



AGENDA

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

City Council Regular Meeting

April 16, 2026, 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 Minutes: Approval of the draft copy of Minutes for the following meetings: April 1st Budget and Finance Committee Meeting; April 2nd Regular Council Meeting; and the April 2nd Joint Special Events/ Recreation Committee Meeting.

V. Approval of Agenda of April 16th Regular Council Meeting.

VI. Administrative & Committee Reports

VII. Old Business:

1. Consideration Site Plan for Phase I Infrastructure on the Morgan property for Northpoint Industrial, LLC submitted by Coleman Company on Jimmy DeLoach Parkway. (Sewer Line Size)
2. **First Reading:** Consider a Variance Request application submitted by Northpoint Industrial, LLC. for Sidewalks in an Industrial Zoning District located on Jimmy DeLoach Parkway.
3. Consider a Well Permit application submitted by Michael Neal at 150 Conaway Road.

VIII. New Business:

1. Consider an At Home Business License application submitted by James Paul for an Industrial Cleaning Service located at 304 Adams Road (Office Only)
2. Consider holding one City Council meeting a month on the Third Thursday for the months of June, July, August and September.
3. **Request to be placed on the Agenda:** Mr. James Hall – Running for Reelection to the Chatham County Board of Elections.
4. Consider the purchase of a Folder Inserter for Utility Billing in the amount of \$12,573. (W/S Operating)

These are the items presented before the deadline of April 8, 2026, to be included on the agenda.

IX. Pay the bills

X. Adjourn

MINUTES



CITY COUNCIL

Budget & Finance Committee- Called Meeting

April 1, 2026, at 4:00 PM | City Hall | 8 W. Hwy 80 Bloomingdale, GA 31302

I. Roll Call/ Declaration of Quorum:

Council Members: Councilman Jimmy Kerby; Councilman Terry W. Jones; Councilman Rodney C. West; Councilman Thomas D. Greene.

Mayor Dennis G. Baxter, Vice Mayor Glenda Key, and Councilman Paula Bunton-Knox was not in attendance.

Staff Members: City Administrator Charles Akridge; City Clerk Jennifer Scholl; Police Chief Blair Jeffcoat; Fire Chief Ferman Tyler; Police Major Michael Founé were all present.

City Attorney J. Raymond Dickey- via telecommunications.

Other: Tony Anderson, Enterprise Region Manager and Andrew Lowenthal, Enterprise Fleet Management

II. General Discussion:

1. The Enterprise Representatives present provided an overview of the vehicle fleet program.

There were no actions taken during this meeting.

Transcribed by: Clerk of Council

Submitted by: City Administrator

Accepted & Approved by City Council on April 16, 2026

The foregoing minutes of April 1, 2026, are true and correct and approved by City Council on this 16th of April 2026

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, 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.



CITY COUNCIL
Regular Council Meeting - Minutes
April 2, 2026, 7:00 p.m.

In Attendance:

City Council Members: Mayor Dennis G. Baxter; Vice Mayor Glenda Key; Councilman Thomas D. Greene; Councilman Rodney C. West; Councilman Jimmy Kerby; Councilman Terry W. Jones; and Councilwoman Paula Bunton-Knox

Staff Members: City Administrator Charles Akridge; City Attorney Raymond Dickey; City Clerk Jennifer Scholl; and Police Chief Jeffcoat.

- 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 for the March 19th Regular Council Meeting and the March 18th Comprehensive Plan Meeting.

Vice Mayor Key made a motion to approve the Minutes as read. 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 April 2nd Regular Council Meeting with the addition of New Business Item 16.

