and a 10 foot variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential).

Planning Commission recommends approval with the following condition: A six foot privacy fence will be installed along the rear and sides of property by applicant before construction can start on the primary residence. Also noted was that any new construction or additions to the existing building must meet the current rear setback requirements of 15 feet as noted in KLADO.

2. Approval of Re-Plat - Northshore Subdivision -

Roger Bennett with Bennett Surveying, Inc., acting agent for the owner, Stars & Stripes 31, LLC has submitted an application for a Re-Plat of Northshore Subdivision located on the south side of Highway 40 West. The Re-Plat will re-configure lots on Starboard Court and Breakwater Loop and will also create a new lot. The new plat has been reviewed and approved by the Planning Department staff and meets the requirements for an R-1 zoning district. Zoning is R-1.

Planning Commission recommends approval.

3. Approval of Preliminary Plat - Canopy Oaks -

Ronald Sawyer has submitted an application for a preliminary plat for Canopy Oaks Subdivision located on the east side of Gross Road consisting of 184 single family lots on approximately 78 acres. The re-zoning of the property and the PD was approved by the Planning Commission and City Council in September of 2023. Zoning is PD/R-2.

Planning Commission recommends approval.

IX. NEW BUSINESS

1. Approval Of: First Amendment to Water Tower Lease Agreement -

Amendment to Cellco Partnership d/b/a Verizon Wireless Water Tower Lease Agreement dated 09/26/2016 for a portion of property located at 162 Gross Road, Kingsland. Amendment will add additional equipment to the elevated water tower and increase the lease payment by an additional \$500.00 per month. This amendment has been reviewed and approved by Local Government Services.

Staff recommends approval.

2. Approval of: Limited Warranty Deed for Proposed Lift Station at Camden Woods Parkway -

3. Resolution 2024-06: FY2023 Multiple Grant Fund Budget Amendment -

It is necessary to amend the budget in the Multiple Grant Fund to account for an increase in grant revenues and in-kind labor match for the Coastal Incentive Grant for Floodplain Management.

Staff recommends approval.

4. Bid Award: Purchase of 10 Police Patrol Vehicles -

The Police department, being fully staffed, is in need of replacing vehicles that have been in accidents, totaled, and/or are out of commission due to repairs exceeding the value of the vehicle or have excessive mileage. About 75% of the add-on equipment needed can be transferred from the old vehicles. Funding is available from the insurance proceeds received on vehicle claims over the last few years.

Staff recommends purchasing 10 Chargers from Carville at \$34,800 each for a total of \$348,000. Council was polled on March 1, 2024 resulting with a majority in favor of the purchase.

5. Bid Award: Asphalt Resurfacing -

The request for asphalt resurfacing includes the following roads: Gross Road, South Grove Boulevard, Hospitality Avenue, The Lakes Boulevard, and Marsh Harbour Parkway.

Staff recommends lowest qualified bid, East Coast Asphalt, for a total of \$1,272,275. Funding source is SPLOST 8.

6. Bid Award: 2024 LMIG Asphalt Resurfacing -

The request for asphalt resurfacing includes the following roads: Thrift Street, Bay Avenue, Eleanor Street, West Lilly Street, Georgia Street, Jim Cody Street, West Stump Mitchell Avenue, and Laurel Landing Boulevard.

Staff recommends lowest bid, East Coast Asphalt, for a total of \$399,535. Funding source is Local Maintenance & Improvement Grant with 30% match from SPLOST 8.

X. MAYOR AND COUNCIL ANNOUNCEMENT

XI. ADJOURNED



City Council
107 South Lee Street
Kingsland, GA 31548

DRAFT

Meeting: 03/11/24 06:00 PM
Department: City Clerk
Category: Recognition
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4410

AGENDA ITEM (ID # 4410)

Recognition



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 03/11/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4404)

DOC ID: 4404

Approval of Variance - Parcel K27 09 004A - West Side of Island Street

Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b)-Minimum side yard setbacks from any other property line = 10 feet and #5(b) Minimum rear yard setbacks from any other property line = 15 feet. Applicant is requesting a 3 1/2 foot variance to the required side yard setbacks and a 10 foot variance to the rear yard setbacks. Zoning is R-1 (Single Family Residential).

Planning Commission recommends approval with the following condition: A six foot privacy fence will be installed along the rear and sides of property by applicant before construction can start on the primary residence. Also noted was that any new construction or additions to the existing building must meet the current rear setback requirements of 15 feet as noted in KLADO.



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: March 4, 2023

City Council Meeting Date: March 11, 2023

Agenda Item: Variance for Parcel K2709 004A- West Side of Island St.

Background: There is an existing building (garage) on the southwest corner of the property that the applicant would like to add on to the building to construct a house for his permanent residence. The existing building as is does not meet the side or rear setback requirements in an R-1 zoning district. The applicant has stated he will also install a 6' privacy fence along the rear and sides of the property. Due to the hardship of not being able to move the existing building and the fact that the applicant will install a privacy fence, the Planning Dept. sees no reason the variance should not be granted.

Summary: Thomas Fields, acting agent for the property owner, Kim Maio is requesting two Variances to Article VII, Section 70.1.1 #4(b) –Minimum side yard setbacks from any other property line = 10 feet and #5(b) Minimum rear yard setbacks from any other property line = 15 feet. Applicant is requesting a 3 ½' variance to the required side yard setbacks and a 10' variance to the rear yard setbacks.

