



AGENDA

Pre-Agenda Session / 6:30 PM / City Hall Conference Room

City Council Regular Meeting

January 2, 2025, at 7:00 PM | City Hall | 8 W. Hwy 80 Bloomingdale, GA 31302

I. Roll Call/ Declaration of Quorum

II. Call to Order

III. Pledge/Prayer

IV. Approval of the following draft copies of Minutes: of the December 11, 2024, Regular Council Meeting and December 16, 2024, Planning and Licensing Committee meeting.

V. Approval of Agenda of the January 2, 2025, Regular Council Meeting.

VI. Administrative & Committee Reports

VII. PUBLIC HEARING:

1. Conditional Use request for JCS Systems to operate a Temporary Personnel Agency in a C-1 Zoning District located at 106 Highway 80, Suite A.

****PUBLIC NOTICE – ALL ZONING MATTERS WILL HAVE A PUBLIC HEARING AND THE FIRST READING OF AN ORDINANCE CHANGE RELATED TO THE ZONING MATTER WILL BE CONSIDERED BY THE CITY COUNCIL AT THE NEXT SCHEDULED CITY COUNCIL MEETING.**

VIII. NEW BUSINESS:

1. Consider a Minor Subdivision request by John Brigdon to build a Single-Family Home at 319 Adams Road in a RA-1 Zoning District on one acre.
2. Consider a Major Subdivision request submitted by Sonny Wright/Carsons LLC for five (5) lots on 2.43 acres in a R-1 zoning district located at E. Garvin and Pine Street.
3. Consider a Site Plan request submitted by J.J. Taylor/National Equipment Dealers located at 1710 U.S, Highway 80 on 3.64 acres in a C-1 zoning district.
4. Consider a Satisfaction and Release Agreement with The Meadows of Bloomingdale, LLC, The Meadows Phase I, LLC and The Meadows Phase II, LLC.
5. Consider a Quit Claim Deed for Right of Way with The Meadows of Bloomingdale, LLC.
6. Consider establishing Qualifying Fees for the 2025 City Council Election as \$90 for Mayor and \$54 for City Council.
7. Consider the Designated Holiday for City Employees.
8. Consider initiating a Text Amendment in the Unified Development Code for Commercial Exterior Building Materials.
9. Consider an At Home Business License application submitted by James Maxwell, Jr. at 310 Pine Street for a Marketing Consultant business doing business as Gold Tip Inc.
10. Executive Session to discuss personnel and/or pending legal matters.

These are the items presented before the deadline of December 25, 2024, to be included on the Agenda.

PAY THE BILLS

ADJOURN



AGENDA

Pre-Agenda Session / 6:30 PM / City Hall Conference Room

City Council Regular Meeting (Originally scheduled for December 5th)

December 11, 2024, at 7:00 PM | City Hall | 8 W. Hwy 80 Bloomingdale, GA 31302

I. Roll Call/ Declaration of Quorum

II. Call to Order

III. Pledge/Prayer

IV. Approval of the following draft copies of Minutes: I move to [Approve / Deny] the draft copy of the December 11, 2024, Regular Council Meeting and December 16, 2024, Planning and Licensing Committee meeting.

V. Approval of Agenda I move to [Approve / Deny] the Agenda for the January 2, 2025, Regular Council Meeting.

VI. Administrative & Committee Reports

VII. PUBLIC HEARING:

1. Conditional Use request for JCS Systems to operate a Temporary Personnel Agency in a C-1 Zoning District located at 106 Highway 80, Suite A.

VIII. NEW BUSINESS:

1. I move to [Approve / Deny] a Minor Subdivision request by John Brigdon to build a Single-Family Home at 319 Adams Road in a RA-1 Zoning District on one acre.
2. I move to [Award / Reject] a Major Subdivision request submitted by Sonny Wright/Carsons LLC for five (5) lots on 2.43 acres in a R-1 zoning district located at E. Garvin and Pine Street.
3. I move to [Approve / Deny] a Site Plan request submitted by J.J. Taylor/National Equipment Dealers located at 1710 U.S, Highway 80 on 3.64 acres in a C-1 zoning district.
4. I move to [Approve / Deny] a Satisfaction and Release Agreement with The Meadows of Bloomingdale, LLC, The Meadows Phase I, LLC and The Meadows Phase II, LLC.
5. I move to [Approve / Deny] a Quit Claim Deed for Right of Way with The Meadows of Bloomingdale, LLC.
6. I move to [Approve / Deny] establishing Qualifying Fees for the 2025 City Council Election as \$90 for Mayor and \$54 for City Council.
7. I move to [Award / Reject] the Designated Holiday for City Employees.3
8. I move to [Award / Reject] initiating a Text Amendment in the Unified Development Code for Commercial Exterior Building Materials.
9. I move to [Award / Reject] an At Home Business License application submitted by James Maxwell, Jr. at 310 Pine Street for a Marketing Consultant business doing business as Gold Tip Inc.
10. I move to enter into an Executive Session to discuss personnel and/or pending legal matters.

These are the items presented before the deadline of November 27, 2024, to be included on the Agenda.

PAY THE BILLS: I move to [Approve / Deny] paying the bills presented prior to the meeting.

ADJOURN: I move to adjourn the meeting.

MINUTES



CITY COUNCIL

Regular Council Meeting - Minutes

December 11, 2024, 7:00 p.m.

Original meeting was scheduled for December 5, 2024.

In Attendance:

City Council Members: Mayor Dennis G. Baxter; Vice Mayor Glenda Key; Councilman Terry W. Jones; Councilman Juan Arias; Councilman Jimmy Kerby; Councilman Rodney C. West; and Councilman David Otakie

Staff Members: City Administrator Charles Akridge; City Attorney Raymond Dickey; City Clerk Jennifer Scholl; Fire Chief Ferman Tyler

- I. **Call to Order:** The meeting was called to order by Mayor Baxter at 7:00 p.m.
- II. **Invocation/ Pledge of Allegiance:** Mayor Baxter gave the Invocation and led the Pledge of Allegiance.
- III. **Approval of Minutes:** Mayor Baxter called for a motion to approve the Minutes of the November 21, 2024, Regular Council Meeting.

Councilman Jones made a motion to approve the Minutes of the November 21, 2024, Regular Council Meeting. Councilman West seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0
- IV. **Approval of Agenda:** Mayor Baxter called for a motion to approve the Agenda for the December 11, 2024, Regular Council Meeting.

Vice Mayor Key made a motion to approve the Agenda for the December 11, 2024, Regular Council Meeting. Councilman West seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0
- IV. **Administrative and Committee Reports:** No Administrative or Committee Reports were given.
- V. **New Business:** Mayor Baxter called for a motion to enter the Regular Council Meeting. Councilman West made a motion to enter the Regular Council Meeting. Councilman Kerby seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

Note: Section § 50-14-1 of the Official Code of the State of Georgia Annotated requires that the minutes shall, as a minimum, include a description of each motion or other proposal made, and a record of all votes. These minutes meet the minimum requirements. However, in an attempt to provide as much information as possible to the citizens, the recording clerk has included additional background data and discussion on the subjects presented to the council. The statements of individuals are not verbatim and may be summary in nature.

1. **First Reading: Consider the First Reading and waive the Second Reading of a Conditional Use submitted by Falgun Patel for a Vape Shop/Tobacco Shop at 2890 Little Neck Road.** **[Approved]**

Mayor Baxter called for a motion for the item. Councilman Jones made a motion to approve the item for consideration and wave the second reading. Vice Mayor Key seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

2. **Consider Bid Award for LMIG Grant and approval of Scope of Work and allocation of funding for required 30% Match and additional funding from SPLOST. (LMIG Grant/ SPLOST).** **[Approved- Reeves Construction]**

Mayor Baxter called for a motion for the item. Councilman Kerby made a motion to approve the item for consideration, awarding the bid to Reeves Construction. Vice Mayor Key seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

3. **Consider Bid Award for Grading and Drainage at Town Center Park. (Town Center Park Fund).** **[Rejected]**

Mayor Baxter called for a motion for the item for consideration. Vice Mayor Key made a motion to reject the item for consideration. Councilman Jones seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

4. **Consider Development Agreement between InLight Real Estate Acquisitions, LLC, D.K. Morgan Consolidated, LLC and the City of Bloomingdale.** **[Approved]**

Mayor Baxter called for a motion to for the item for consideration. Councilman Jones made a motion to approve the item for consideration. Councilman Otakie seconded the motion, and it carried with Vice Mayor Key and Councilman Kerby in opposition.

Yea: 4 | Nay: 2

5. **Consider Preliminary Site Plan for InLight Real Estate Acquisitions, LLC.** **[Approved]**

Mayor Baxter called for a motion for the item for consideration. Councilman Jones made a motion to approve the item for consideration. Councilman Otakie seconded the motion, and it carried with Vice Mayor Key and Councilman Kerby in opposition.

Yea: 4 | Nay: 2

Note: Section § 50-14-1 of the Official Code of the State of Georgia Annotated requires that the minutes shall, as a minimum, include a description of each motion or other proposal made, and a record of all votes. These minutes meet the minimum requirements. However, in an attempt to provide as much information as possible to the citizens, the recording clerk has included additional background data and discussion on the subjects presented to the council. The statements of individuals are not verbatim and may be summary in nature.

6. Consider authorizing Fire Chief Tyler to submit for the 2024 FEMA Assistance to Firefighters Grant (AFG) and allocate funds for the required 5% match of \$20,000.00. *[Approved]*

Mayor Baxter called for a motion to for the item for consideration. Councilman West made a motion to approve the item for consideration. Vice Mayor Keys seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

7. Consider increasing the fees for 3", 4", 6", and 8" Water Meters. *[Approved]*

Mayor Baxter called for a motion to for the item for consideration. Councilman Otakie made a motion to approve the item for consideration. Councilman Kerby seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

8. Consider Cost Estimates for Roof Replacement at Taylor Park. (Recreation Operations Fund). *[Approved-Ragsdale Roofing]*

Mayor Baxter called for a motion to for the item for consideration. Councilman Jones made a motion to approve the item for consideration, awarding the estimate to Ragsdale Roofing. Vice Mayor Keys seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

Mayor Baxter reported that this concluded the items presented for consideration for inclusion on the Council agenda prior to the deadline of November 27, 2024.

- V. **Pay the Bills:** The Accounts Payables were presented to each Councilman prior to the meeting. Mayor Baxter called for a motion to pay the bills. Vice Mayor Key made a motion to pay the bills. Councilmen West seconded the motion, and it carried without opposition.
Yea: 6 | Nay: 0

- VI. **Adjournment:** There being no further business, Mayor Baxter called for a motion to adjourn the meeting. Councilmen Kerby made a motion to adjourn the meeting. Councilman West seconded the motion, and the meeting adjourned at 7:08 p.m.

Yea: 6 | Nay: 0

Note: Section § 50-14-1 of the Official Code of the State of Georgia Annotated requires that the minutes shall, as a minimum, include a description of each motion or other proposal made, and a record of all votes. These minutes meet the minimum requirements. However, in an attempt to provide as much information as possible to the citizens, the recording clerk has included additional background data and discussion on the subjects presented to the council. The statements of individuals are not verbatim and may be summary in nature.

*Transcribed by: Clerk of Council
Submitted by: City Administrator
Accepted & Approved by City Council on January 2, 2025*

The foregoing minutes of December 11, 2024, are true and correct and approved by the City Council on this 2nd of January 2025.

Mayor Dennis G. Baxter

ATTEST: _____
Jennifer Scholl, Clerk of Council

Note: Section § 50-14-1 of the Official Code of the State of Georgia Annotated requires that the minutes shall, as a minimum, include a description of each motion or other proposal made, and a record of all votes. These minutes meet the minimum requirements. However, in an attempt to provide as much information as possible to the citizens, the recording clerk has included additional background data and discussion on the subjects presented to the council. The statements of individuals are not verbatim and may be summary in nature.

MINUTES



PLANNING & LICENSING COMMITTEE
Called Meeting

December 16, 2024, at 4:00 PM | City Hall | 8 W. Hwy 80 Bloomingdale, GA 31302

I. Roll Call/ Declaration of Quorum:

Council Members: Mayor Dennis G. Baxter; Vice Mayor Key; Councilman Jimmy Kerby; Councilman John Arias; Councilmen Rodney C. West; and Councilman Terry W. Jones

Councilman David Otakie was not present.

Staff Members: City Administrator Charles Akridge; City Attorney Raymond Dickey (via telecommunication); Police Chief Jeffcoat were present.

Other: Lisa Bowen and Kathy Creech.

II. General Discussion:

1. General discussion of the proposed fascia building materials for Savannah Powersports. The proposed fascia consists of a full brick on the front of the building and four (4) foot of brick with decorative metal panels on the sides and rear. It was determined that this would be allowed but any alternatives must be presented to City Council for approval.
2. Review of Code Enforcement issues at property located at 301 E US Hwy 80. Ms. Lisa Bowen and Ms. Kathy Creech were present as City Council reviewed and list of violations that were issued to the property owner.

Transcribed by: Clerk of Council

Submitted by: City Administrator

Accepted & Approved by City Council on _____

The foregoing minutes of December 11, 2024, are true and correct and approved by the City Council on this 2nd of January 2025.

ATTEST:

Mayor Dennis G. Baxter

Charles Akridge
City Administrator

Note: Section § 50-14-1 of the Official Code of the State of Georgia Annotated requires that the minutes shall, as a minimum, include a description of each motion or other proposal made, and a record of all votes. These minutes meet the minimum requirements. However, to provide as much information as possible to the citizens, the recording clerk has included additional background data and discussion on the subjects presented to the council. The statements of individuals are not verbatim and may be summary in nature.

PUBLIC HEARING

ITEM 1

COPY

HOME OFFICE/ BUSINESS
REGULAR OCCUPATIONAL TAX
CERTIFICATE CALENDAR YEAR 2025

Application Date: 11/21/20 Check One: New Renewal Relocate Amended

Type of Business* Marketing Consultant Business Name: Gold Tip, Inc.

All restaurants must submit a copy of the FOOD SERVICE PERMIT from the Health Department- any restaurant that has changed ownership must apply for a new FOOD SERVICE PERMIT through the Health Department.

Business Location 310 Pine St Mailing Address _____
(Street Address) (If different)

Business Telephone: (912) 901-4033 Emergency Telephone: _____

Check One: Partnership Sole Owner Corporation

Name and residence address and telephone number of business owner(s):

Owner 1: James Maxwell, Jr.

Owner 2: _____

Address: 310 Pine St

Address: _____

Email Address: foxhvac@gmail.com

Email Address: _____

Phone: (912) 901-4033

Phone: _____

Name of Manager or Operator: James Maxwell, Jr.