Councilman Kerby made a motion to approve the Agenda with the additional Item. Vice Mayor Key seconded the motion, and it carried without opposition.
Yea: 6 | Nay: 0
- V. **Administrative and Committee Reports:**
 1. Councilman West recognized the Recreation Department for success on the Easter Egg Hunt Event. He also expressed gratitude to Councilman Greene for his assistance with the children's train ride during the Easter event.
 2. Councilman West also took the time to announce that all the items listed on the Plan of Action for Town Center Park has been completed.
 3. Councilman Kerby recognized Councilman West and Councilman Jones for all their hard work on the construction at Town Center Park.

Mayor Baxter called for a motion to enter the Regular Business Meeting.

Vice Mayor Key made a motion to enter the Regular Business Meeting. Councilman Greene seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

VI. Old Business:

1. *Consideration Site Plan for Phase I Infrastructure on the Morgan property for Northpoint, LLC submitted by Coleman Company on Jimmy DeLoach Parkway. (Sewer Line Size) [Tabled until 04/16/2026]*

Mayor Baxter noted that the applicant of the item had requested prior to the meeting for the item to be tabled. Mayor Baxter called for a motion on the item for consideration.

Councilman Kerby made a motion to table the item for consideration until the April 16th Regular Council Meeting. Councilman Greene seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

VII. New Business:

1. Fiscal Year 2024/2025 Audit Presentation – Mr. Kirk Arich, Mauldin and Jenkins.

Mr. Krik Arich, CPA, of Maulding & Jenkins, was present and provided an overview of the 2024/2025 Financial Audit. The audit was noted as a “clean” audit with no findings.

2. Request to be Added to the Agenda – Christina Kimker.

Mrs. Kimker expressed her concerns about the bathrooms not being accessible during hours when children are present at Town Center Park. City Administrator Akridge stated that the city was aware of the situation and had been working on a resolution. He further noted that the city was in the process of ordering auto locks that will allow for the restrooms to be open from 8:00am to 8:00pm.

3. First Reading: Consider an At Home Business License application submitted by Robert Ludgate at 205 Oak Street. [Approved with conditions- Second Reading waived.]

The City Administrator asked Mr. Ludgate for the Landlord Letter that was requested by Mayor and Council during the Public Hearing at the previous Council Meeting; Mr. Ludgate presented the letter.

Mayor Baxter called for a motion for the item for consideration.

Vice Mayor Key made a motion to table the item for consideration and waive the Second Reading. Councilwoman Knox seconded the motion. After a roll call it was determined that Mayor Baxter would need to make the final decision. Mayor Baxter approved the item with conditions: No products should be on the property and Mr. Ludgate was given thirty (30) days from the approval to find an alternate storage place for the items and only one (1) vehicle can be parked at the resident. Mayor Baxter also noted that if there are any complaints the license would be revoked.

Yea-3: Vice Mayor Key, Councilwoman Knox, and Councilman Greene

Nay-3: Councilman Jones, Councilman Kerby, and Councilman West

4. **First Reading:** *Consider a Conditional Use application submitted by Robert Puccini for Quality Golf Carts located at 1728 Highway 80. [Approved- Second Reading waived.]*

Mayor Baxter called for a motion for the item for consideration.

Councilman Jones made a motion to approve the item for consideration. Councilman Kerby seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

5. **First Reading:** *Consider a Variance Request application submitted by Northpoint Industrial, LLC. for Sidewalks in an Industrial Zoning District located on Jimmy DeLoach Parkway. [Tabled until 04/16/2026]*

Mayor Baxter called for a motion for the item for consideration.

Councilman Kerby made a motion to table the item for consideration for further review. Vice Mayor Key seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

6. **First Reading:** *Consider an At Home Business License application submitted by Russell Williford at 10 Douglas Court for Online Retail (Office Only). [Approved- Second Reading waived.]*

Mayor Baxter called for a motion for the item for consideration.

Councilman Jones made a motion to approve the item for consideration. Councilman Kerby seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

7. **Consider revised Pay Scale and proposed Market Study Pay Plan for City Employees for the proposed General Fund and Water/Sewer Enterprise Fund Budgets effective July 1, 2026. [Approved]**

Mayor Baxter called for a motion for the item for consideration.