Zoning: R-1 (Single Family Residential)

Is Proposal Consistent with the Comprehensive Plan? N/A

Staff Recommendation: Staff recommends approval of the variance request with the following condition.

- 1) A 6' privacy fence will be installed along the rear and sides of the property by the applicant before construction can start on the primary residence.

Scott L. Kimball
Planning & Zoning Director



Packet Pg. 7

Kingsland Zoning Map

Zoning 2024

<all other values>

ZONING

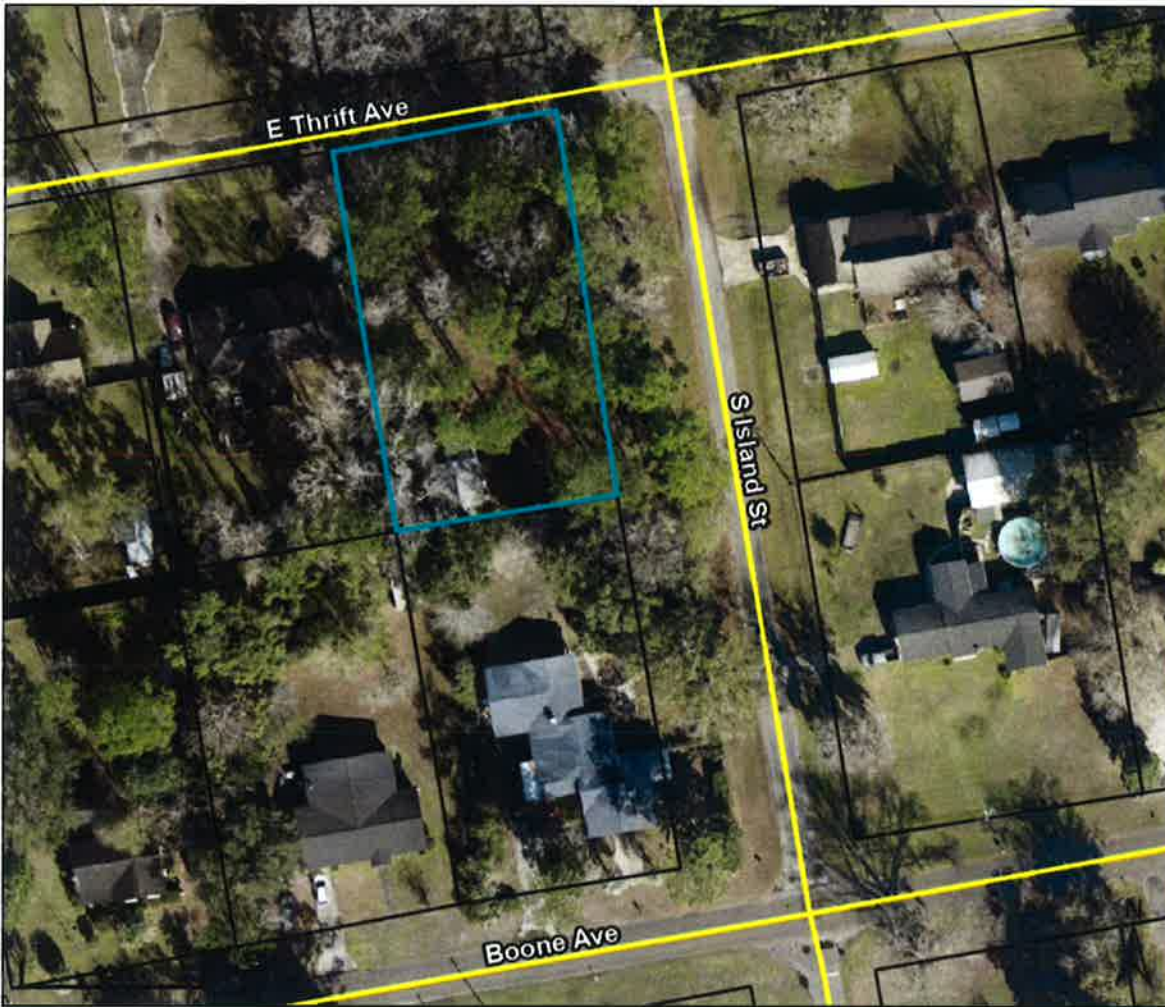
- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- FT- Forest
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7







Camden County, GA



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 K27 09 004A
Class Code Residential
Taxing District KINGSLAND
Acres 0.5

Owner MAIO KIM A
 505 EAST BOONE AVENUE
 KINGSLAND, GA 31548
Physical Address n/a
Assessed Value Value \$25000

Last 2 Sales		Net Price	Reason	Qual
Date				
12/12/2018	0	NM	U	
12/4/2018	0	NM	U	

(Note: Not to be used on legal documents)

Date created: 1/29/2024

Last Data Uploaded: 1/27/2024 1:30:40 AM

Developed by Schneider
GEOSPATIAL

Attachment: CC-March 2024-Parcel K2709 004A-West Side of Island St. (4404 : Approval of Variance - Parcel K27 09 004A - West Side of Island



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 03/11/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4403)

DOC ID: 4403

Approval of Re-Plat - Northshore Subdivision

Roger Bennett with Bennett Surveying, Inc., acting agent for the owner, Stars & Stripes 31, LLC has submitted an application for a Re-Plat of Northshore Subdivision located on the south side of Highway 40 West. The Re-Plat will re-configure lots on Starboard Court and Breakwater Loop and will also create a new lot. The new plat has been reviewed and approved by the Planning Department staff and meets the requirements for an R-1 zoning district. Zoning is R-1.