*If this business requires a Georgia State License- Please attach a copy and include the number: _____

**NUMBER OF EMPLOYEES 0 (Use number of full-time or full-time equivalent only)

**The number of employees of the business or practitioner shall be computed on a full-time position basis or full-time position equivalent basis, provided that for the purposes of this computation an employee who works 40 hours or more weekly shall be considered a full-time employee and that the average weekly hours of employees who work less than 40 hours shall be added and such sum shall be divided by 40 to produce full-time position equivalents.

Base Charge	\$ 275.00
Tax Liability for Current Year	\$ 0.00 35.00
Regulatory Fee (If applicable)	_____
Credit Due from Prev. Year	_____
Additional Fees owed from Prev. Yr.	_____
Penalty for Current Year	_____
Total Fees Due	\$ 275.00 310.00

I understand that the City's sign ordinance must be followed if a sign is to be installed for the above business.

Under penalty of perjury, I swear that the above information is, to the best of my knowledge and belief, true, correct, and complete.

Applicant's Signature _____

Date

11/22/20

DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

Occupation License#: _____

Issue Date: _____

Private Employer Affidavit Pursuant to O.C.G.A. §36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. §36-60-6(d):

Section 1: (Please check only one)

A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees¹.

**If you select Section 1-A, please complete Section 2, and then execute below.

B) On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

**If you select Section 1-B, please skip Section 2, and then execute below.

Section 2:

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Date of Authorization

Federal Work Authorization User Identification Number

I hereby declare under the penalty of perjury that the foregoing is true and correct.

Executed on ____ day of November, 2024, in the city of Pooler
and state of Georgia.

[Signature]
Signature of Authorized Officer or Agent

James Maxwell, Jr CEO
Printed Name & Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS 22nd DAY OF November, 2024.

[Signature]
NOTARY PUBLIC
My Commission Expires: 12/7/26



¹To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country, in which they are based, working at least 35 hours a week.

City of Bloomingdale

Post Office Box 216
Bloomingdale, Georgia 31302

Dear Business Owner:

Enclosed you will find information related to obtaining an Occupational Tax Certificate. You should report **only full-time and/or full-time equivalent employees** when completing your Occupational Tax Certificate Application. To determine full-time equivalent employees, you should add the average weekly hours of employees who work less than 40 hours and divide by 40 to determine the full-time position equivalents.

The tax liability schedule for is as follows:

Number of Employees	Tax Liability
	\$ 275.00 Base Charge
1-6 Employees	\$35.00 Per Employee
7 & Over Employees	\$30.00 Per Employee

Enter the number employees for calculation: 1-6

Employees: 0 x \$ 35.00 = \$ 0.00

Additional Employees over 6: x \$ 30.00 = \$ 0.00

Total Tax Liability Due: \$ 275.00

PLEASE READ THIS SECTION VERY CAREFULLY AND FOLLOW THE INSTRUCTIONS TO DETERMINE YOUR ANNUAL FEES:

We have attempted to make the Occupational License Application process as simple as possible. However, to comply with the state law, we are required to allow the business owners to review their previous year's application to determine if the number of employees listed reflects the correct number of employees who worked during the calendar year. Attached to this letter is a copy of your Application for Occupational Tax Certificate for the previous calendar year. Please review this form to see if the number of employees you reported for that year was correct, then complete your current application as follows:

If the number of employees reported the previous year was correct: Please initial the "Number of Employees" section when completing the renewal application for the current year and return your application packet and fees to City Hall for processing.

If the number of employees reported the previous year was incorrect: Contact City Hall before completing the Tax Liability portion of your Renewal Application for Occupational License and we will assist you in determining your tax liability for the current year.

The completed forms, administrative fees, and tax liability must be received at the Bloomingdale City Hall on or before **January 31st** to avoid late penalties.

If you should have any questions about the process for obtaining your Occupational License, please contact the City Hall: (912) 748-0970.

NEW BUSINESS

ITEM 1



City of Bloomingdale
 8 West Highway 80
 P.O. Box 216
 Bloomingdale, Georgia 31302
 Phone: (912) 748-0970
 Fax: (912) 748-1005

Fee \$500.00 DEC. 4TH MEETING

For staff use only

Petition Number: _____
 Date Submitted: _____
 Action by Planning Commission: _____
 Date of Action by Planning Commission: _____
 Action by Council: _____
 Date of Action by Council: _____

SUBDIVISION APPLICATION AND CHECKLIST

This document is for application purposes only and does not replace any procedures or requirements set forth in the Code of Ordinances. Petitioner should refer to the City of Bloomingdale's Code of Ordinances, Appendix B Subdivisions, to understand and adhere to all requirements. Please type or print legibly. If necessary, attach additional sheets to fully answer any of the following sections.

Please complete the following checklists, as applicable, to verify all required information is included. Incomplete applications will not be accepted.

Petitioner/Applicant: Name: John Brigdon
 Address: 319 Adams Rd.
 Telephone: (912) 660-2148 Fax: ---
 E-mail: Jbrigdon@gmail.com

Property Address: Legal address or general street location (nearest street intersections):
319 Adams Rd.

Property Tax ID #: 81019 01056

Proposed Subdivision/Plat Name: _____

Subdivision/Plat Type Minor Subdivision _____ Major Subdivision

Submittal Type: _____ Sketch Plan _____ Preliminary Plan
 _____ Final Plat _____ Revision to Recorded Plat

Total Area of Subject Property (acres) 2 **Number of Lots** 1 Existing 2 Proposed

Current Zoning District _____ **Water/Sewer Provider** _____

I want to get it rezoned to build a
single family home.

I. Sketch Plan Checklist

Previous to the filing of an application for approval of a preliminary plan, a sketch plan may be submitted to the planning commission for review and recommendation. When submitted, this sketch plan shall show in simple sketch form the proposed layout of streets, roads, and other features in relation to existing conditions. The sketch plan shall include the following information:

Yes	No	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundary lines of the property being subdivided
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Watercourses found on the tract of land to be subdivided and the limits of habitable area
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations, name and right-of-way width of any existing streets on the land to be subdivided, or on land adjacent to the tract of land being subdivided

II. Preliminary Plat Checklist

Before work shall begin, an original and four prints of a preliminary plan, showing the proposed design of the subdivision, shall first be submitted to the planning commission for approval. Such plans shall be drawn at a scale of not less than 200 feet to the inch.

Yes	No	NA	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Original and four prints of preliminary plat
<i>Existing features:</i>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bearings and distances of the boundary lines of the property to be subdivided
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of any streams, natural drainageways, and other waterways which exist on the property
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distance and direction to public water lines and sanitary sewer lines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names, locations, and right-of-way widths of existing street either on the property or on the land adjoining the property
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing contours of the property in solid lines and at one-foot intervals and based on mean sea level datum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of subdivision or property owners adjoining the property
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of railroads, of public or private rights-of-way or easements, and of parks or other public spaces either on the property or adjoining the property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of the 100-year flood plain
<i>Proposed design features:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, purpose, and width of any proposed drainage utility easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot lines and lot line dimensions; proposed lot numbers and block numbers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and specifications for proposed streets and lines, including right-of-way lines, proposed paving, proposed finished grades, proposed pavement width, if any; profiles and typical cross sections of such streets, and such other information

Yes	No	NA	
			as shall be required to show compliance with the design specifications established by this ordinance for streets
			Proposed street names
			Proposed final contours in dashed line at one-foot intervals and based on mean sea level datum
			Proposed building lines
			Proposed crosswalks
			Location of proposed monuments
<i>Other information:</i>			
✓			Title, scale, north arrow, and date
✓			Size of the tract being subdivided
			Key map showing location of the proposed subdivision in the city
			Statement which shall describe the method by which storm sewers, sanitary sewers, and water facilities will be provided
			Percolation test results: If septic tanks or individual waste disposal systems are to be used in a subdivision, then percolation tests shall be made in accordance with the county health department requirements and the results of such tests, together with a contour map showing the site of each test hole, shall accompany the preliminary map
			Grading and drainage plans
			When the preliminary plan includes only a part of the tract, the proposed street plan for all of tract shall be submitted
			All exhibits accompanying the preliminary plan shall be prepared and sealed by a registered civil engineer
<i>Fee for review of preliminary plat:</i>			
			Non-refundable filing fee, payable to City of Bloomingdale

III. Final Plat Checklist

Before a plat of a subdivision is recorded, an original and four prints of a final plat showing the final design of the subdivision shall be submitted to the planning commission for review. Following review by the planning commission, the final plat shall be forwarded to mayor and council for approval. The final plat shall contain the following information:

Yes	No	NA	
			Original and four prints of final plat
			Primary control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred
✓			Tract boundary lines
✓			Right-of-way lines of streets
✓			Easements and other rights-of-way
✓			Property lines of all lots
			Name and right-of-way width of each street or other rights-of-way
✓			Location, dimensions, and purpose of any easement
✓			Number to identify each lot or site
			Purpose for which sites, other than residential lots, are dedicated or reserved
			Minimum building setback line on all lots and other sites
			Location and identification of monuments
✓			Names of record owners of adjoining land
			Reference to recorded subdivision plats of adjoining platted land by record name
✓			Certificate that all survey work was performed by a registered civil engineer or registered surveyor
			Statement by owner dedicating streets, rights-of-way, easements, and any sites for public use. Such dedications must be formally accepted by the mayor and council of the city before such dedications shall be binding on the city
✓			Title, scale, north arrow, and date
			Key map showing the location of the subdivision in the city
✓			Limits of the 100-year flood plain, where appropriate
			Certification from county health department for lots served not to be served by either public sewers or public water, or both, certifying health department approval of the water supply system and/or waste disposal system to be used as well as approval of lot sizes and lot widths
			Certificate from engineer certifying that the subdivider has complied with the requirements of the ordinance and the required bond, escrow account or certified check has been posted.
			<i>Fee for review of final plat:</i>
			Non-refundable filing fee, payable to City of Bloomingtondale

City of Bloomingdale

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: John Brigdon

Address: 319 Adams rd Bloomingdale GA 3

City & State: Bloomingdale GA Zip 31302

Telephone number: (912) 660-2148

Karen M. Brigdon
Signature of owner

Personally appeared before me November 7, 2024

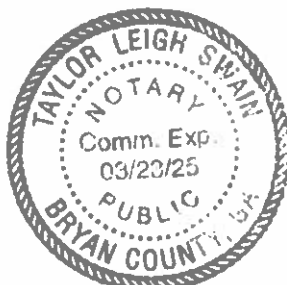
Who swears that the information contained in this authorization is true and correct to the best of his/ her knowledge and belief.

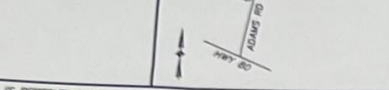
Jaylor Swain

Notary Public

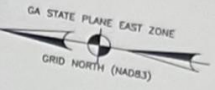
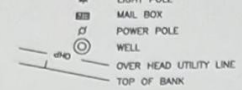
11/7/24

Date





STATION
CARLSON BRX7 GPS RECEIVER
ON THE EGPS NETWORK
ANGULAR ERROR = 2" PER
ADJUSTED BY COMPASS RULE
PLAT CLOSURE = 1/208,446
FIELD CLOSURE = 1/40,270



BRELAND SURVEYING
LAND SURVEYING
P.O. BOX 100
POOLE, GA 30169
info@breland.com
Phone (770) 221-1212
www.breland.com
LSF

SURVEYOR'S NOTES

NOTES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE SYSTEM, NAD 83, EAST ZONE.
TO THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE EMERGENCY MANAGEMENT AGENCY. THIS PROPERTY LIES IN ZONE X, A 100 YEAR FLOOD HAZARD AREA. SEE COMMUNITY PANEL NO. 10 DATED 07/07/2014.
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RIGHTS EITHER RECORDED OR UNRECORDED.
PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
SETBACK LINES, EASEMENTS, AND/OR BUFFERS, IF SHOWN, HAVE BEEN TAKEN FROM PLATS OF RECORD. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL SETBACK LINES, EASEMENTS AND BUFFERS WITH THE PROPER AGENCIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE ON THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE PROPERTY.
RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARIES OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A WARRANTY OF ANY KIND.
THE SUBJECT TAX PARCEL NUMBER OF THIS PROPERTY IS 81019 01056. AS SHOWN HEREON, IS PURELY A STATEMENT OF INFORMATION BASED ON KNOWLEDGE, INFORMATION AND BELIEF OF THE SURVEYOR. NO EXPRESS OR IMPLIED WARRANTY OR GUARANTEE IS MADE BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND BELIEVES THE TOTAL AREA OF 1.959 ACRES IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND BELIEVES THE TOTAL AREA OF 1.959 ACRES IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND BELIEVES THE TOTAL AREA OF 1.959 ACRES IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
ELECTRIC PLANE COORDINATES AND BENCHMARK ONLY.
BY THE CITY SURVEYOR. THE CARLSON BRX7 GPS RECEIVER NETWORK HAS ADJUSTED REAL TIME KINEMATIC RELATIVE ACCURACY OF HORIZONTAL 0.033"+1PPM AND VERTICAL 0.044"+1PPM.

INSTRUMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, AND ALDERMAN FOR THE CITY OF BLOOMINGDALE

DATE _____
DATE _____

EASEMENTS AND ANY SITES FOR PUBLIC PLAT ARE HEREBY DEDICATED FOR THE USE

DATE _____

SURVEYOR'S CERTIFICATION

ON (4) OF O.C.G.A. SECTION 15-6-67, THIS SURVEYOR IS A LAND SURVEYOR AND APPROVED BY THE BOARD OF SURVEYING PROFESSIONALS FOR RECORDING AS EVIDENCED BY HIS SIGNATURE, STAMPS, OR STATEMENTS HEREON. SIGNATURES SHOULD BE CONFIRMED WITH THE ORIGINAL BODIES BY ANY PURCHASER OR USER OF ANY PARCEL. FURTHERMORE, THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE STANDARDS FOR PROPERTY SURVEYS IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING PROFESSIONALS AND SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE _____

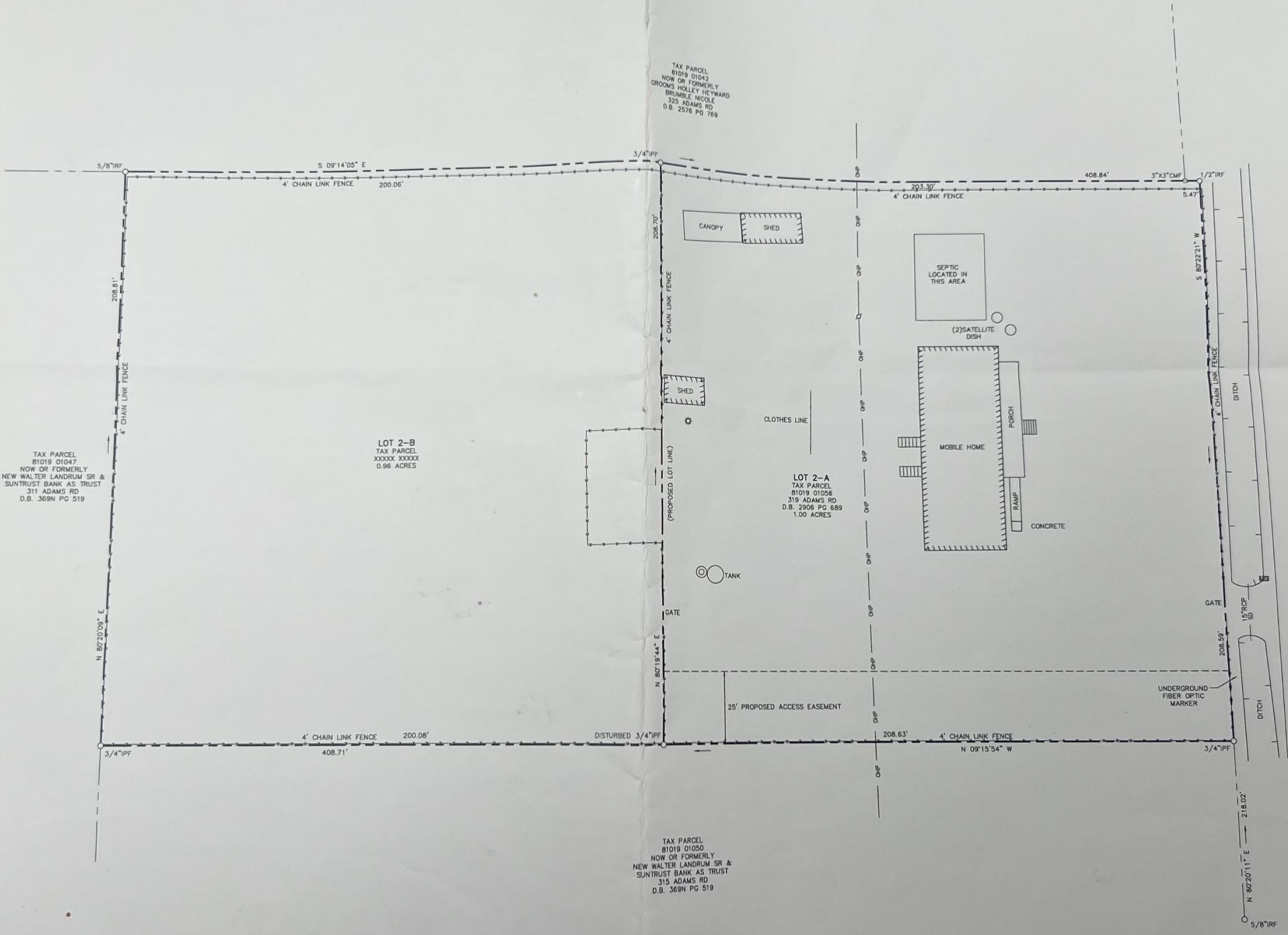


TAX PARCEL 81019 01047
NOW OR FORMERLY NEW WALTER LANDRUM SR & SUNTRUST BANK AS TRUST
311 ADAMS RD
D.B. 369N PG 519

LOT 2-B
TAX PARCEL XXXXX XXXXX
0.96 ACRES

LOT 2-A
TAX PARCEL 81019 01058
319 ADAMS RD
D.B. 2906 PG 689
1.00 ACRES

TAX PARCEL 81019 01050
NOW OR FORMERLY NEW WALTER LANDRUM SR & SUNTRUST BANK AS TRUST
315 ADAMS RD
D.B. 369N PG 519



A MINOR SUBDIVISION SURVEY OF LOTS 1, 2, & 3,
 OF A MINOR SUBDIVISION OF LOTS 1, 2, & 3,
 CITY OF BLOOMINGDALE, CHATHAM COUNTY, GEORGIA
 PREPARED FOR:
JOHN BRIGDON

NEW BUSINESS

ITEM 2

e: NOV 11
Dec 9 - 5 pm
Dec 19 - 7 pm

500.00



City of Bloomingdale
8 West Highway 80
P.O. Box 216
Bloomingdale, Georgia 31302
Phone: (912) 748-0970
Fax: (912) 748-1005

For staff use only	
Petition Number:	_____
Date Submitted:	_____
Action by Planning Commission:	_____
Date of Action by Planning Commission:	_____
Action by Council:	_____
Date of Action by Council:	_____

SUBDIVISION APPLICATION AND CHECKLIST

This document is for application purposes only and does not replace any procedures or requirements set forth in the Code of Ordinances. Petitioner should refer to the City of Bloomingdale's Code of Ordinances, Appendix B Subdivisions, to understand and adhere to all requirements. Please type or print legibly. If necessary, attach additional sheets to fully answer any of the following sections.

Please complete the following checklists, as applicable, to verify all required information is included. Incomplete applications will not be accepted.

Petitioner/Applicant: Name: CARSON SUE DONNY WRIGHT
 Address: 4 BUNKER BOCK LN
SAV GA 31411
 Telephone: 912-675-9199 Fax: _____
 E-mail: SWRIGHT@EAD1.COM

Property Address: Legal address or general street location (nearest street intersections):
8 E GARVIN ST
BLOOMINGDALE GA

Property Tax ID #: 80010K01012

Proposed Subdivision/Plat Name: _____

Subdivision/Plat Type _____ Minor Subdivision Major Subdivision

Submittal Type: _____ Sketch Plan Preliminary Plan
 _____ Final Plat _____ Revision to Recorded Plat

Total Area of Subject Property (acres) 2.43 **Number of Lots** 9 Existing 45 Proposed

Current Zoning District R-1 **Water/Sewer Provider** Bloomingdale Co



City of Bloomingdale

AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, do hereby certify under penalty of perjury that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia

The agent/applicant stated below is authorized by this owner to apply for the request in this application.

PROPERTY OWNER

Carol Ann Love	(912)660-2224	cjoy1908@gmail.com
OWNER NAME	PHONE	EMAIL

<u>Carol Ann Love</u>	11/16/24
SIGNATURE OF OWNER	DATE

AGENT/APPLICANT

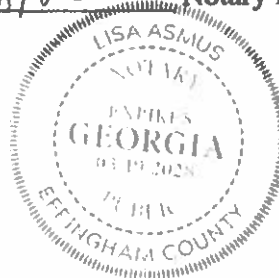
<u>CARSON S LLC</u>	<u>9126756199</u>	<u>SWR10H710P@aol.com</u>
AGENT/APPLICATION NAME	PHONE	EMAIL

<u>[Signature]</u>	<u>9126756199</u>	<u>SWR10H710P@aol.com</u>
SIGNATURE OF AGENT/APPLICANT	PHONE	EMAIL

Who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public [Signature]

Date 11/18/20 Notary Exp. 3/19/28



I. Sketch Plan Checklist

Previous to the filing of an application for approval of a preliminary plan, a sketch plan may be submitted to the planning commission for review and recommendation. When submitted, this sketch plan shall show in simple sketch form the proposed layout of streets, roads, and other features in relation to existing conditions. The sketch plan shall include the following information:

Yes	No	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boundary lines of the property being subdivided
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Watercourses found on the tract of land to be subdivided and the limits of habitable area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations, name and right-of-way width of any existing streets on the land to be subdivided, or on land adjacent to the tract of land being subdivided

II. Preliminary Plat Checklist

Before work shall begin, an original and four prints of a preliminary plan, showing the proposed design of the subdivision, shall first be submitted to the planning commission for approval. Such plans shall be drawn at a scale of not less than 200 feet to the inch.

Yes	No	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Original and four prints of preliminary plat
<i>Existing features:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bearings and distances of the boundary lines of the property to be subdivided
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of any streams, natural drainageways, and other waterways which exist on the property
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distance and direction to public water lines and sanitary sewer lines
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names, locations, and right-of-way widths of existing street either on the property or on the land adjoining the property
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing contours of the property in solid lines and at one-foot intervals and based on mean sea level datum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of subdivision or property owners adjoining the property
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of railroads, of public or private rights-of-way or easements, and of parks or other public spaces either on the property or adjoining the property
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limits of the 100-year flood plain
<i>Proposed design features:</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, purpose, and width of any proposed drainage utility easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot lines and lot line dimensions; proposed lot numbers and block numbers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and specifications for proposed streets and lines, including right-of-way lines, proposed paving, proposed finished grades, proposed pavement width, if any; profiles and typical cross sections of such streets, and such other information

Yes	No	NA	
			as shall be required to show compliance with the design specifications established by this ordinance for streets
			Proposed street names
			Proposed final contours in dashed line at one-foot intervals and based on mean sea level datum
			Proposed building lines
			Proposed crosswalks
			Location of proposed monuments
<i>Other information:</i>			
<input checked="" type="checkbox"/>			Title, scale, north arrow, and date
<input checked="" type="checkbox"/>			Size of the tract being subdivided
			Key map showing location of the proposed subdivision in the city
			Statement which shall describe the method by which storm sewers, sanitary sewers, and water facilities will be provided
			Percolation test results: If septic tanks or individual waste disposal systems are to be used in a subdivision, then percolation tests shall be made in accordance with the county health department requirements and the results of such tests, together with a contour map showing the site of each test hole, shall accompany the preliminary map
			Grading and drainage plans
			When the preliminary plan includes only a part of the tract, the proposed street plan for all of tract shall be submitted
			All exhibits accompanying the preliminary plan shall be prepared and sealed by a registered civil engineer
<i>Fee for review of preliminary plat:</i>			
<input checked="" type="checkbox"/>			Non-refundable filing fee, payable to City of Bloomington

III. Final Plat Checklist

Before a plat of a subdivision is recorded, an original and four prints of a final plat showing the final design of the subdivision shall be submitted to the planning commission for review. Following review by the planning commission, the final plat shall be forwarded to mayor and council for approval. The final plat shall contain the following information:

Yes	No	NA	
✓			Original and four prints of final plat
			Primary control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred
			Tract boundary lines
			Right-of-way lines of streets
			Easements and other rights-of-way
✓			Property lines of all lots
			Name and right-of-way width of each street or other rights-of-way
✓			Location, dimensions, and purpose of any easement
✓			Number to identify each lot or site
			Purpose for which sites, other than residential lots, are dedicated or reserved
			Minimum building setback line on all lots and other sites
			Location and identification of monuments
✓			Names of record owners of adjoining land
			Reference to recorded subdivision plats of adjoining platted land by record name
✓			Certificate that all survey work was performed by a registered civil engineer or registered surveyor
			Statement by owner dedicating streets, rights-of-way, easements, and any sites for public use. Such dedications must be formally accepted by the mayor and council of the city before such dedications shall be binding on the city
✓			Title, scale, north arrow, and date
			Key map showing the location of the subdivision in the city
			Limits of the 100-year flood plain, where appropriate
			Certification from county health department for lots served not to be served by either public sewers or public water, or both, certifying health department approval of the water supply system and/or waste disposal system to be used as well as approval of lot sizes and lot widths
			Certificate from engineer certifying that the subdivider has complied with the requirements of the ordinance and the required bond, escrow account or certified check has been posted.
			<i>Fee for review of final plat:</i>
✓			Non-refundable filing fee, payable to City of Bloomingdale

APPROVED BY THE BLOOMINGDALE PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN DATE

APPROVED BY THE MAYOR & CITY COUNCIL, CITY OF BLOOMINGDALE _____
DATE

MAYOR

COUNCILMAN

COUNCILMAN

COUNCILMAN

COUNCILMAN

COUNCILMAN

COUNCILWOMAN

ATTEST:

CITY CLERK DATE

The above must be on all sub-division plats

Sub-division plats with septic tanks must include the above information and include the information below:

*APPROVED FOR CHATHAM COUNTY HEALTH DEPARTMENT – ENVIRONMENTAL HEALTH DIVISION

DIRECTOR DATE

*Revised 8-2-06 (per telephone conversation with Director Chris Rustin)

54-S-44

WARRANTY DEED

CLARENCE D. WOODS

TO

CECIL JOYNER AND MARGARET S. JOYNER

Portion of the MILLER HOME PLACE, in the VILLAGE OF BLOOMINGDALE, 8th G. M. District, Chatham County, Georgia.

RECEIVED FOR RECORD
DEC 29 1 00 PM 1951
WILLIAM B. SMITH
CLERK, S. GEORGIA

Cecil Joyner
Route #1
180 90 90
Bloomingdale

54-A44(54-S-44)

Copy of original Deed dated 10/29/1951 from Clarence D. Woods to my parents Cecil Joyner & Margaret S. Joyner
I didn't have legal size paper so I had to copy on letter size paper -

10/29/1951

Bloomingdale wasn't even a town (unincorporated) then. It was known as "Portion of the Miller Home Place, in the Village of Bloomingdale, 8th G. M., District, Chatham County, Georgia"

Dec 29th Monday 5⁰ PM
FA -

GEORGIA
CHATHAM COUNTY

THIS INDENTURE, Made and entered into this 29th

day of October in the year of our Lord, Nineteen Hundred and Fifty One

~~Forty~~ Between CLARENCE D. WOODS, of Chatham County,
Georgia

part y of the first part, and Cecil Joyner and Margaret S. Joyner
also of Chatham County, Georgia

part y of the second part, both of said County and State,

WITNESSETH, That the said part y of the first part,
for and in consideration of the sum of Ten & 00/100 - - - - -

(\$ 10.00) Dollars and other good and valuable considerations to
him in hand paid by the said part y of the second part, at
or before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged, Has granted, bargained, sold, aliened,
remised, released and conveyed and by these presents, Does grant, bar-
gain, sell, alien, remise, release and convey unto the said part of
the second part, their successors and assigns,

ALL THESE CERTAIN lot, tract or parcel of land situate, lying
and being in the Village of Bloomingdale, in the Eighth (8th) G. M. District of
Chatham County, Georgia, known as a portion of the MILLER HOME PLACE, and being
more particularly described as follows: Commencing at a point marked by an iron
on the north side of Garvin Street extended, Three hundred (300') feet generally
Eastwoudly from the Northeast corner of Garvin Street extended and South Cherry

ALL THESE CERTAIN lot, tract or parcel of land situate, lying and being in the Village of Bloomingdale, in the Eighth (8th) G. M. District of Chatham County, Georgia, known as a portion of the MILLER HOME PLACE, and being more particularly described as follows: Commencing at a point marked by an iron on the north side of Garvin Street extended, Three hundred (300') feet generally Eastwoodly from the Northeast corner of Garvin Street extended and South Cherry Street, running thence North Fourteen and one-half ($14\frac{1}{2}^{\circ}$) degrees East Three Hundred (300') feet to an iron, thence South Seventy-three and one-half ($73\frac{1}{2}^{\circ}$) degrees East Five Hundred fifty (550') feet thence South Fourteen and one-half ($14\frac{1}{2}^{\circ}$) degrees west three hundred (300') feet to a stake at the Northwest corner of Garvin Street extended and South Pine Street, and thence North Seventy-three and one-half ($73\frac{1}{2}^{\circ}$) degrees west along the northern line of Garvin Street extended, a distance of Five Hundred fifty (550') feet to said iron, the point of beginning, - and being bounded as follows: on the North, by lands or now or formerly belonging to Mrs. Evelyn J. Pierce, et al; on the east, by South Pine Street; on the south, by Garvin Street extended; on the West, by lands now or formerly belonging to Mrs. Evelyn J. Pierce, et al; a portion of the lands herein conveyed being that marked "R. D. Futch" and lying within the red lines upon that certain map made by said Futch on July 17, 1943, by J. W. Adams, C. E., recorded in Chatham County Records in Plat Record B, Page 308, and being the same property which was conveyed to said Futch by Mrs. Evelyn J. Pierce, et al, by Warranty deed dated September 11, 1943, - and the remainder of said lands hereby conveyed being that Tract measuring One Hundred (100') feet by Two Hundred (200') feet shown upon said map as lying immediately south and west of and adjoining on its northern and Western boundaries, said tract lined in red, and being the property which

by Warranty Deed dated September 3, 1943, recorded in Chatham County Records in Book of Deeds 39 B's, Folio 167; express reference being hereby made to said Warranty deed and said map for purposes of determining the location, boundaries and dimensions of the lands herein conveyed.