Councilman Kerby made a motion to approve the item for consideration. Councilman Greene seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

8. **Consider implementing a Leave Donation Policy for City employees. [Approved]**

Mayor Baxter called for a motion for the item for consideration.

Councilman Kerby made a motion to approve the item for consideration. Councilman Greene seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

9. **Consider City Employee Retiree Health Insurance Policy effective July 1, 2026. [Approved]**

Mayor Baxter called for a motion for the item for consideration.

Councilman Kerby made a motion to approve the item for consideration. Councilman Greene seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

10. Consider Health Insurance to begin immediately for new City employees instead of 60 days effective July 1, 2026. [Approved to being thirty (30) days.]

Mayor Baxter called for a motion for the item for consideration.

Councilman Kerby made a motion to approve the item for consideration with the change from 'immediately' to thirty (30) days. Councilman Greene seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

11. Consider changes to Accrual Policy for Public Safety Personnel to be effective retroactive January 1, 2026. [Approved]

Mayor Baxter called for a motion for the item for consideration.

Councilwoman Knox made a motion to approve the item for consideration. Vice Mayor Key seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

12. Consider the purchase of four (4) sets of Turnout Gear for the Fire Department in the amount of \$22,897.00. (CIP/SPLOST) [Approved]

Mayor Baxter called for a motion for the item for consideration.

Councilman West made a motion to approve the item for consideration. Councilman Greene seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

13. Consider entering a contract with the Georgia Department of Transportation (GDOT) for a Time Task Force Grant for a drone for the Fire Department. [Approved]

Mayor Baxter called for a motion for the item for consideration.

Councilman West made a motion to approve the item for consideration. Councilman Jones seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

14. Consider the purchase of a Plans and Play Scanner in the amount of \$7,224.00. (Community Development) [Approved]

Mayor Baxter called for a motion for the item for consideration.

Councilman Greene made a motion to approve the item for consideration. Vice Mayor Key seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

15. Consider a Well Permit application submitted by Michael Neal at 150 Conaway Road.
[Tabled until 04/16/2026]

The City Administrator noted that the applicant would be required to obtain a 'sewer tap-in' from the Water/Sewer Department.

Mayor Baxter called for a motion for the item for consideration.

Councilman Greene made a motion to table the item for consideration due to the applicant not being present to answer questions. Councilwoman Knox seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

16. Consider the purchase of a SCBA Fill Station from Stallion Air Inc in the amount of \$25,721.00. (Fire Department). [Approved]

Mayor Baxter called for a motion for the item for consideration.

Councilman West made a motion to approve the item for consideration. Councilman Greene 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 March 25, 2026.

17. Consider paying the Regular Bills:

The Accounts Payables were presented to each Councilmember prior to the meeting. Mayor Baxter called for a motion to pay the bills.

Councilman Kerby made a motion to pay the bills. Councilwoman Knox seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

18. Adjournment of the Regular Council Meeting:

There being no further business, Mayor Baxter called for a motion to adjourn the meeting.

Councilman Kerby made a motion to adjourn the meeting. Vice Mayor Key seconded the motion, and the meeting adjourned at 7:42 p.m.

Yea: 6 | Nay: 0

Transcribed by: Clerk of Council
Submitted by: City Administrator
Accepted & Approved by City Council on April 16, 2026

The foregoing minutes of April 2, 2026, are true and correct and approved by the City Council on the 16th of April 2026.

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.

DRAFT



SPECIAL EVENTS & RECREATION COMMITTEE

Called Meeting

April 2, 2026, at 5:45 PM | City Hall | 8 W. Hwy 80 Bloomingdale, GA 31302

I. Roll Call/ Declaration of Quorum:

Council Members: Mayor Dennis G. Baxter; Vice Mayor Glenda Key; Councilwoman Paula Bunton-Knox; Councilman Terry W. Jones; Councilman West; Councilman Jimmy Kerby; and Councilman Thomas D. Greene

Staff Members: City Administrator Charles Akridge; Recreation Director George Foley, Jr.; Public Works Director Ernest Grizzard, Jr.