Planning Commission recommends approval.



The City of Kingsland, GA
107 South Lee Street
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Planning and Community Development

Staff Report

Planning Commission Meeting Date: March 4, 2024

City Council Meeting Date: March 11, 2024

Agenda Item: Re- Plat

Summary: Roger Bennett with Bennett Surveying, acting agent for the owner, Stars & Stripes 31 LLC has submitted an application for a Re-Plat of Northshore Subdivision located on the south side of Hwy. 40 West. The Re-Plat will re-configure lots on Starboard Court and Breakwater Loop and will also create a new lot. The new plat has been reviewed and approved by the Planning Dept. staff and meets the requirements for an R-1 zoning district.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: March 2024-Re-Plat-Northshore (4403 : Approval of Re-Plat - Northshore Subdivision)

March 2024 240055

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA

8.2.a



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

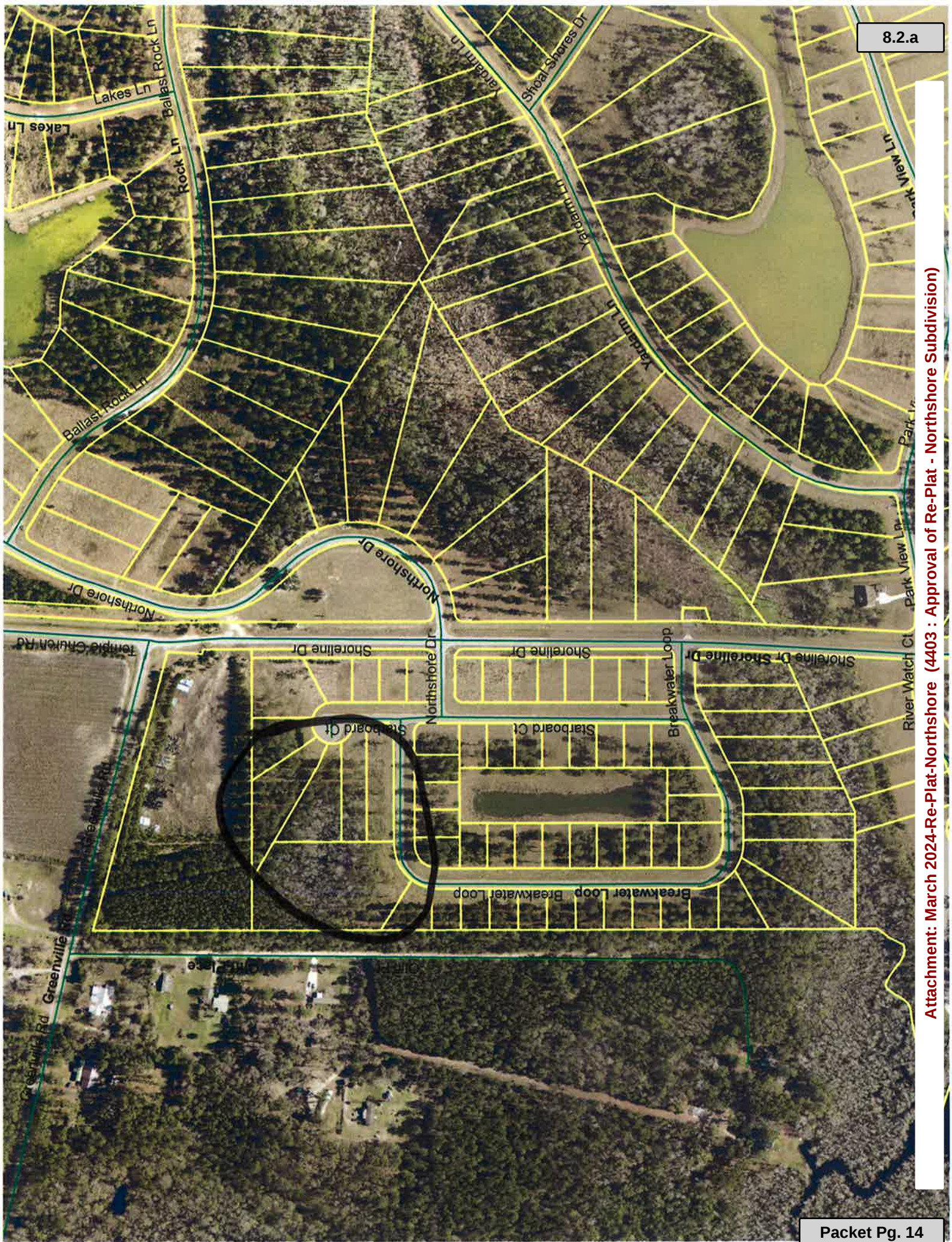
1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103
KINGSLAND, GA. 31548
2. Owner, if not same: KINGSLAND, GA. 31548
Name: STARS & STRIPES 31, LLC
Address: 1031 MARIETTA ST. NW ATLANTA, GA. 30318
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: NORTHSHORE REPLAT No. 5
5. Location of subdivision: Neighborhood: NORTHSHORE
Street: BREAKWATER LOOP / STARBOARD COURT
Parcel Number: 052A 636, 637, 638 Lot Number: R-1
6. Present zoning: R-1
7. Number of proposed lots: 5
8. Area of proposed subdivision: 3.29 ACRES
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.
☒ Final Plat (Original and 9 copies)
☒ Vicinity Map
☒ Proof of ownership
10. Signed: E. TR. B. Date: 02-03-2024