THIS DEED AND CONVEYANCE is made expressly subject, however to that certain Deed to Secure Debt given herein to SOUTHERN SAVINGS & LOAN COMPANY, DATED November 14th, 1950, recorded in Chatham County Records in Book of Deeds 52-S Folio 292, express reference to said security deed being hereby made for better determining all particulars thereof.

TOGETHER with all and singular the improvements, easements rights, members, hereditaments and appurtenances

TOGETHER with all and singular the improvements, easements rights, members, hereditaments and appurtenances to the same belonging or in anywise appertaining, AND ALL the estate, right, title, interest, property and possession, claim and demand of the said part of the first part of, in or to the same and every part and parcel thereof.

TO HAVE AND TO HOLD the said property and premises above described and conveyed unto the said parties of the second part, their successors and assigns in fee simple forever.

AND the said part of the first part covenants and agrees and expressly states that he has good title to said property and full power and authority to sell the same, and that there are no mortgages, judgments or liens of any kind or description against him or said property whereby the title to the same can be in anywise changed, charged, impaired or defeated,

AND LASTLY, the said party of the first part, and his successors, the said property and premises above described and conveyed unto the said parties of the second part, their successors and assigns, against them the said party of the first part, his successors, and against all and every other person or persons whomsoever shall and will Warrant and forever Defend by these presents.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and year first above written as the date hereof.

Signed, Sealed and Delivered in the presence of us:

Gertrude Schvally

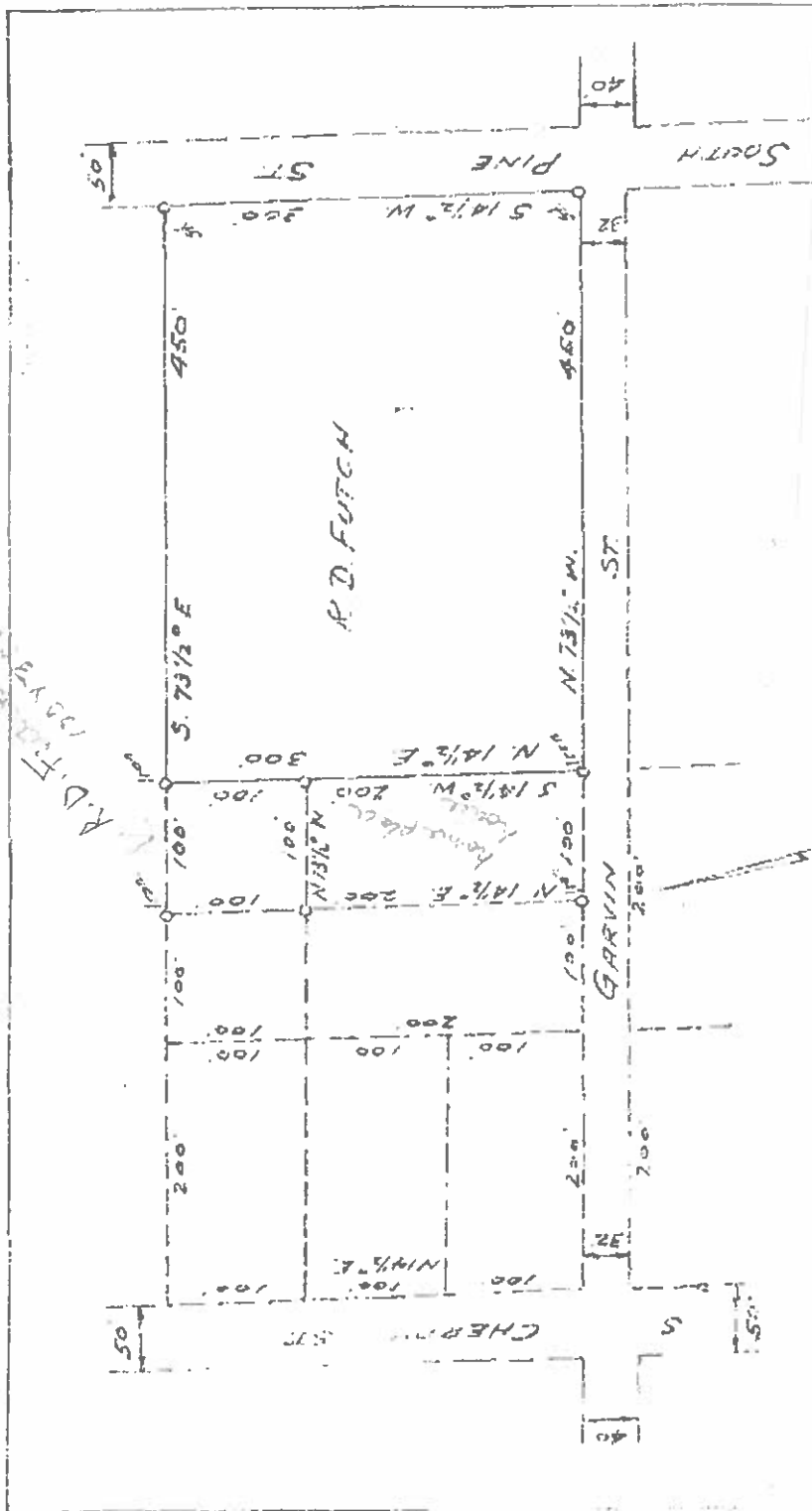
Clarence D. Woods (L.S.)

Annie L. Mongin
Notary Public, Chatham County, Ga.



Filed For Record At 1:00 O'Clock P. M. On The 29 Day Of Oct. 19 51
Recorded in Record Book 54-S Folio 44





Recorded 7/17/1943
 Certified 10/7/2020
 Copy of original Plat of
 R. D. Futch owning the
 land as shown on the
 original plat now in Chatham
 County. The drawing was
 never "Red-lined" due to
 new surveying never had drawn
 "Red-lined"

Georgia
 Chatham 1500
 The 1900
 1880's outline
 Blooming 90's
 R. D. Futch

CERTIFIED COPY

This document is a certified copy of
 the original document placed on record in
 the office of the Clerk of Superior Court,
 Chatham County, GA. Given under my hand
 and seal this 7 day of Oct 20 20

[Signature]
 Deputy Clerk, S.C.C. Ga.



Blommingdale
Elementary School
Proposed 5 Lots

10/9/2020

My brother Kenneth Dale
Joyner, 2 (100 x 200) lots in the
wrong place (CAD operator
could not read the deed &
surveying number correctly)
(yes all the other lots 100x200ft)

#12 - 80010K01012 is the
Correct property for my
Property ID #12

#3. 80010K02003 is my
brother Dale's Lot Now A.K.A
Margaret A Joyner, he deeded
to his daughter Margaret A. Joyner
before his death, Oct 9, 2018
including

#4 80010K02004

STATE OF GEORGIA |
|
COUNTY OF CHATHAM |

*My fat
My deed*

RECEIVED FOR RECORD
1990 JAN 30 PM 4:10
DORIS S STEPHENS
CLERK, S.C.C.G.A.

554

QUITCLAIM DEED

THIS INDENTURE, Made this 6th day of November in the year of our Lord One Thousand Nine Hundred and Eighty-Nine between MARGARET S. JOYNER, Party of the First part; and CAROL JOYNER WALKER, Party of the Second part:

W I T N E S S E T H:

That the said MARGARET S. JOYNER, for and in consideration of the sum of One Dollar (\$1.00), natural love and affection, and other good and valuable consideration; cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents remise, release, and forever Quit Claim to the said CAROL JOYNER WALKER, her heirs and assigns, all the right, title interest, claim, or demand the said MARGARET S. JOYNER has or may have in and to:

Known as a portion of the Miller Home Place, and being more particularly described as follows: Commencing at a point marked by an iron on the North side of Garvin Street extended, Three Hundred (300) feet generally Eastwardly from the Northeast corner of Garvin Street extended and South Cherry Street, running thence North Fourteen and One-Half Degrees East (N 14-1/2° E) Three Hundred (300) feet to an iron; thence South Seventy-Three and One-Half Degrees East (S 73-1/2° E) Five Hundred Fifty (550) feet to a stake on the Western line of South Pine Street; thence South Fourteen and One-half Degrees West (S 14-1/2° W) Three Hundred (300) feet, along the Western line of South Pine Street to a stake at the Northwestern corner of Garvin Street extended and South Pine Street; and thence North Seventy-Three and One-Half Degrees West (N 73-1/2° W) along the Northern line of Garvin Street extended, a distance of Five Hundred Fifty (550) feet to said iron, the point of beginning; and being bounded as follows: On the North by lands now or formerly of Mrs. Evelyn J. Pierce, et al; on the East by South Pine Street; on the South by Garvin Street extended; and on the West by lands now or formerly belonging to Mrs. Evelyn J. Pierce, et al; a portion of the lands herein conveyed being that marked "R. D. Futch" and lying within the red lines upon that certain map made by said Futch on July 17, 1943, by J. W. Adams, C. E. recorded in Chatham County Records in Plat Record Book "B", Page 308, and being the same property which was conveyed to said Futch by Mrs. Evelyn J. Pierce, et al, by Warranty Deed dated September 11, 1943, and

CLERK SUPERIOR COURT, CHATHAM CO., GA.

Filed For Record At 4:10 O'Clock PM On The 30 Day Of Nov 19 90
Recorded in Record Book 148-0 Folio 554
On The 30 Day Of Nov 19 90

007
211920601 01/30/70 1089026172

144, Q-554

*My mother deeded the
Place to me, Marg
S. Joyner to Carol Joyner
Walker*

11/6/1989

the remainder of said lands hereby conveyed being that tract measuring One Hundred (100) feet by Two Hundred (200) feet shown upon said map as lying immediately South and West of and adjoining on its Northern and Western boundaries, said tract lined in red, and being the property which was conveyed to Roland D. Futch and Birma Brannen Futch by Francis Cole and Mabel Cole by Warranty Deed dated September 3, 1943, recorded in Chatham County Records in Book of Deeds 39 B's, Folio 167; express reference being hereby made to said Warranty Deeds and said map for purposes of determining the location, boundaries and dimensions of the land herein conveyed.

555

Excepting herefrom that 100 x 200 foot parcel of land conveyed unto Kenneth Dale Joyner by Cecil Joyner and Margaret S. Joyner by deed dated April 6, 1976, and filed for record and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Book 106-O, Page 468.

and;

Excepting herefrom that 100 x 200 foot parcel of land conveyed unto Bobby Eugene Joyner and reconveyed unto Margaret S. Joyner by Deed dated June 18, 1980, and filed for record and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Book 116-I, Page 371.

DRAFTING ATTORNEY HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY TITLE TO THE PROPERTY HEREIN CONVEYED.

WITH ALL THE RIGHTS, members, and appurtenances to the said CAROL JOYNER WALKER in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said MARGARET S. JOYNER to the said CAROL JOYNER WALKER so that neither the said MARGARET S. JOYNER, nor her heirs, nor any person or persons claiming under her, shall at any time, by any ways or means, have, claim, or demand any right or title to the aforesaid described property or its appurtenances or any right thereof.

IN WITNESS WHEREOF, the said MARGARET S. JOYNER has hereunto set her hand and affixed her seal, the day and year above written.