II. General Discussion- No Action Taken:

I. General Discussion of operations and amenities at Town Center Park to include:

1. Discussion to establish hours at Pavilion Rental and Restrooms:
 - i. Restrooms: Proposed open seven days a week, 8:00AM to 8:00PM with timed locks.
 - ii. Splash Pad: Proposed open Monday- Saturday: 10:00AM to 8:00PM and Sunday 1:00PM to 6:00pm. (Ernie/ Jesse)
2. Splash Pad Time Duration: Proposed March 1st through September 15th.
3. Splash Pad Rules.
4. Christmas Tree purchase.

Transcribed by: Clerk of Council

Submitted by: City Administrator

Accepted & Approved by City Council on April 16, 2026

The foregoing minutes of April 2, 2026, are true and correct and approved by the City Council on this 16th of April 2026.

ATTEST:

Dennis G. Baxter
Mayor

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.

OLD BUSINESS

ITEM 1

April 9, 2026

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

Re: DK Morgan Tract – Phase 1
FPVC Casing on Proposed Offsite Forcemain

Dear Mr. Akridge:

The purpose of this letter is to provide a professional engineering opinion regarding the need to use a casing for certain sections of the proposed forcemain that is to be extended down the Jimmy Deloach Parkway as part of the DK Morgan Tract 1 project designed by Coleman and Company. This forcemain is to be installed by private developers but ultimately deeded over to the City of Bloomingdale for ownership and maintenance.

The proposed project includes installing a pressurized wastewater force main within a casing using trenchless construction methods at (2) different locations along Jimmy Deloach Parkway. On the plans that were submitted to the City and reviewed by EMC the locations of concern are at Station 16+75 to 35+00 and at Station 42+00 to 51+00. The requirement of utilizing a casing in these areas came about as part of the review, as they were not originally proposed by the design engineer. The casing material under consideration is FPVC pipe with fully fused joints, installed in accordance with manufacturer recommendations and project specifications.

Based on my review of the proposed plans, experience with wastewater infrastructure projects within the State of Georgia, and generally accepted engineering practices, the following conclusions apply:

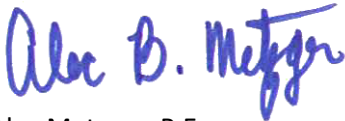
1. When proposed pipe depths exceed 10' and are installed under wide bodies of water, maintenance of these lines sometime become a major issue for many municipal public works departments. To remedy these issues, the carrier pipe is required to be installed within a casing. This is a standard practice that has been required by GDOT and many municipalities in Georgia. Installing carrier pipes in casings help to be able to access the pipe for repair and also provide long term protection of the carrier pipe. The forcemain to be installed by HDD at Station 16+75 to 35+00 is proposed to be a minimum of 20' deep and approximately 1,875 lf long. It also will be located under the Little Ogeechee River, which is a major drainage feature of the area. If the forcemain were to be drilled without utilizing a casing, the City of Bloomingdale would have no way of accessing the forcemain for maintenance or repair. If the pipe were to bursts or start leaking the only option would be to drill another forcemain under the Little Ogeechee River. This would be a high burden for the City of Bloomingdale.

2. The proposed HDD from Station 42+00 to 51+00 is a slightly different scenario. It is not nearly as deep and is to be located underneath the roadside ditch. This section of forcemain could be accessed more easily for maintenance. Although utilizing a casing here would still provide additional protection of the forcemain, the need for the casing is not quite as pertinent for this location and could be left off of this section of HDD.