Part C - Planning Official Only

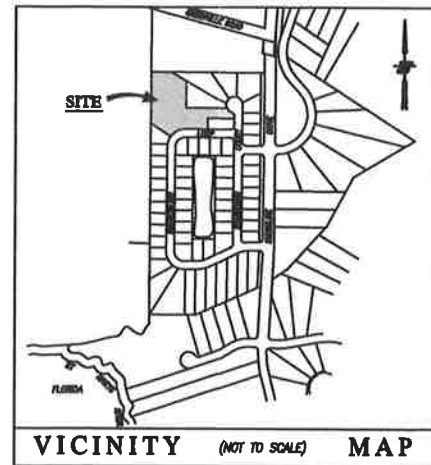
1. Date application was filed: 2/8/24
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
3. Checked by: Scott & James
4. Are Final Plat and application complete? ☒ Yes ☐ No
5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable
6. Date final plat reviewed by Planning Commission: 3/4/24
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: March 2024-Re-Plat-Northshore (4403 : Approval of Re-Plat - Northshore Subdivision)







FILING INFORMATION

PROPERTY OWNED BY:
STARS & STRIPES 31, LLC
1031 MARIETTA STREET NORTHWEST
ATLANTA, GEORGIA 30318
(404) 480-4900
(D.B. 1749, PG. 216)

CAMDEN COUNTY TAX PARCEL No. 058A 636, 058A 637 & 058A 638

FINAL SUBDIVISION PLAT OF
NORTHSHORE REPLAT No. 5
CITY OF KINGSLAND, 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA
BEING A REPLAT OF LOT 636, & 638 NORTHSHORE RECORDED IN
P.D. 23 MAP No. 34-45 & LOT 637 OF THE LOT 637 NORTHSHORE REPLAT
RECORDED IN P.C. 4, FILE No. 101C

TRACT No. 7
(BY P.D. 23, MAP No. 34-45)

LEGEND

- DENOTES 1/2" REBAR (UNLESS NOTED OTHERWISE)
- DENOTES 1/2" CONC. W/CL
- DENOTES SET 1/2" REBAR
- R/W = RIGHT-OF-WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- RAD = RADIUS
- (r) = RADIAL
- (ch) = CHORD
- B.U.L. = BUILDING RESTRICTION LINE
- D.B. = DEED BOOK
- P.B. = PAGE
- P.S. = PLAT BOOK
- P.D. = PLAT NUMBER
- P.C.C. = POINT OF COMPOUND CURVATURE
- ARC = ARC LENGTH
- D = IDENTIFICATION
- FL = FLOOD
- L.B. = LICENSED BUSINESS
- CONG. = CONCRETE
- MON. = MONUMENT
- D = IDENTIFICATION
- ORD = OFFICIAL RECORDS BOOK
- (T) = TOTAL
- (W) = WETLAND
- SQ. FT. = SQUARE FEET
- (A) = LINE

NOW OR FORMERLY LANDS OF
LISA GAIL & TIMOTHY D. ALLEN
(D.B. 1797, PG. 543)

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,160 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251,000 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:

LINEAR: SOKKIA DX ANGULAR: SOKKIA DX

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH-NAD83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE "GPS SOLUTIONS REAL TIME NETWORK. ROTATE BEARINGS 00°-10°-04" CLOCKWISE TO MATCH PLAT BEARINGS.
- SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X"(UNSHADED), AS PER F.I.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP No. 13039C03706, COMMUNITY No. 130230, PANEL No. 0370 SUFFIX G.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 25 FEET
SIDE: 10 FEET (SIDE STREET 25 FEET)
REAR: 15 FEET (REAR STREET 25 FEET)
- SUBJECT PROPERTY IS CURRENTLY ZONED: R-1, (SINGLE FAMILY RESIDENTIAL USAGE).
- SUBJECT PROPERTY CONTAINS 3.29 ACRES, (5 LOTS)
- THIS 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.
- 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.
- SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.
- LOT CORNERS AND BOUNDARY CORNERS ARE 1/2" REBARS CAPPED "L.B. 1267", UNLESS SHOWN OTHERWISE AND ARE TO BE SET UPON COMPLETION OF CONSTRUCTION.
- THE OWNER OF THE LANDS PLATTED HEREON DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO OKEFENKE ELECTRIC MEMBERSHIP CORPORATION (O.E.E.M.C.) OVER ALL ROAD RIGHTS-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHTS-OF-WAY.