Witness

Margaret S. Joyner
MARGARET S. JOYNER

Theresa Cheeks
Notary Public 11-6-87
TERESA CHEEKS
Notary Public, Chatham County, Ga.
My Commission Expires Mar. 20, 1990

CERTIFIED COPY

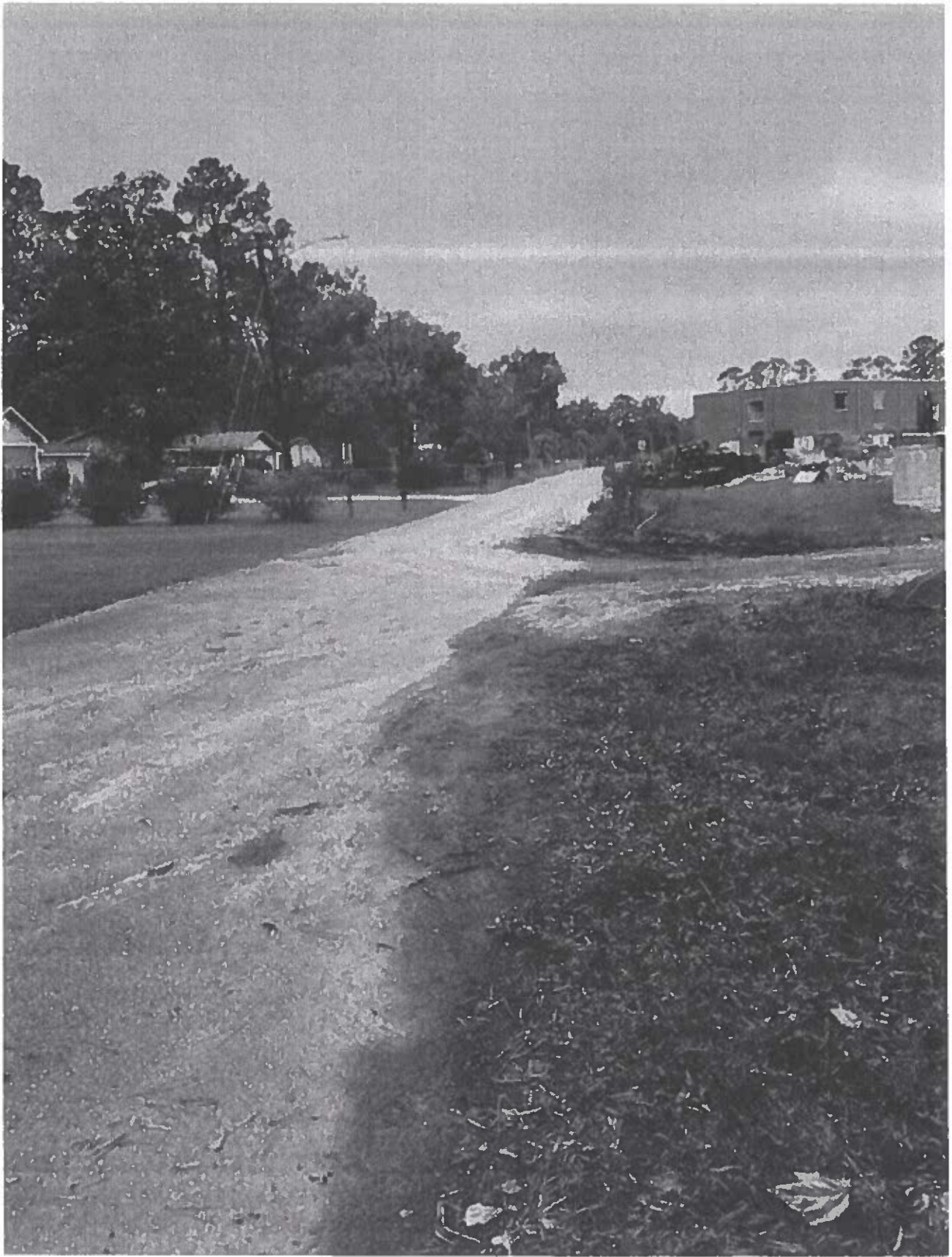
This document is a certified copy of the original document placed on record in the office of the Clerk of Superior Court, Chatham County, GA. Given under my hand and seal this 6 day of December 2016.

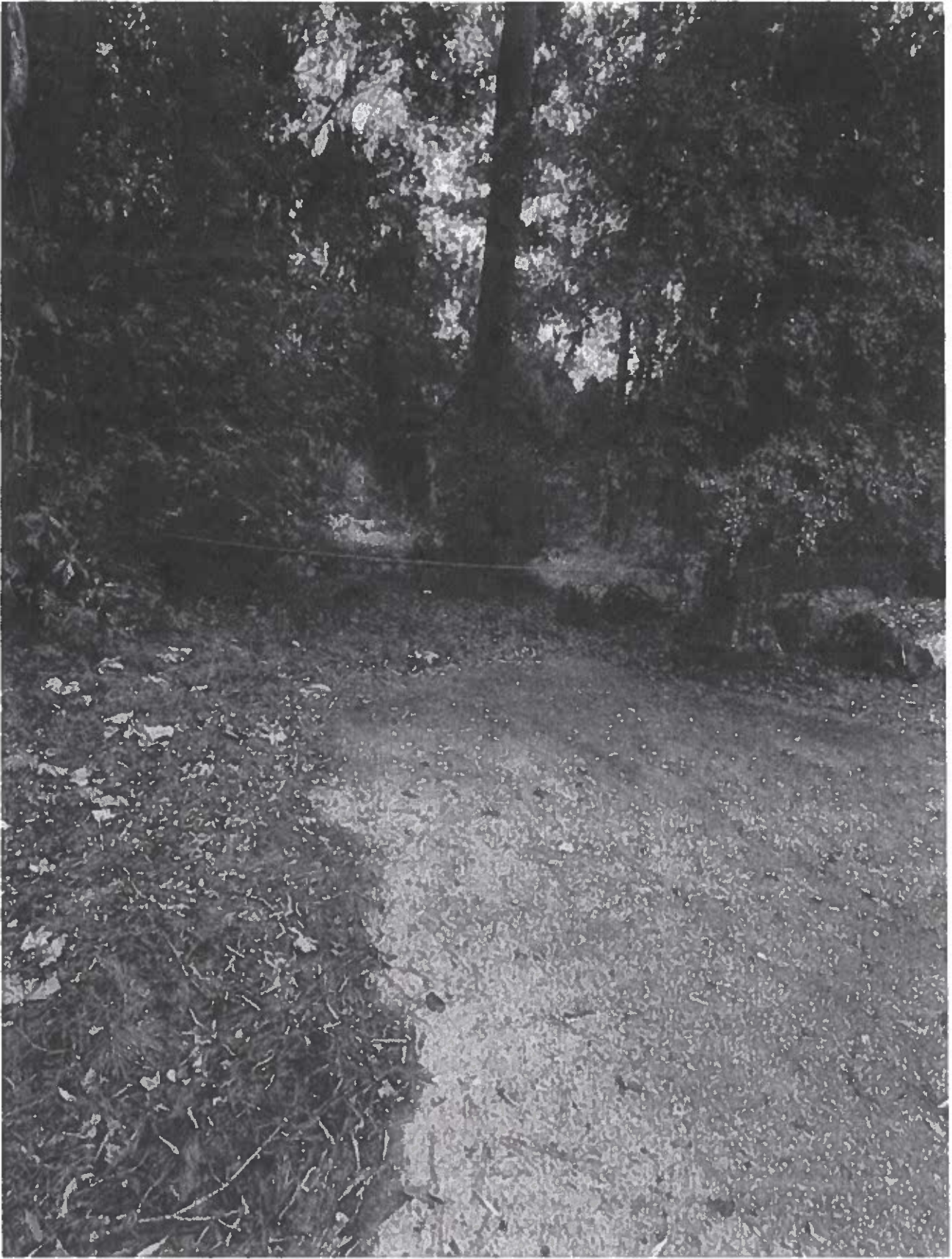
R. D. [Signature]
Deputy Clerk, S.C.C.C., GA



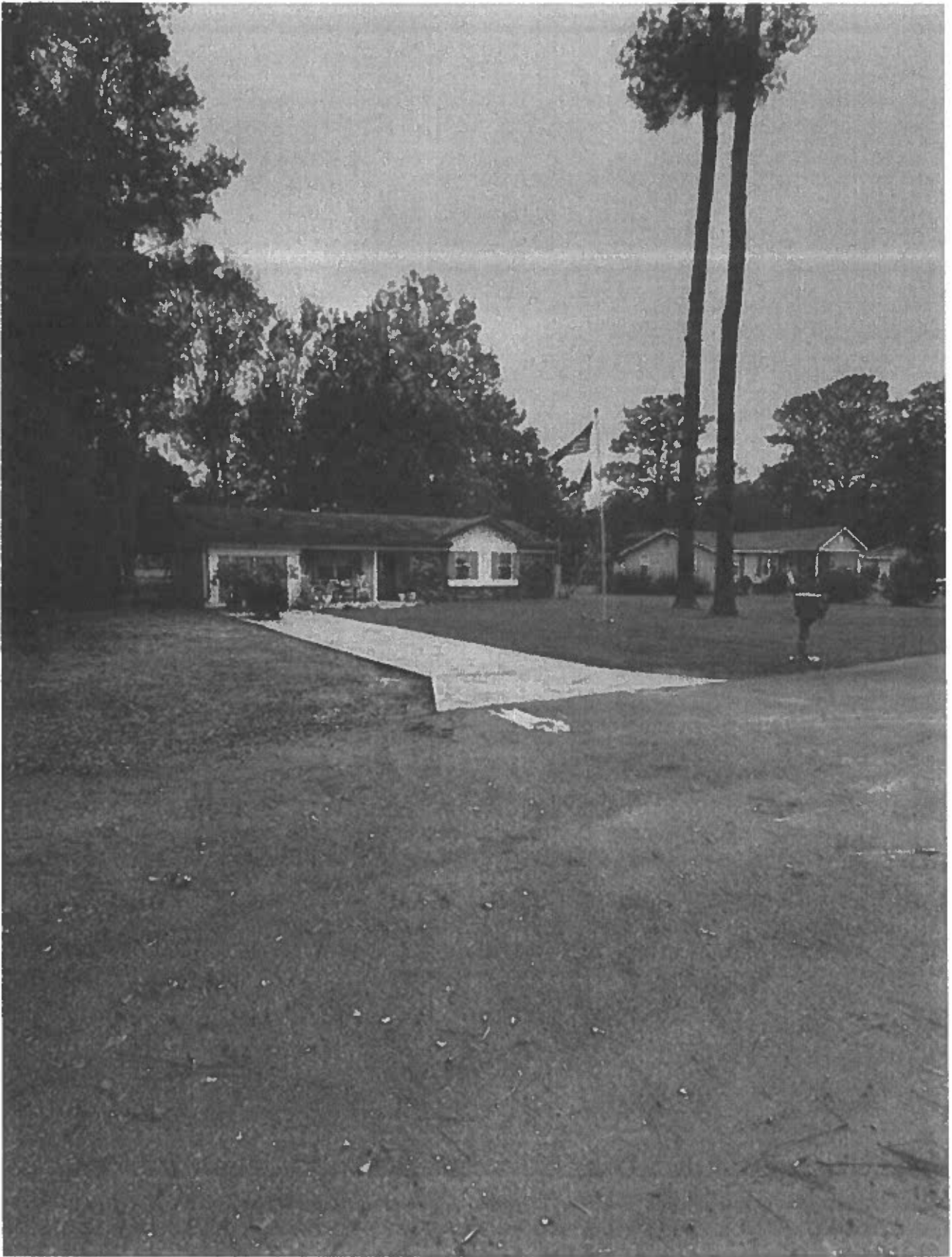
*Shelley was the one
who was the original
owner of the property*