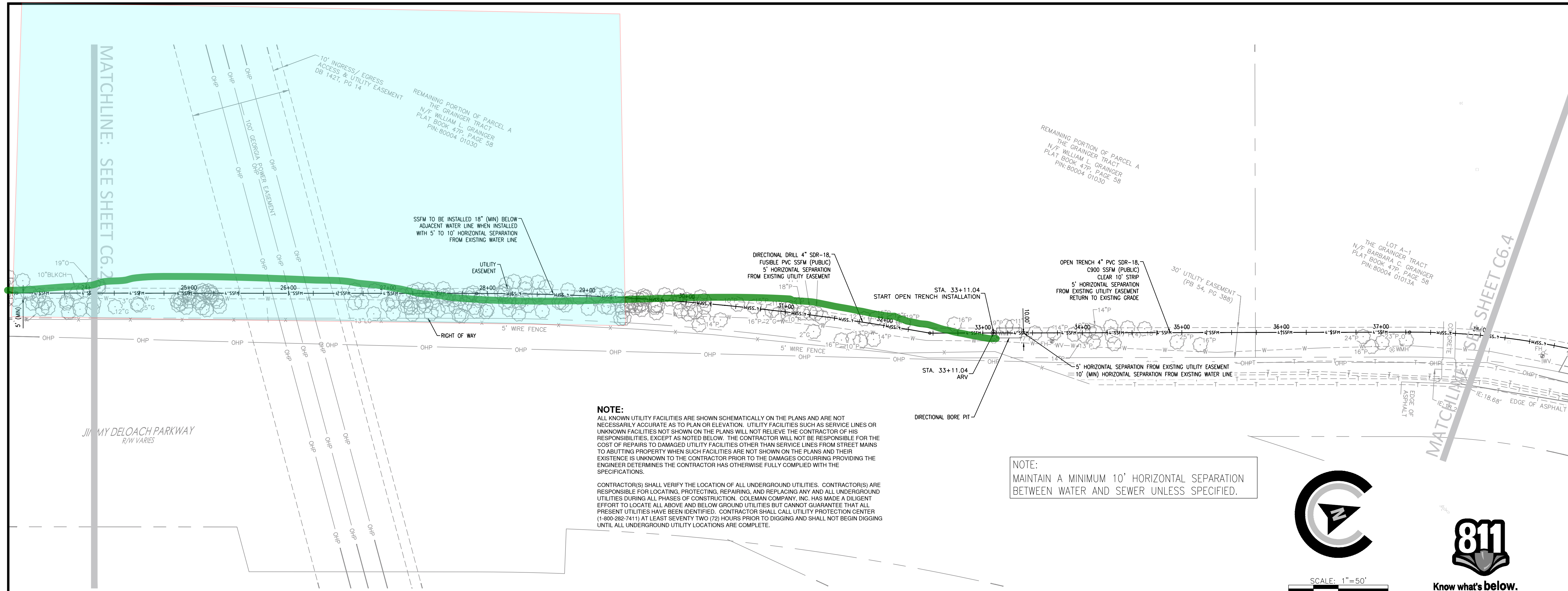
In summary, it is my professional engineering opinion that the proposed forcemain be installed within an FPVC casing for the entire length of the Horizontal Directional Drill underneath the Little Ogeechee River. The casing could not be installed for the Horizontal Direction Drill from Station 42+00 to 51+00, but this is at the discretion of the City.

This opinion is based on information available at the time of preparation and represents professional judgment consistent with the standard of care for licensed Professional Engineers in the State of Georgia. This letter does not constitute a warranty, nor does it relieve the contractor or engineer of record of responsibility for means, methods, sequencing, or safety.