WETLANDS NOTE:

ISOLATED NON-JURISDICTIONAL WETLAND AREA AS DESIGNATED BY U.S.A.C.O.E. LETTER DATED 03-23-2021 (FILE No. 545-2008-02103) IS SHOWN THUS:

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

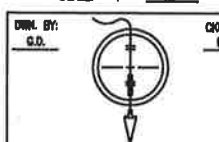
BY: _____ DATE: _____
OWNER/AGENT
BY: _____ DATE: _____
PRINTED NAME

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 MONUMENTATION 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 GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE: _____
ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2003

SCALE: 1" = 40'



BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 MARSH HARBOR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEY FIRM No. 1267
(912) 673-8040
(912) 258-8800
DWG. No. 20-2-205-02-24

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE GEORGIA SUPERIOR COURT OF CLERKS COOPERATIVE AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4402)

Meeting: 03/11/24 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4402

Approval of Preliminary Plat - Canopy Oaks

Ronald Sawyer has submitted an application for a preliminary plat for Canopy Oaks Subdivision located on the east side of Gross Road consisting of 184 single family lots on approximately 78 acres. The re-zoning of the property and the PD was approved by the Planning Commission and City Council in September of 2023. Zoning is PD/R-2.

Planning Commission recommends approval.

March 2024

240054

8.3.a

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: RONALD SAWYER Phone: 912 576 9003
Address: 100 MARSH HARBOR PARKWAY
2. Owner, if not same: KINGSLAND, GA 31548
Name: _____
Address: _____
3. What is your interest if you are not the owner? _____
4. Name of proposed subdivision: CANOPY OAKS
5. Location of subdivision: Neighborhood: V/L 9 AND 10
Street: CROSS ROAD CAMDEN WOODS SD
Parcel Number: 107043/107042 Lot Number: _____
6. Present zoning: PD/R-2
7. Number of proposed lots: 184
8. Area of proposed subdivision: East side of Cross Rd.
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: 2/5/24
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (☒) Yes () No
3. Checked by: Scott & James
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: 3/4/24
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Attachment: March 2024-Preliminary Plat-Canopy Oaks (4402 : Approval of Preliminary Plat - Canopy Oaks)



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: March 4, 2024

City Council Meeting Date: March 11, 2024

Agenda Item: Preliminary Plat

Summary: Ronald Sawyer has submitted an application for a preliminary plat for Canopy Oaks Subdivision located on the east side of Gross Rd. consisting of 184 single family lots on approx. 78 acres. The rezoning of the property and the PD submitted was approved by the Planning Commission and City Council in September of 2023.

Zoning: PD-R2

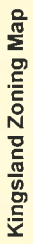
Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: March 2024-Preliminary Plat-Canopy Oaks (4402 : Approval of Preliminary Plat - Canopy Oaks)