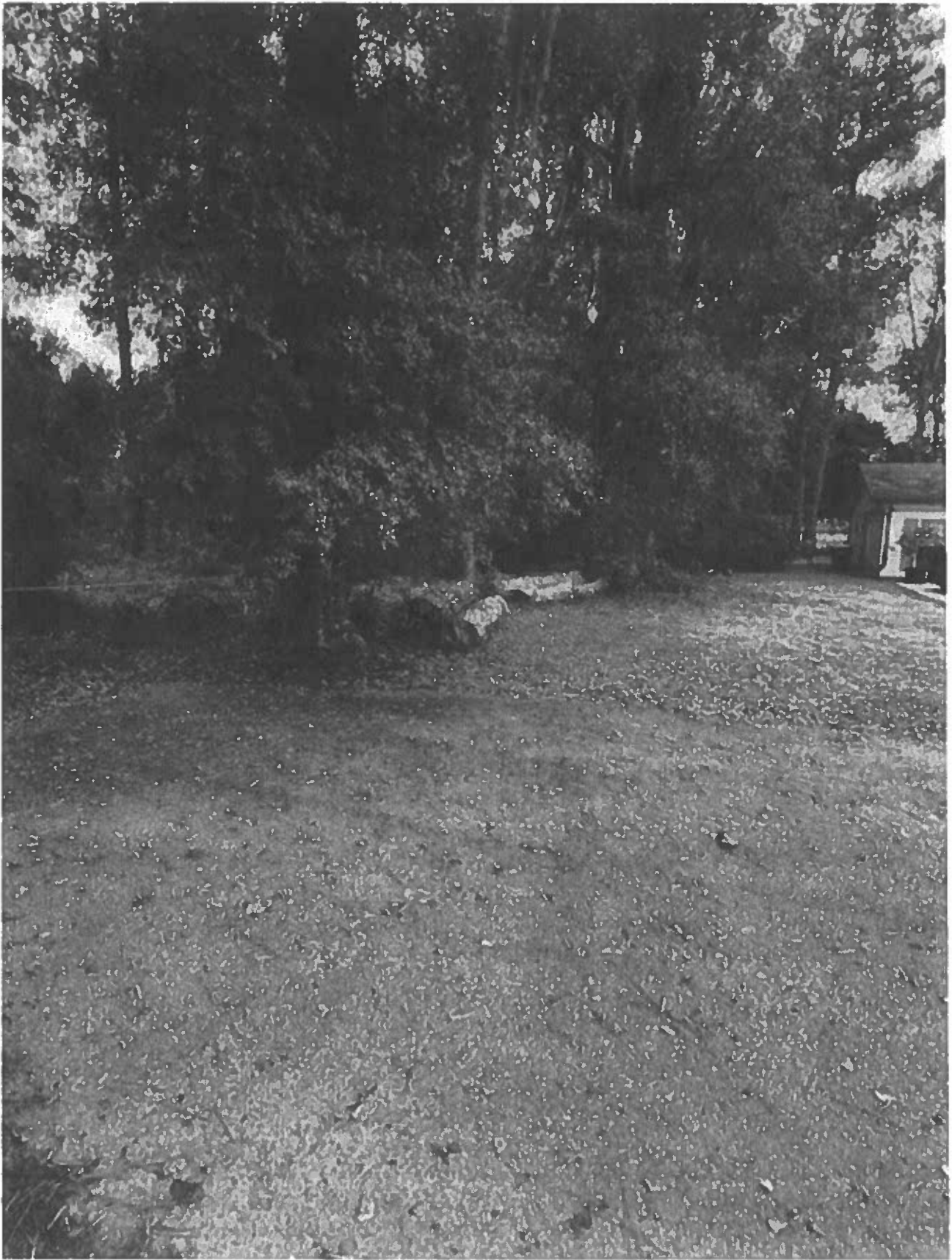
11/10/2016

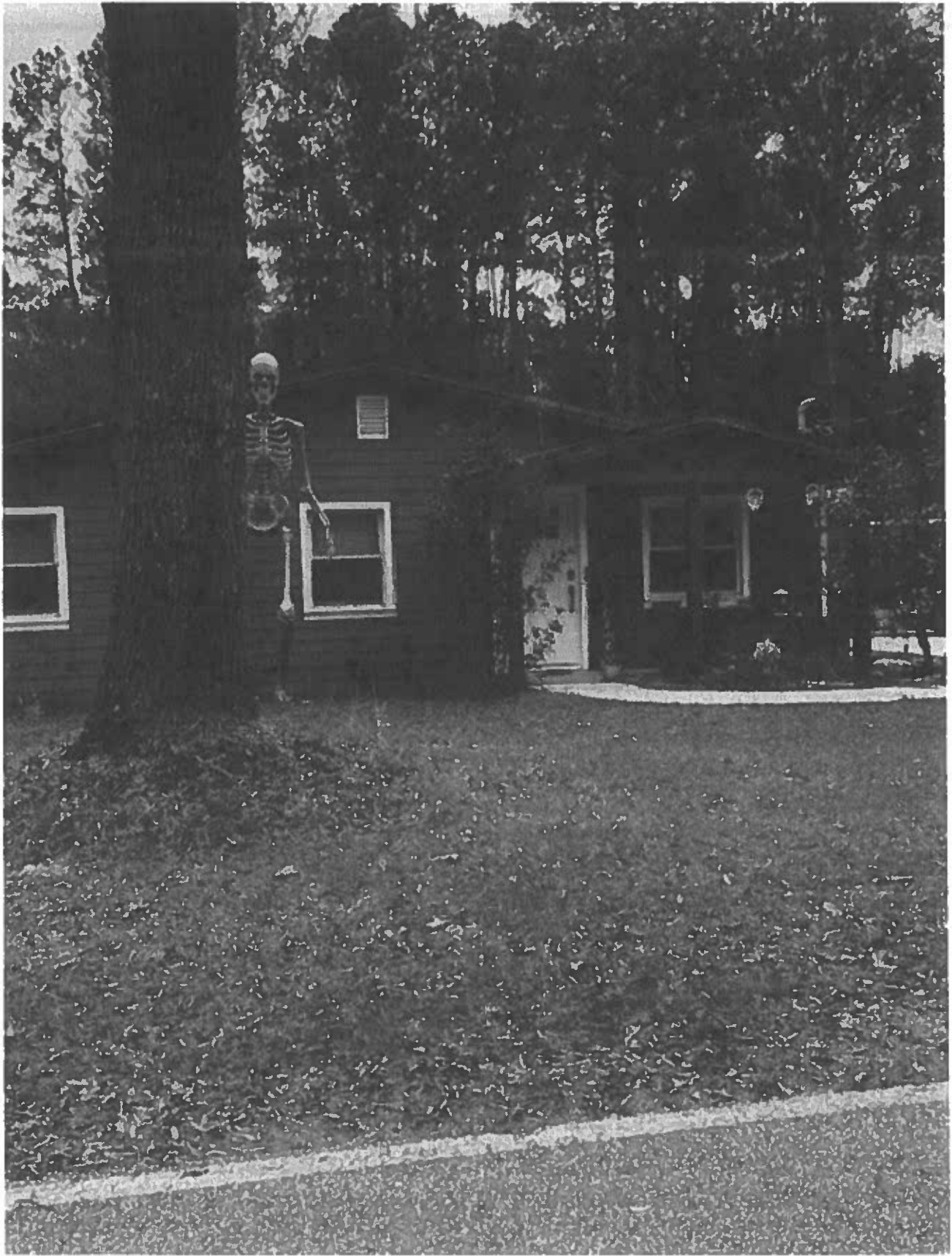


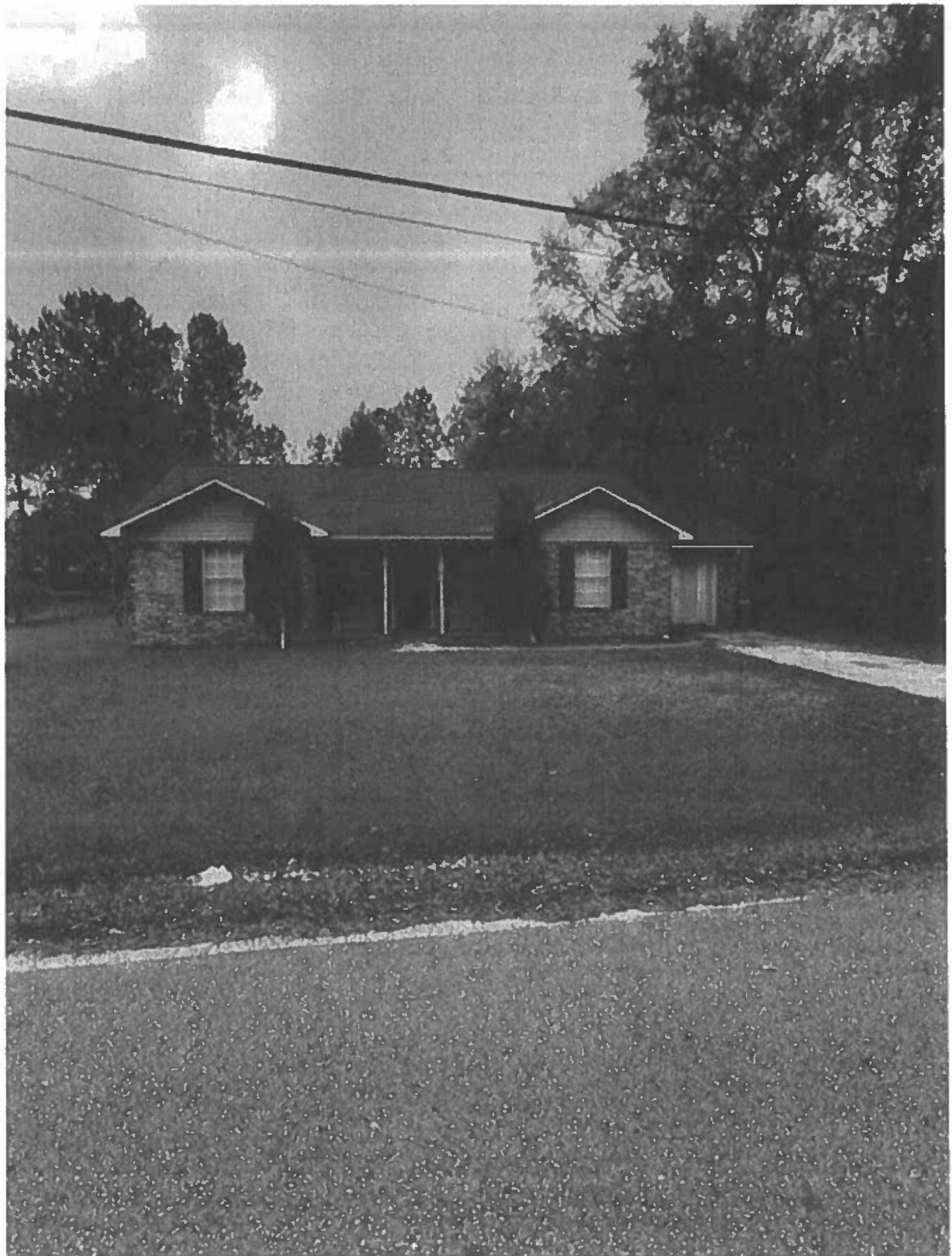












NEW BUSINESS

ITEM 3



City of Bloomingdale
8 West Highway 80
P.O. Box 216
Bloomingdale, Georgia 31302
Phone: (912) 748-0970
Fax: (912) 748-1005

For staff use only

Petition Number: _____

Date Submitted: _____

Action by Planning Commission: _____

Date of Action by Planning
Commission: _____

Action by Council: _____

Date of Action by Council: _____

SITE PLAN CHECKLIST

This document is for application purposes only and does not replace any procedures or requirements set forth in the Code of Ordinances. Petitioner should refer to the City of Bloomingdale's Code of Ordinances, Zoning Appendix, to understand and adhere to all requirements. This checklist supplements, but does not replace, the zoning application and related checklist. Please type or print legibly. If necessary, attach additional sheets to fully answer any of the following sections.

Please complete the following checklist to verify all required information is included. Incomplete applications will not be accepted.

General Information

Petitioner/Applicant: Name: Wesley Green, PE - Coleman Company, Inc.
Address: 1480 Chatham Parkway
Savannah, GA 31405
Telephone: (912) 200-3041 Fax: (912) 200-5916
E-mail: wgreen@cci-sav.com

Property Address: Legal address or general street location (nearest street intersections):
1710 US Highway 80 Bloomingdale, GA 31302
North side of US Highway 80 between Patrick Ave and
Seabrook Pkwy

Property Tax ID #: 80011 02018

Total Area of Property: 3.64 AC

Total Area of Property: 3.64 AC Present Zoning Classification: C-2

Site Plan Requirements

Before a building permit is issued for the development of a site which either (1) is contiguous to property with a more restrictive zoning classification or (2) fronts onto or abuts a street classified as an arterial or collector a site plans shall be submitted for review and approval by the planning commission. The site plans to be submitted shall include plan elements, design standards, and controls as may be deemed reasonably necessary by the planning commission to accomplish the purposes of the city's zoning code. The following elements are required to be shown in the site plans:

Yes	No	N/A	
Y			Adjacent property, including property lying across any adjacent street
Y			Proposed building sites and sizes
Y			Types of uses proposed for buildings and structures
Y			All property dimensions
Y			Platting and street systems, including means of ingress and egress
Y			Driveway and parking orientation, in keeping with the established character in the area
Y			Proposed means of water and sewer disposal
		N/A	Identification of any anticipated drainage issues
		N/A	Pedestrian circulation
Y			Location, type and dimension of buffer areas
		N/A	Dedications and reservation of lands, setbacks, permanent open spaces, and protective covenants that apply
		N/A	Hours of operation (where applicable)
Y			Facade elevation plan which must indicate that the structure to be placed on the site in question will be visually compatible with adjacent or surrounding development in terms of the following:
Y			Building orientation and scale
	N		Exterior construction materials, including texture and color
	N		Roof shape, window and door openings, porches and balconies
Y			Fences, landscaping and buffers
	N		The architectural style or structure and the facade architectural treatment
	N		Scale, design and location of exterior signs. Special sign restrictions may be required based on the location and character of the development and surrounding area

City of Bloomingdale

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia.

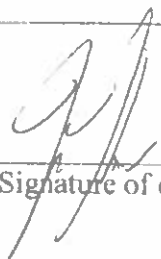
I authorize the person named below to act as applicant in the pursuit of a variance, conditional use, rezoning of property or a site plan submittal.

Name of applicant: Wesley Green, PE

Address: 1480 Chatham Parkway, Suite 100

City & State: Savannah, Georgia Zip 31405

Telephone number: (912) 200-3041



Signature of owner

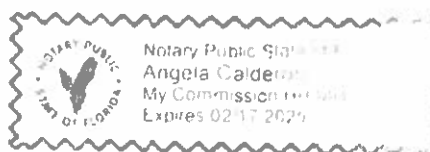
Personally appeared before me Zack Kavanaugh

Who swears that the information contained in this authorization is true and correct to the best of his/ her knowledge and belief.

 - Angela Calderon

Notary Public

October 23, 2024
Date



Disclosure of Campaign Contributions:

The Conflict of Interest in Zoning Actions Act (O.C.G.A. Chapter 67A) requires that an applicant for a zoning action must disclose campaign contributions in the amounts of \$250 or more that have been made to local government officials who will consider the application. A local government official includes the Mayor and members of City Council and the Planning Commission. Agents, including attorneys, who may represent the applicant, must also disclose such campaign contributions. If this Act is applicable, it shall be the duty of the applicant to file a disclosure report with the City of Bloomingdale Clerk of Council showing the following:

- 1) The name and official position of the local government official to whom the campaign contribution was made; and
- 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for zoning action and the date of each such contribution.

This disclosure shall be filed within ten (10) days after the application for action is first filed.

V. Signature

Approval of an application for rezoning or variance by the City of Bloomingdale does not constitute a waiver from any applicable local, state or federal regulations.

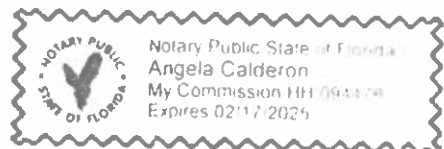
I hereby certify that the above stated facts are true to the best of my knowledge and belief and that I am the owner or authorized agent for the owner of the subject property.

Owner's signature,
or Authorized Agent's signature

ZACHARY KAVANAUGH
Printed Name

Sworn to and subscribed before me
on this 23 day of October
2024

Angela Calderon
Notary Public



Charles Akridge

From: Andrew Gonzalez <agonzalez@cci-sav.com>
Sent: Wednesday, December 4, 2024 3:21 PM
To: Charles Akridge
Cc: Wesley Green; Ferman Tyler
Subject: RE: 24-265.000 J.J. Taylor Heavy Equipment Sales & Service PNZ meeting

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Currently the plans are set up for either an on-site well, pump, and tank or the potential water main extension.

We are awaiting the owner's decision on how he would like to proceed with the water system.

We were hoping to treat this as a preliminary submittal.