Sincerely,



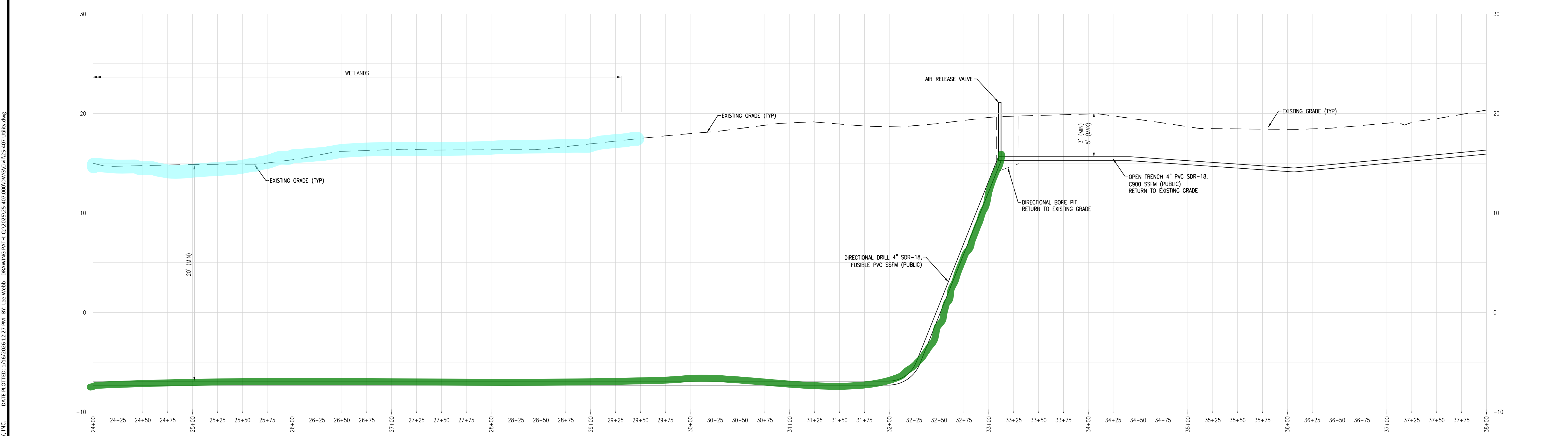
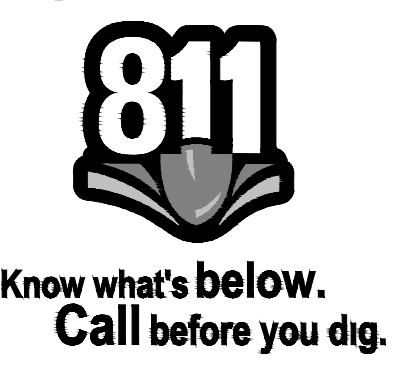
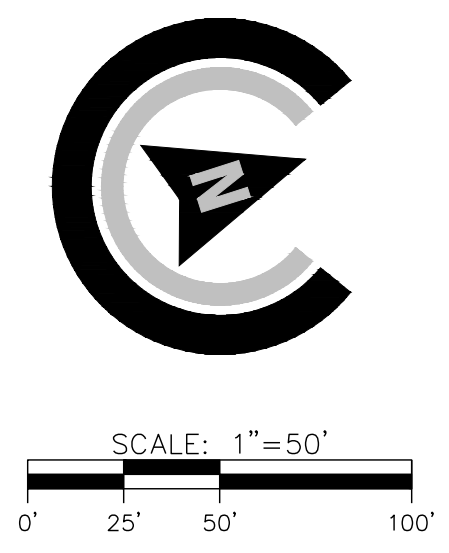
Alec Metzger, P.E.
Savannah Branch Manager



NOTE:
 ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ADJUTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.

CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.

NOTE:
 MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER UNLESS SPECIFIED.



SANITARY SEWER FORCE MAIN PROFILE
 STA. 24+00.00 TO STA. 38+00.00

VERTICAL SCALE 1" = 5'
 HORIZONTAL SCALE 1" = 50'

NOTE:
 MAINTAIN A MINIMUM 18" VERTICAL SEPARATION AT CROSSINGS BETWEEN WATER AND SEWER UNLESS SPECIFIED.