☐ <all other values>

C-1

10



☐ ☒



11/11/11

11

2

Boat

100



A11



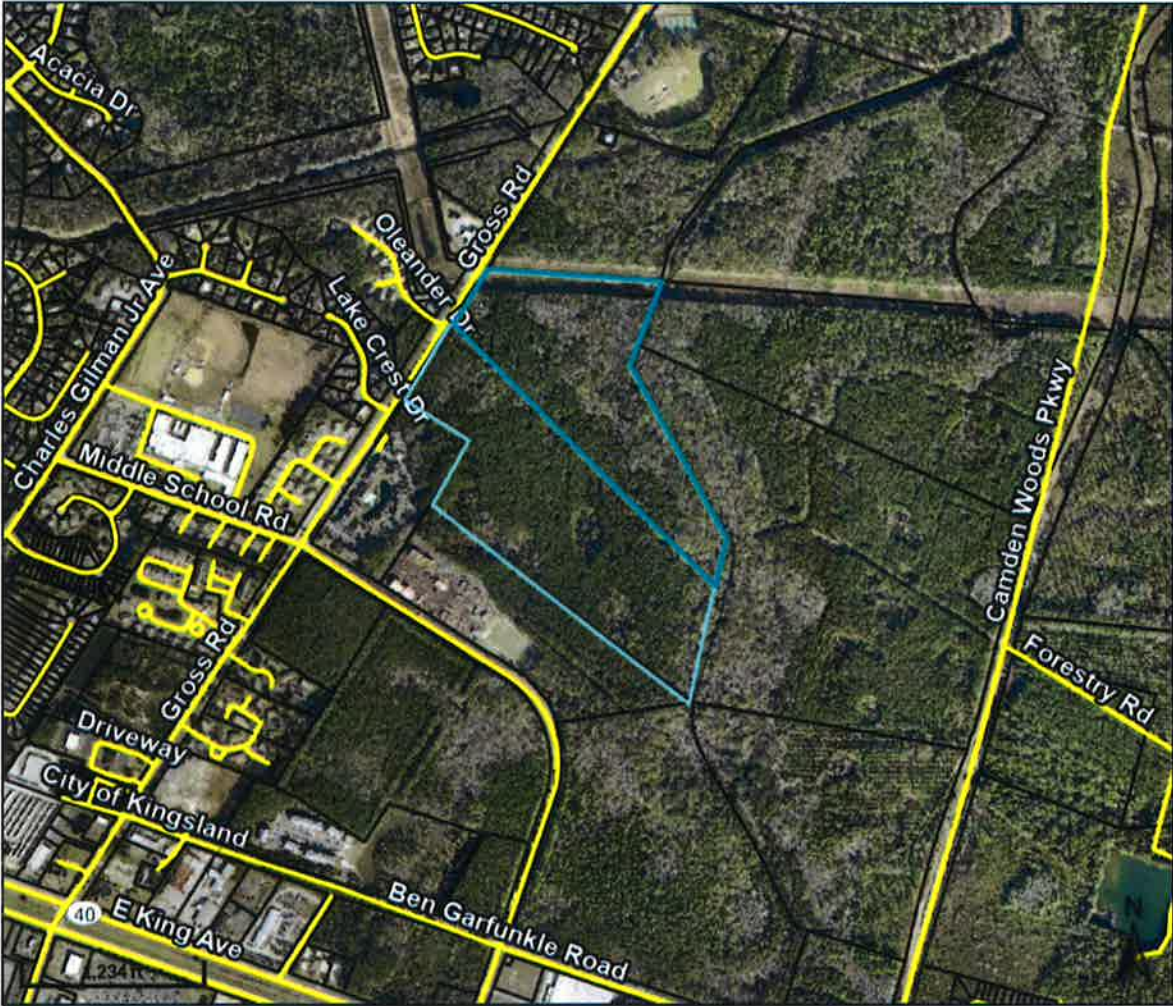
1

1

RoadCenterlines_20190401



Camden County, GA



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	107 043	Owner	WHITE SANDS LAND CO LLC	Last 2 Sales			
Class Code	Agricultural		100 MARSH HARBOUR PARKWAY	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	12/14/2022	\$259375	ML	U
	KINGSLAND	Physical Address	GROSS RD	12/29/2015	0	GT	U
Acres	34.42	Assessed Value	Value \$259375				

(Note: Not to be used on legal documents)

Date created: 2/12/2024
Last Data Uploaded: 2/10/2024 2:17:50 AM

Developed by Schneider
GEOSPATIAL

Attachment: March 2024-Preliminary Plat-Canopy Oaks (4402 : Approval of Preliminary Plat - Canopy Oaks)



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 03/11/24 06:00 PM
Department: City Manager
Category: Agreement
Prepared By: Lee Spell
Initiator: Lee Spell
Sponsors:
DOC ID: 4401

AGENDA ITEM (ID # 4401)

Approval Of: First Amendment to Water Tower Lease Agreement

Amendment to Cellco Partnership d/b/a Verizon Wireless Water Tower Lease Agreement dated 09/26/2016 for a portion of property located at 162 Gross Road, Kingsland. Amendment will add additional equipment to the elevated water tower and increase the lease payment by an additional \$500.00 per month. This amendment has been reviewed and approved by Local Government Services.

Staff recommends approval.

LESSEE Site Name: Bamboo
 LESSEE MDG Location ID: 5000064529

FIRST AMENDMENT TO WATER TOWER LEASE AGREEMENT

THIS First Amendment to Water Tower Lease Agreement (the “First Amendment”) is made and shall be effective, as of the last date of the signatures below (“Effective Date”), between City of Kingsland, (“LESSOR”) and Celco Partnership d/b/a Verizon Wireless (“LESSEE”). LESSOR and LESSEE (or their predecessors in interest) entered into that certain Water Tower Lease Agreement dated September 26, 2016, as may have been previously amended and/or assigned (the “Agreement”), pursuant to which LESSEE is leasing from LESSOR a portion of that certain property located at 162 Gross Road, Kingsland, Camden County, Georgia, as more particularly described in the Agreement. LESSOR and LESSEE may be referenced in this First Amendment individually as a “Party” or collectively as the “Parties.”

In consideration of the mutual covenants and promises contained in this First Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree to amend the Agreement as follows:

1. LESSEE shall be allowed to make the equipment additions or removals necessary to configure LESSEE’s equipment as shown on Attachment B-1, attached hereto. For all purposes under the Agreement as amended hereby, the descriptions and specifications of LESSEE’s equipment set forth in the Agreement, including, without limitation, any equipment descriptions and specifications with respect to LESSEE’s equipment set forth in any schedules, exhibits or attachments to the Agreement, are hereby deleted and replaced with the specifications of LESSEE’s equipment described in Attachment B-1, attached hereto.
2. Effective upon the first day of the month following the date LESSEE commences installation of the modifications contemplated under this First Amendment, monthly rent for the current lease year shall be increased by Five Hundred Dollars and no/100 (\$500.00) and shall continue to be paid in accordance with the terms and conditions of the Agreement.
3. Unless otherwise provided herein, all defined terms shall have the same meaning as ascribed to such terms in the Agreement.
4. In the event of any conflict or inconsistency between the terms of this First Amendment and the Agreement, the terms of this First Amendment shall govern and control.
5. Except as otherwise provided for in this First Amendment, the Agreement shall remain in full force and effect in accordance with the original terms of the Agreement.