COLEMAN COMPANY



ANDREW GONZALEZ, EIT

Design Engineer

O: 912-200-3041

E: AGonzalez@CCI-sav.com

1480 Chatham Parkway Ste. 100
Savannah, GA 31405

www.CCI-sav.com

Please send ALL invoices to AP@CCI-sav.com

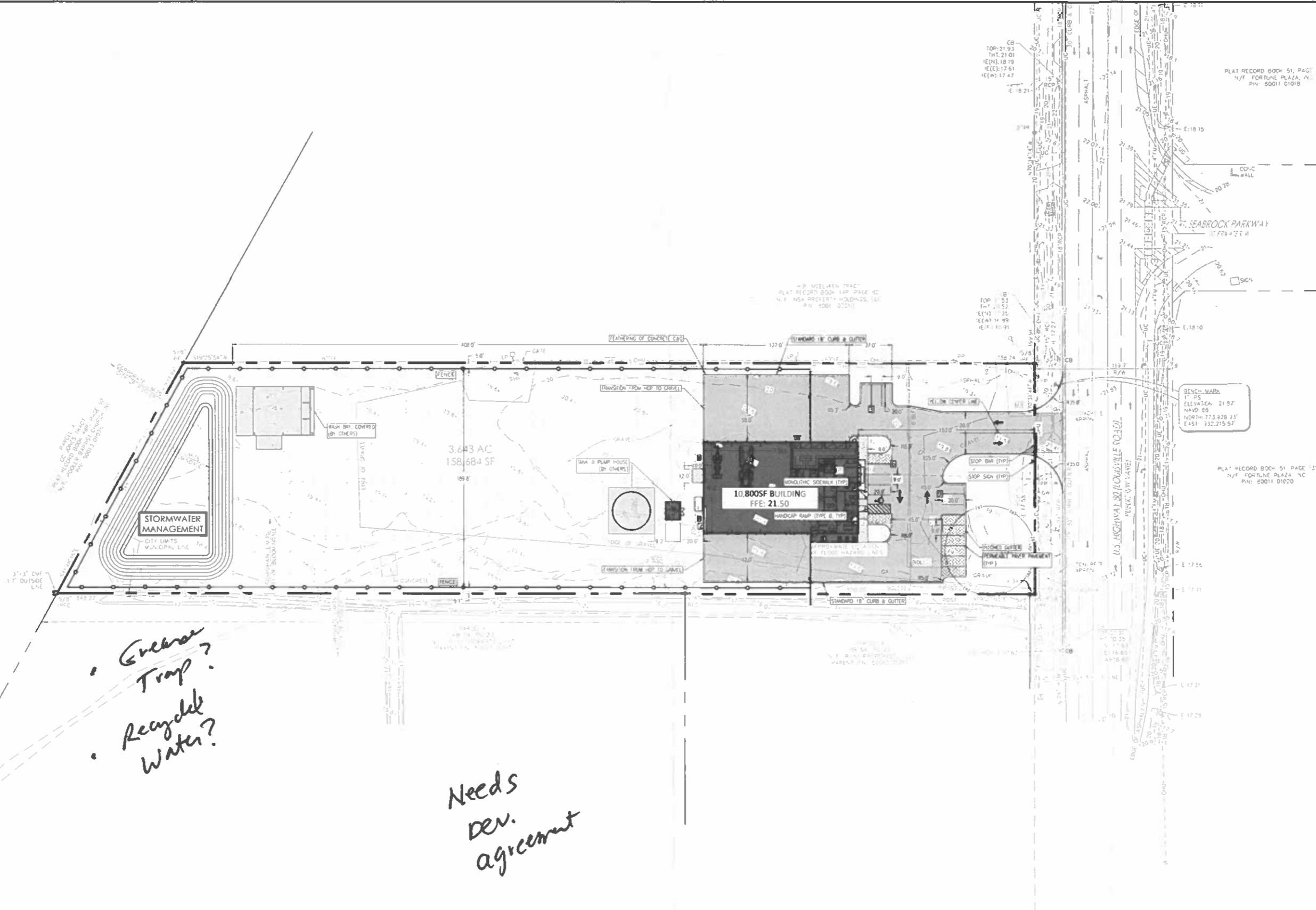
From: Charles Akridge <cakridge@bloomingdale-ga.gov>
Sent: Wednesday, December 4, 2024 3:13 PM
To: Andrew Gonzalez <agonzalez@cci-sav.com>
Cc: Wesley Green <wgreen@cci-sav.com>; Ferman Tyler <chieft Tyler@bloomingdale-ga.gov>
Subject: RE: 24-265.000 J.J. Taylor Heavy Equipment Sales & Service PNZ meeting

What has been decided about the water line extension versus adding sprinklers to the building?

From: Andrew Gonzalez <agonzalez@cci-sav.com>
Sent: Wednesday, December 4, 2024 3:11 PM
To: Charles Akridge <cakridge@bloomingdale-ga.gov>
Cc: Wesley Green <wgreen@cci-sav.com>
Subject: 24-265.000 J.J. Taylor Heavy Equipment Sales & Service PNZ meeting

© 2024 COLEMAN COMPANY, INC. DATE PLOTTED: 11/17/2024 4:08 PM BY: Andrew Gendron: C:\Users\agendron\OneDrive\Documents\24-265-000-01-000-01-000-01-000.dwg

DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED) WESLEY GREEN, PE
GEORGIA PE NUMBER 042175
QS/WS/C LEVEL II CERTIFICATION NUMBER 75365



• Green Trap?
• Recycle Water?

Needs Dev. agreement



NOT FOR CONSTRUCTION

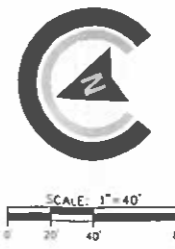
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
J.J. TAYLOR
HEAVY EQUIPMENT SALES & SERVICE
LOCATED IN BLOOMINGDALE, GEORGIA
PREPARED FOR J. J. TAYLOR COMPANIES

JOB NUMBER 24-265-000
DATE 09/03/2024
DRAWN BY ARG
CHECKED BY WRG
SCALE AS NOTED

STAKING PLAN

SHEET:
C3.0



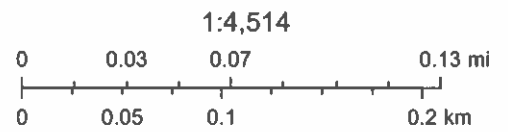
SAGIS Map Viewer



12/12/2024, 12:16:46 PM

-  Zoning
-  Property Boundaries (Parcels)

NED
1701 US Hwy 80



SAGIS, Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



27 Chatham Center South, Suite A
Savannah, GA 31405
Phone: (912) 232-6533
Fax: (912) 233-4580
www.emc-eng.com

December 6, 2024

Mr. Charles Akridge
City Administrator
City of Bloomingdale
8 W Hwy 80, P.O. Box 216
Bloomingdale, GA 31302

*Sprinkled on ?
Waterline ext.*

Re: JJ Taylor Heavy Equipment Sales & Service
Construction Plans

Dear Mr. Akridge:

EMC Engineering Services, Inc. has completed its review of the referenced project and offers the below comments. The review was completed as a general review in accordance with local ordinances and guidelines and does not relieve the Engineer of Record (EOR) and/or the Owner/Developer from any liability or responsibilities of meeting all City Ordinances and State or Federal Laws.

1. The copy of the plans provided were not very legible and it was hard to make out some of the labeling. Please provide a more legible set of plans on the resubmittal.
2. Please provide copies of the permits from GDOT for any work performed within their ROW.
3. Since the disturbed acreage is greater than 1 acre, please provide a copy of an approval from GSWCC and also note that an NOI is required for this project.
4. Please provide calculations for proposed sanitary sewer grinder stations.
5. Note on plans states "Site is set up for water connection to either; future main extension or onsite well, pump, and tank." Need a little more clarification on this. Will all that is shown on the Utility Plan be installed as shown minus the water main extension? If the option to extend the City main is elected additional plans for the main extension and calculations showing the proposed water system provides adequate flows and pressures will need to be provided. Approval from EPD will also be required for the watermain extension.
6. Please provide calculations showing how the proposed storm drainage system meets section 52-1411.
7. Per the UDO a 25 ft buffer w/berm is required between General Commercial and Single Family Residential zonings. The parcel adjacent on the north side of the project is currently zoned R-1-A, so this requirement will need to be met along this property line.

8. Please verify if the (2) islands at the end of the parking stalls directly in front of the building is a minimum of 160 sf.
9. Per section 52-904 B of the UDO "Each parking lot or vehicular use area must have a planted landscape strip not less than 10 ft wide parallel to right of way lines and planted borders not less than 5 ft wide along any side of a parking lot or vehicular use area that abuts adjoining property that is not a public right of way". Please revise landscape plan to meet this requirement.
10. Please show or identify on the plans where the dumpster enclosure will be located. Per the UDO the enclosure shall be (3) sided, 8 ft tall, and made of brick, stucco, or other material comparable with the principal structure primary façade.
11. Please show utility crossings on the storm drainage profiles.

Sincerely,

Travis Bazemore

Travis Bazemore
Junior Project Manager

NEW BUSINESS

ITEM 4

SATISFACTION AND RELEASE AGREEMENT

This Satisfaction and Release Agreement (this "Agreement"), is made and entered into effective as of this _____ day of _____, 2024 ("Effective Date"), by and among **MEADOWS OF BLOOMINGDALE, LLC**, a Georgia limited liability company ("Developer"), **MEADOWS PHASE I LLC**, a Delaware limited liability company ("Meadows Phase I"), **MEADOWS PHASE II LLC**, a North Carolina limited liability company ("Meadows Phase II"), and the **CITY OF BLOOMINGDALE**, an incorporated municipality of the State of Georgia ("City").

WITNESSETH:

WHEREAS, Developer and the City entered into that certain Water, Sewer, Garbage, and Infrastructure Agreement dated February 5, 2018 ("Development Agreement") with respect to the development of a multi-family apartment complex located at 702 Highway 80, Bloomingdale, Georgia (the "Project");

WHEREAS, the Development Agreement sets forth certain obligations of Developer in connection with the Project, including, without limitation, the construction of Facilities/Off-Site Improvements, construction of On-Site Improvements, and payment of Impact Fees and other fees, all as defined and set forth in the Development Agreement (collectively, the "Obligations");

WHEREAS, subject to the acceptance by the City of the entrance road into the Project as a public right-of-way ("Entrance Road") and the construction of a traffic signal at the intersection of Maple Street and Highway 80 ("Traffic Signal"), which matters are being addressed pursuant to this Agreement, the Project has been completed and all Obligations of Developer have been satisfied;

WHEREAS, in connection with this Agreement, Developer is executing and the City is accepting a quitclaim deed from Developer to the City conveying title to the Entrance Road;

WHEREAS, in connection with this Agreement, Developer is making a payment to the City in the amount of Four Hundred Twenty-Five Thousand and no/100 Dollars (\$425,000.00) (the "Traffic Signal Payment") in exchange for the City assuming all responsibility for the construction of the Traffic Signal;

WHEREAS, subsequent to the full execution and delivery of this Agreement, including the Traffic Signal Payment as provided herein, all Obligations of Developer under the Development Agreement shall be deemed satisfied, and the Developer shall be released from any and all liability with respect thereto;

WHEREAS, Meadows Phase I and Meadows Phase II are the fee simple owners and successors-in-interest to Developer with respect to the multi-family apartment complex constructed as part of the Project, and shall be, along with their respective successors or assigns, released from any and all liability with respect to the Development Agreement;

WHEREAS, the City is willing to acknowledge the full satisfaction of Developer's obligations under the Development Agreement and is willing to release Developer, Meadows Phase I, Meadows Phase II, and their respective successors or assigns from any and all liability with respect to the Development Agreement, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of FOUR HUNDRED TWENTY-FIVE THOUSAND and NO/100 DOLLARS (\$425,000.00), the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties, the parties agree as follows:

1. Incorporation of Recitals. This Agreement incorporates the above recitals as if contained fully herein.
2. Acceptance of Quitclaim Deed for Entrance Road. The City acknowledges and agrees that it accepts the quitclaim deed for the Entrance Road being executed by Developer on even date herewith, and that it accepts the maintenance and repair obligations with respect to the Entrance Road from and after the Effective Date.
3. Traffic Signal Construction. The City acknowledges receipt of the Traffic Signal Payment in connection with this Agreement. The City shall assume all obligations related to the design, permitting, and construction of the Traffic Signal, and shall hold the Traffic Signal Payment in escrow in a restricted account until such time as the funds can be used to pay for costs related to the Traffic Signal. In the event that the Traffic Signal is not permitted within ten (10) years of the Effective Date, Developer acknowledges and agrees that the City may use such Traffic Signal Payment, or remaining balance thereof, for whatever purposes deemed appropriate by the City.
4. Satisfaction of Development Agreement Obligations. The City acknowledges and agrees that as of the Effective Date, all of the Obligations of Developer under the Development Agreement have been fulfilled, completed and satisfied in their entirety and no further Obligations exist with respect to the Development Agreement.
5. Release. The City hereby forever releases, discharges and acquits Developer, Meadows Phase I, Meadows Phase II, and their respective officers, directors, employees, successors, assigns, agents, representatives and affiliates, from and against any and all liabilities, obligations, claims, damages, demands, costs, indebtedness, expenses, indemnities, compensation, actions and causes of action of any kind whatsoever, whether developed or undeveloped, known or unknown, fixed or contingent, related to or arising out of the Development Agreement.
6. Severability. If any material provision or restriction contained herein shall be declared void or unenforceable under applicable law, the parties agree that such provision or restriction will be stricken, and this Agreement shall continue in full force and effect. Notwithstanding this paragraph, however, the parties agree that, to the extent Developer, Meadows Phase I, and/or Meadows Phase II suffers harm as a consequence of the striking of

such provision or restriction, the City shall exercise best efforts to make such harmed party whole.

7. Entire Agreement. The parties agree that this Agreement constitutes, as of the date hereof, the complete understanding between the parties regarding the subject matter hereof, and no representation, agreement, warranties or statement, oral or in writing, not contained herein, shall be of any force or effect, and this Agreement shall not be modified, altered or amended except in writing signed by all parties.

8. Governing Law. The parties intend for this Agreement to be construed and interpreted under the laws of the State of Georgia, without regard to its choice of law or conflict of law rules.

9. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same Agreement. Any signature page of any such counterpart, or any facsimile or electronic copy (PDF) thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any signature thereon shall have the same force and effect of an original and the parties hereby agree to accept and rely upon any such document sent by facsimile or electronic copy as if same bore original signatures.

10. Further Assurances. In addition to the acts recited herein and contemplated to be performed, executed or delivered by the parties, each of the parties hereby agrees to perform, execute, deliver or file any and all such further acts, additional instruments or further assurances as may be necessary or proper to implement the intent of the parties under this Agreement or to correct any errors in this Agreement. All such instruments and agreements shall be in form and substance reasonably satisfactory to any of the parties executing the same.

11. Authorization. The parties hereby acknowledge that the individuals executing this Agreement have the authority and capacity to represent and bind the respective parties hereto and that this Agreement shall be binding on and inure to the benefit of their respective heirs, successors and assigns.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, this Agreement has been duly executed, under seal, by the parties hereto as of the Effective Date.

Sworn to and subscribed before me
this ____ day of _____, 2024.

DEVELOPER:

MEADOWS OF BLOOMINGDALE, LLC,
a Georgia limited liability company

Notary Public

[Affix Notary Seal]

By: _____
Clayton E. Collins, Manager

[MEADOWS PHASE I AND MEADOWS PHASE II SIGNATURES ON FOLLOWING PAGE]

Sworn to and subscribed before me
this ____ day of _____, 2024.

Notary Public

[Affix Notary Seal]

Sworn to and subscribed before me
this ____ day of _____, 2024.

Notary Public

[Affix Notary Seal]

MEADOWS PHASE I:

MEADOWS PHASE I LLC,
a Delaware limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company
Its: Manager

By: _____
Mikael J. Levey, Manager

MEADOWS PHASE II:

MEADOWS PHASE II LLC,
a North Carolina limited liability company

By: MJL RE Holdings LLC,
a Connecticut limited liability company
Its: Manager

By: _____
Mikael J. Levey, Manager

[CITY SIGNATURES ON FOLLOWING PAGE]

CITY:

CITY OF BLOOMINGDALE, GEORGIA

Sworn to and subscribed before me
this ____ day of _____, 2024.