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DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
 GEORGIA PE NUMBER: PE039882
 GSWCC LEVEL II CERTIFICATION NUMBER: 74211

COLEMAN COMPANY
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 Savannah, Georgia | (912) 900-2041 | CCI@SAV.COM

NOT FOR CONSTRUCTION

REVISIONS:

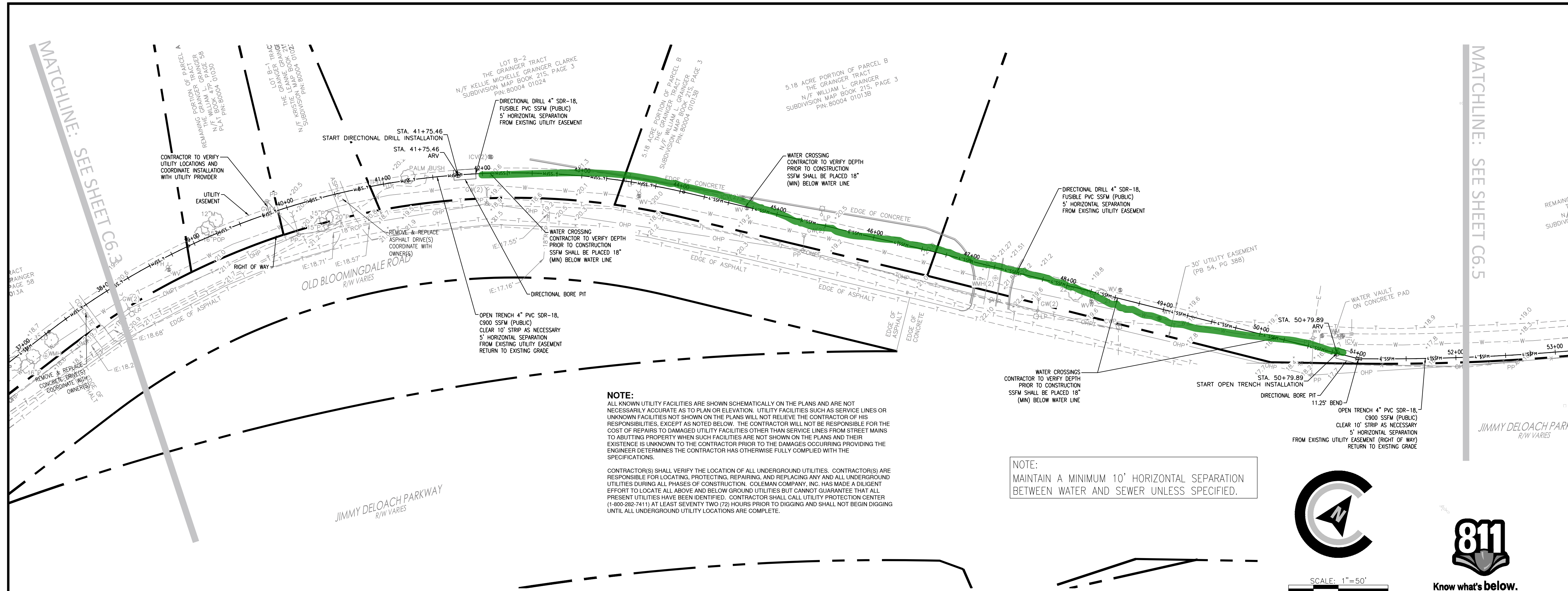
10/1/2025	RELEASED FOR PERMIT REVIEW
12/9/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE 1
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

JOB NUMBER: 25-407
 DATE: 10/01/2025
 DRAWN BY: WRS
 CHECKED BY: DLF
 SCALE: AS NOTED

UTILITY PLAN (3)