[SIGNATURE PAGE TO FOLLOW]

Attachment: GA.Kingsland.Bamboo.MDG5000064529.1stAmendment.03.11.2024 (4401 : Approval Of: First Amendment to Water Tower Lease

LESSEE Site Name: Bamboo
LESSEE MDG Location ID: 5000064529

IN WITNESS WHEREOF, this First Amendment is effective and entered into as of the date last written below:

LESSOR:

City of Kingsland

By: _____

Name: Lee H. Spell

Title: City Manager

Date: March 12, 2024

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: _____

Name: _____

Title: _____

Date: _____

LESSEE Site Name: Bamboo
LESSEE MDG Location ID: 5000064529

ATTACHMENT B-1
EQUIPMENT SPECIFICATIONS

Final configuration for this First Amendment:

- (9) Antennas
- (6) RRUS-32
- (3) RRUS-B13+A2
- (3) RC3DC-3315-PF-48
- (1) Equipment Platform
- (3) 1 5/8" Hybrid Fiber / Coax
- (1) 5' x 9' generator
- (1) ice bridge
- (1) utility frame
- (1) lighting rod
- (1) corral mount



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4407)

Meeting: 03/11/24 06:00 PM
Department: City Clerk
Category: Deed
Prepared By: Jean Seigler
Initiator: Jean Seigler
Sponsors:
DOC ID: 4407

9.2

Approval of: Limited Warranty Deed for Proposed Lift Station at Camden Woods Parkway

After recording return to:
 City Clerk
 City of Kingsland
 P.O. Box 250
 Kingsland, GA 31548

LIMITED WARRANTY DEED

**STATE OF GEORGIA
 COUNTY OF CAMDEN**

This Indenture, made the 5TH day of MARCH in the year Two Thousand Twenty-Four between **Laurel Island Holdings, LLC**, a Georgia limited liability company, party of the first part, and the **City of Kingsland, Georgia**, a political subdivision of the State of Georgia, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable consideration, to it in hand paid by the said party of the second part, at or 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, and to its heirs and assigns, all of the following described property, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF LOT 7, CAMDEN WOODS SUBDIVISION, CITY OF KINGSLAND, 1606th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA (ACCORDING TO PLAT RECORDED ON PLAT DRAWER 25, MAP NUMBER 6, PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF AFOREMENTIONED LOT 7, HAVING COORDINATES OF NORTH 286160.05 AND EAST 824958.57, AS BASED ON STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE, SAID POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF CAMDEN WOODS PARKWAY (A 110 FOOT RIGHT-OF-WAY) AND RUN THENCE NORTH 14°-47'-18" EAST ALONG LAST MENTIONED WESTERLY

RIGHT-OF-WAY LINE, A DISTANCE OF 197.00 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING

38890

Attachment: Camden Woods Parkway Proposed Lift Station Deed (4407 : Approval of: Limited Warranty Deed for Proposed Lift Station at

CONCAVE TO THE EAST, HAVING A RADIUS OF 6039.00 FEET, A CHORD DISTANCE OF 547.24 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 17°-23'-07" EAST; RUN THENCE NORTH 19°-58'-55" EAST ALONG AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 137.08 FEET TO THE POINT OF BEGINNING, HAVING COORDINATES NORTH 287001.59 AND EAST 825219.21, AS BASED ON STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE NORTH 08°-13'-52" WEST, A DISTANCE OF 265.37 FEET TO A POINT; RUN THENCE SOUTH 70°-01'-05" EAST, A DISTANCE OF 124.98 FEET TO A POINT LYING IN THE CURVED WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CAMDEN WOODS PARKWAY; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 5929.00 FEET, A CHORD DISTANCE OF 74.97 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 19°-37'-11" WEST; RUN THENCE SOUTH 19°-58'-55" WEST CONTINUING ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 158.88 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.336 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT MAY LIE WITHIN.

TO HAVE AND TO HOLD, the said above-described property 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 behoove of the said party of the second part, its heirs and assigns, in Fee Simple forever.

And the said party of the first part, for 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 heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand(s) and seal(s) the day and year above written.

Signed, sealed and delivered
in the presence of:

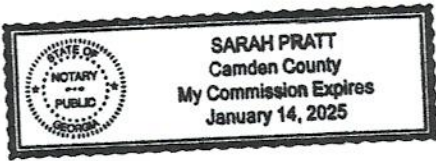
Laurel Island Holdings, LLC

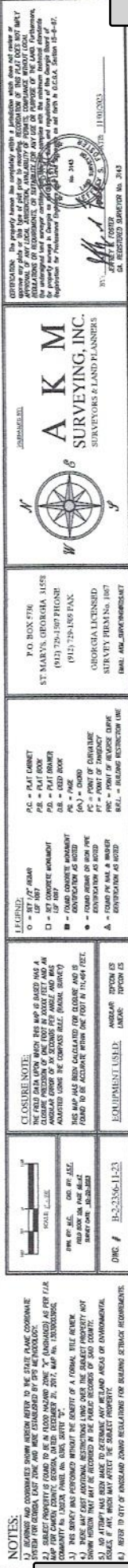
Christoph Holder
Witness

Ronald H. Sany (L.S.)
By:

Its: President

Sarah Pratt
Notary Public







City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4406)

Meeting: 03/11/24 06:00 PM
Department: Finance
Category: Resolution
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 4406

9.3

Resolution 2024-06: FY2023 Multiple Grant Fund Budget Amendment

It is necessary to amend the budget in the Multiple Grant Fund to account for an increase in grant revenues and in-kind labor match for the Coastal Incentive Grant for Floodplain Management.
Staff recommends approval.