Notary Public

[Affix Notary Seal]

By: _____

Name: _____

Title: _____

Attest: _____

Name: _____

Title: _____

[END OF SIGNATURE PAGES]

NEW BUSINESS

ITEM 5

-----Space Above This Line for Recorder's Use-----

After recording, please return to:
Fortson, Bentley and Griffin, P.A.
2500 Daniell's Bridge Road
Building 200, Suite 3A
Athens, Georgia 30606
Attn: Parker C. Morgan

QUITCLAIM DEED FOR RIGHT-OF-WAY

STATE OF GEORGIA

COUNTY OF CHATHAM

THIS INDENTURE is made this ___ day of August, 2024, by and between **MEADOWS OF BLOOMINGDALE, LLC**, a Georgia limited liability company ("Grantor") and **CITY OF BLOOMINGDALE**, an incorporated municipality of the State of Georgia ("Grantee") (the words "Grantor" and "Grantee" shall include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, including that certain Satisfaction and Release Agreement executed of even date herewith, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand the Grantor has, or may have had, in and to the following described property, to-wit:

See **Exhibit "A"** attached hereto and by reference made a part hereof.

NEW BUSINESS

ITEM 6

No Attachment

NEW BUSINESS

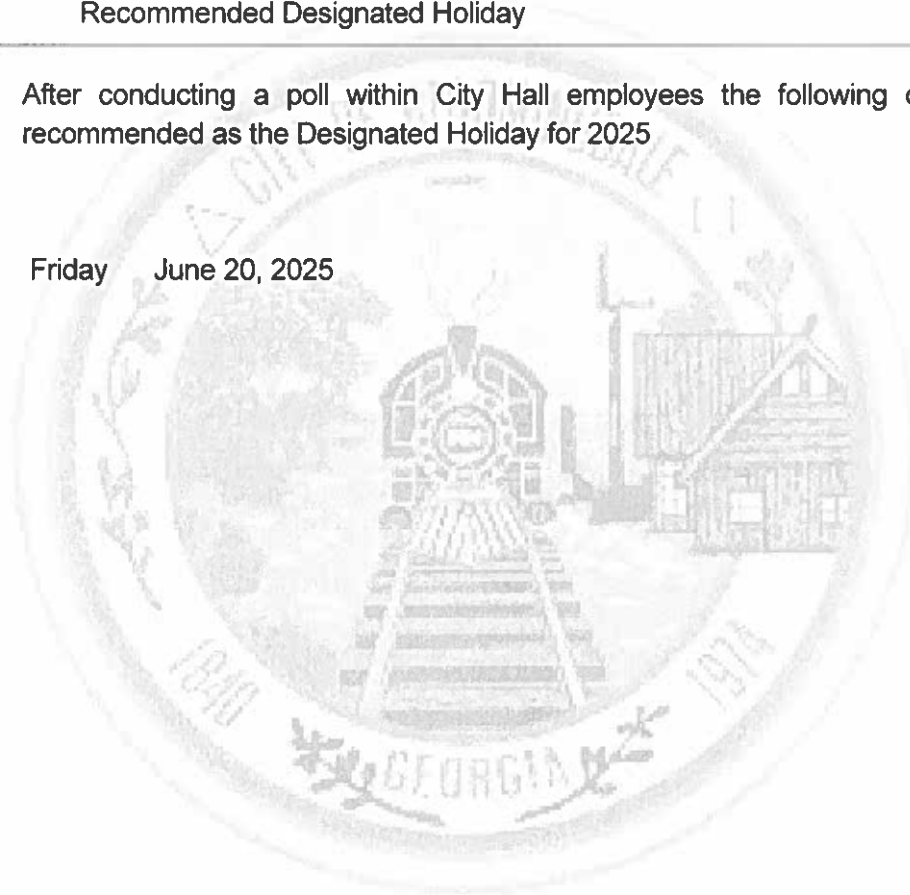
ITEM 7

MEMORANDUM

To: Charles D Akridge, City Administrator
From: Geri Saxon, HR
cc: Jennifer Scholl
Date: November 21, 2024
Re: Recommended Designated Holiday

After conducting a poll within City Hall employees the following date has been recommended as the Designated Holiday for 2025

Friday June 20, 2025



NEW BUSINESS

ITEM 8

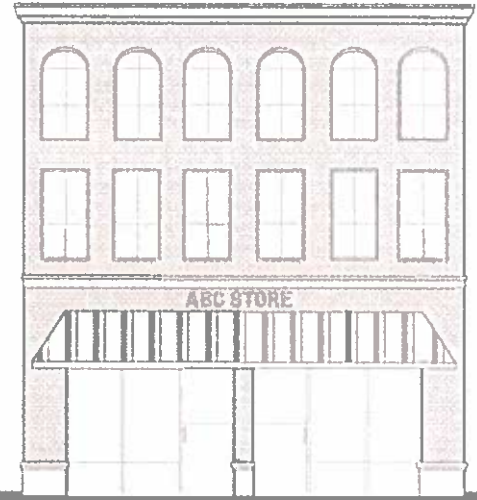
Figure 716-CBD.

Central Business District (CBD)



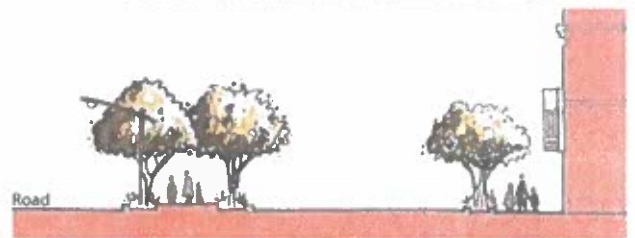
Example: Building placement

Building Placement	
Minimum front yard	0 ft A
Hospital, clinic or care home	10 ft
Minimum side yard	0 ft B
Hospital, clinic or care home	10 ft
Minimum rear yard	0 ft C
Hospital, clinic or care home	10 ft
Lot Dimensions and Coverage	
Lot width	Min. 30 ft
Maximum lot coverage (Impervious Surface):	
- within Griffin Historic Commercial District	100%
- undeveloped CBD zoned property	80%
- directly adjacent to residential zoned property	50%
Building Configuration	
Maximum Building Height	100 ft
* if above 35 ft a fire control plan must be approved in writing by the Fire Chief or their designee	



Example: Desired facade treatment and First floor to Upper floor relationship

Architectural Controls	
Prohibited Exterior Materials:	
Metal Panels, Metal Sheathing, Gray Concrete block	
Air conditioning and HVAC systems must be screened from view from the public right-of-way and adjacent properties	
Exterior Materials (visible from a public street):	
Solid Wood	Hardy Plank
Decorative Concrete Block	Brick
Stucco	Glass
Manufactured and Industrialized buildings see sec. 605	



Example: Desired Streetscape Treatment

Proposed Text amendment:

When using brick as an exterior building material it must be at least 4 foot high on all sides visible from a public street. Any alternative materials proposed ^{from the list above} on Any commercial building must be approved by City Council.

CDA

52-716 H. - Loud speaking systems.

No outside loud speaking system shall be utilized prior to 7:00 a.m. or after 9:00 p.m. if directly adjacent to a residential zoned use.

52-716 I. - Lighting.

All lights or lighting arrangements for purposes of advertising, security or night operations must be directed away from adjoining or nearby residential zoning lots.

52-716 J. - New construction.

New construction located within the Central Business District shall be subject to "architectural standards" of existing buildings or those standards established by the City of Bloomingdale Mayor and City Council.

52-716 L. - Security bars.

1. *Definition.* For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning:
SECURITY BARS. Metal bars, including, but not limited to, wrought iron guards and sliding scissor gates, attached to or covering a window or glass door which are intended to provide additional protection against vandalism and burglaries.
2. *Prohibited use.* The installation of security bars shall be prohibited on windows and doors in the front of buildings within the commercial business district unless allowed by city council.

52-712 H. - Structures for commercial and office uses.

Retail sales, services and offices may be conducted entirely within a wholly and permanently enclosed building or buildings, which shall be of an architectural design and scope compatible with the residential structures within the planned residential development. City council may require additional development standards required in office and commercial districts.

52-712 I. - Development in stages.

The entire planned residential development may be divided into logical geographical sections with specific and reasonable periods within which the development of each section must be commenced and completed subject to approval of the City of Bloomingdale Mayor and City Council.

52-712 J. - Architectural standards.

Architectural standards are established for residential and commercial development within a PRD district.

1. *Residential construction.* The following standards pertain to residential construction:
 - a. Roof pitch in residential developments shall be a minimum of 6/12. Roof materials shall consist of asphalt or composite shingles, terra cotta, slate, cedar or standing seam metal. "Rolled" asphalt roofing materials shall not be used.
 - b. Brick, stone, concrete stucco, wood, hardy plank, vinyl or any combination thereof, shall be the only acceptable exterior finish materials.
 - c. Side and rear building elevations of attached residential developments shall be substantially consistent with the front building elevation.
 - d. Accessory structures shall be finished using materials identical to the principal dwelling.
2. *Commercial construction.* The following standards pertain to commercial construction:
 - a. Building materials used for exterior finishes shall consist of glass, brick, stone, concrete stucco, decorative concrete block, solid wood, hardy plank, vinyl or similar brand applications or similar, durable architectural materials. Awning materials shall be limited to canvas or metal.
 - b. Architectural style within one block or other contiguous development unit shall be compatible and shall adhere to a single, consistent architectural theme compatible with the character of the surrounding neighborhood.
 - c. Side and rear building elevations of all commercial structures shall be substantially consistent with the front building elevation.
 - d. Placement of air-conditioning units and other mechanical systems and equipment shall be accomplished without detracting from the architectural integrity of the building or site. Generally, such equipment must be installed to the rear of the building or on the side, provided the view is partially obstructed through either the use of screening compatible with the building such equipment serves or landscaping. Rooftop equipment shall be completely screened from view from the public right-of-way as well as adjoining properties.

NEW BUSINESS

ITEM 9

COPY

HOME OFFICE/ BUSINESS
REGULAR OCCUPATIONAL TAX
CERTIFICATE CALENDAR YEAR 2025

Application Date: 11/21/20 Check One: New Renewal Relocate Amended

Type of Business* Marketing Consultant Business Name: Gold Tip, Inc.

All restaurants must submit a copy of the FOOD SERVICE PERMIT from the Health Department- any restaurant that has changed ownership must apply for a new FOOD SERVICE PERMIT through the Health Department.

Business Location 310 Pine St Mailing Address _____
(Street Address) (If different)

Business Telephone: (912) 901-4033 Emergency Telephone: _____

Check One: Partnership Sole Owner Corporation

Name and residence address and telephone number of business owner(s):

Owner 1: James Maxwell, Jr.
Address: 310 Pine St
Email Address: foxhvac@gmail.com
Phone: (912) 901-4033

Owner 2: _____
Address: _____
Email Address: _____
Phone: _____

Name of Manager or Operator: James Maxwell, Jr.

*If this business requires a Georgia State License- Please attach a copy and include the number: _____

**NUMBER OF EMPLOYEES 0 (Use number of full-time or full-time equivalent only)

**The number of employees of the business or practitioner shall be computed on a full-time position basis or full-time position equivalent basis, provided that for the purposes of this computation an employee who works 40 hours or more weekly shall be considered a full-time employee and that the average weekly hours of employees who work less than 40 hours shall be added and such sum shall be divided by 40 to produce full-time position equivalents.

Base Charge	\$ 275.00
Tax Liability for Current Year	\$ 0.00 35.00
Regulatory Fee (If applicable)	_____
Credit Due from Prev. Year	_____
Additional Fees owed from Prev. Yr.	_____
Penalty for Current Year	_____
Total Fees Due	\$ 275.00 310.00

I understand that the City's sign ordinance must be followed if a sign is to be installed for the above business. AM

Under penalty of perjury, I swear that the above information is, to the best of my knowledge and belief, true, correct, and complete.

AM
Applicant's Signature

11/22/20
Date

DO NOT WRITE IN THE SPACE BELOW - FOR OFFICE USE ONLY

Occupation License#: _____

Issue Date: _____

Private Employer Affidavit Pursuant to O.C.G.A. §36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. §36-60-6(d):

Section 1: (Please check only one)

A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees¹.

**If you select Section 1-A, please complete Section 2, and then execute below.

B) On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

**If you select Section 1-B, please skip Section 2, and then execute below.

Section 2 :

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Date of Authorization

Federal Work Authorization User Identification Number

I hereby declare under the penalty of perjury that the foregoing is true and correct.

Executed on _____ day of November, 2024, in the city of Pooler
and state of Georgia.

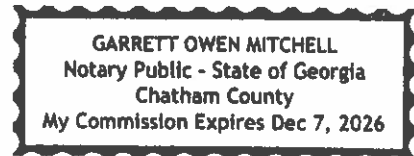
[Signature]
Signature of Authorized Officer or Agent

James Maxwell, Jr CEO
Printed Name & Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS 22nd DAY OF November, 2024.

[Signature]
NOTARY PUBLIC
My Commission Expires: 12/7/26



¹To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country, in which they are based, working at least 35 hours a week.

City of Bloomingdale

Post Office Box 216
Bloomingdale, Georgia 31302

Dear Business Owner:

Enclosed you will find information related to obtaining an Occupational Tax Certificate. You should report **only full-time and/or full-time equivalent employees** when completing your Occupational Tax Certificate Application. To determine full-time equivalent employees, you should add the average weekly hours of employees who work less than 40 hours and divide by 40 to determine the full-time position equivalents.

The tax liability schedule for is as follows:

Number of Employees	Tax Liability
	\$ 275.00 Base Charge
1-6 Employees	\$35.00 Per Employee
7 & Over Employees	\$30.00 Per Employee

Enter the number employees for calculation: 1-6

Employees: 0 x \$ 35.00 = \$ 0.00

Additional Employees over 6: _____ x \$ 30.00 = \$ 0.00

Total Tax Liability Due: \$ 275.00

PLEASE READ THIS SECTION VERY CAREFULLY AND FOLLOW THE INSTRUCTIONS TO DETERMINE YOUR ANNUAL FEES:

We have attempted to make the Occupational License Application process as simple as possible. However, to comply with the state law, we are required to allow the business owners to review their previous year's application to determine if the number of employees listed reflects the correct number of employees who worked during the calendar year. Attached to this letter is a copy of your Application for Occupational Tax Certificate for the previous calendar year. Please review this form to see if the number of employees you reported for that year was correct, then complete your current application as follows:

If the number of employees reported the previous year was correct: Please initial the "Number of Employees" section when completing the renewal application for the current year and return your application packet and fees to City Hall for processing.

If the number of employees reported the previous year was incorrect: Contact City Hall before completing the Tax Liability portion of your Renewal Application for Occupational License and we will assist you in determining your tax liability for the current year.

The completed forms, administrative fees, and tax liability must be received at the Bloomingdale City Hall on or before **January 31st** to avoid late penalties.

If you should have any questions about the process for obtaining your Occupational License, please contact the City Hall: (912) 748-0970.