**A RESOLUTION TO AMEND THE FISCAL YEAR 2023
BUDGET RESOLUTION FOR THE CITY OF KINGSLAND**
Resolution # 2024-06

BE IT ORDAINED by the Mayor and Council of the City of Kingsland, Georgia in regular session lawfully assembled for City purposes:

Account Name	Budget Account	Current Budget	Revenue Increases (Decreases)	Expense Increases (Decreases)	Proposed
That it is necessary to amend the budget in the Multiple Grant Fund (250) to account for an increase in grant revenues and in-kind labor match of the Coastal Incentive Grant for Floodplain Management.					
That the above transaction can be fulfilled by changing the following budget accounts:					
Coastal Incentive Grant	250-00-0000-334156	\$19,250	\$15,750		\$35,000
Local Match- In Kind Labor	250-00-0000-336005	\$0	\$38,520		\$38,520
Professional-CIG Grant Expense	250-00-0000-521210	\$19,250		\$54,270	\$73,520
			<u>\$54,270</u>	<u>\$54,270</u>	

THEREFORE, BE IT RESOLVED, that the City of Kingsland does hereby ordain, resolve, and enact the foregoing budget amendments for the City of Kingsland, Georgia.

Adopted this 11th day of March 2024.

CITY OF KINGSLAND, GEORGIA

Dr. C. Grayson Day, Jr., Mayor

Attest: _____
Jean Seigler, City Clerk



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4405)

Meeting: 03/11/24 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 4405

9.4

Bid Award: Purchase of 10 Police Patrol Vehicles

The Police department, being fully staffed, is in need of replacing vehicles that have been in accidents, totaled, and/or are out of commission due to repairs exceeding the value of the vehicle or have excessive mileage. About 75% of the add-on equipment needed can be transferred from the old vehicles. Funding is available from the insurance proceeds received on vehicle claims over the last few years.

Staff recommends purchasing 10 Chargers from Carville at \$34,800 each for a total of \$348,000. Council was polled on March 1, 2024 resulting with a majority in favor of the purchase.



Bid Tabulation
10 Police Patrol Vehicles
2/29/2024

Vendor	Year	Make	Model	Qty	Total Cost
Carville Chrysler Dodge Jeep Ram	2023	Dodge	Charger, Pusuit V8	10	\$348,000.00
Woody Folsom Chrysler Dodge Jeep Ram	2023	Dodge	Charger, Pusuit V8	10	\$380,000.00
Brannen	2024	Ford	Explorer Interceptor	10	\$460,000.00
Brannen	2024	Chevrolet	Tahoe 9C1 4x2	10	\$559,000.00



City Council
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SCHEDULED

AGENDA ITEM (ID # 4408)

Meeting: 03/11/24 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 4408

9.5

Bid Award: Asphalt Resurfacing

The request for asphalt resurfacing includes the following roads: Gross Road, South Grove Boulevard, Hospitality Avenue, The Lakes Boulevard, and Marsh Harbour Parkway. *Staff recommends lowest qualified bid, East Coast Asphalt, for a total of \$1,272,275. Funding source is SPLOST 8.*

Bid Tabulation
 Asphalt Resurfacing
 RFP #COK 24-020
 Tuesday, March 4, 2024 @ 2:00 PM

Vendor	Gross Road	South Grove Boulevard	Hospitality Avenue	The Lakes Boulevard	Marsh Harbour Parkway	Total Project Cost	Estimated Time of Completion
Scruggs	Did not meet RFP specifications						
East Coast Asphalt	\$604,400.00	\$299,500.00	\$52,000.00	\$150,100.00	\$166,275.00	\$1,272,275.00	60 Days
Seaboard Construction	\$750,767.53	\$502,419.24	\$19,019.03	\$134,086.41	\$190,079.62	\$1,596,371.83	180 Days

*RFP was advertised on the City of Kingsland, GMA and GA Procurement Registry Websites.



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4409)

Meeting: 03/11/24 06:00 PM
Department: Finance
Category: Bid Award
Prepared By: Filiz Morrow
Initiator: Filiz Morrow
Sponsors:
DOC ID: 4409

9.6

Bid Award: 2024 LMIG Asphalt Resurfacing

The request for asphalt resurfacing includes the following roads: Thrift Street, Bay Avenue, Eleanor Street, West Lilly Street, Georgia Street, Jim Cody Street, West Stump Mitchell Avenue, and Laurel Landing Boulevard.

Staff recommends lowest bid, East Coast Asphalt, for a total of \$399,535. Funding source is Local Maintenance & Improvement Grant with 30% match from SPLOST 8.

Bid Tabulation
 2024 LMIG Asphalt Resurfacing
 RFP #COK 24-011
 Tuesday, February 27, 2024 @ 2:00 PM

Vendor	Thrift Street	Bay Avenue	Eleanor Street	West Lilly Street	Georgia Street	Jim Cody Street	West Stump Mitchell Avenue	Laurel Landing Boulevard	Total Project Cost	Estimated Time of Completion
East Coast Asphalt, LLC	\$68,550.00	\$58,900.00	\$33,715.00	\$26,405.00	\$60,800.00	\$37,800.00	\$37,095.00	\$76,270.00	\$399,535.00	90 Days
The Scruggs Company	\$83,336.51	\$66,665.12	\$36,382.46	\$27,962.75	\$63,853.20	\$42,885.27	\$39,751.25	\$69,294.84	\$430,131.40	60 Days
Seaboard Construction	\$96,000.00	\$72,000.00	\$30,000.00	\$24,500.00	\$67,500.00	\$24,200.00	\$23,500.00	\$98,050.00	\$435,750.00	180 Days

*RFP was advertised on the City of Kingsland, GMA and GA Procurement Registry Websites.