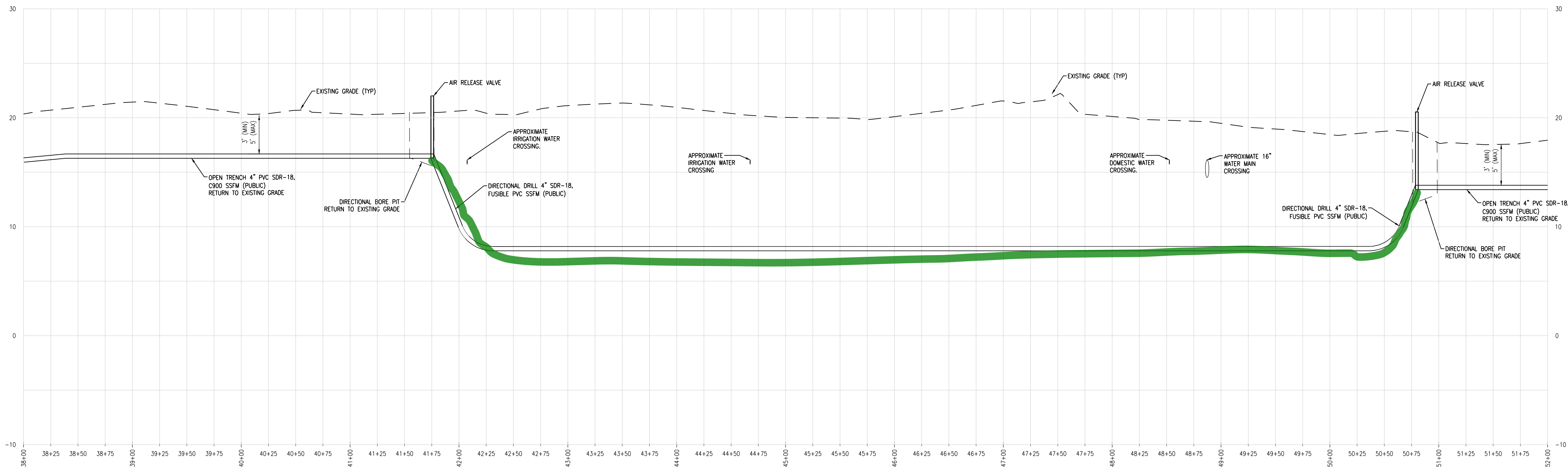
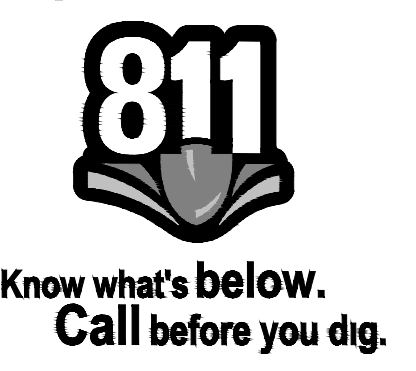
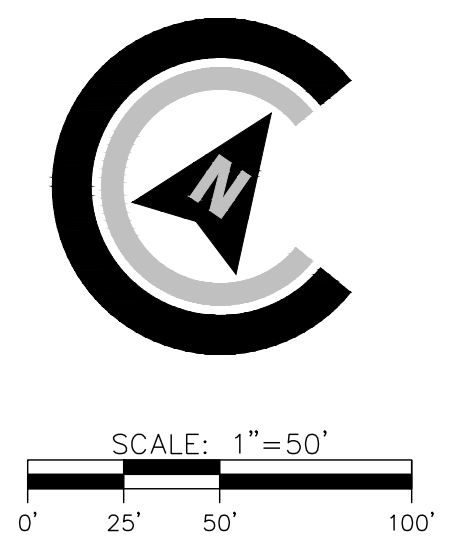
SHEET:
C6.3



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NOTE:
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SANITARY SEWER FORCE MAIN PROFILE
 STA. 38+00.00 TO STA. 52+00.00

VERTICAL SCALE 1" = 5'
 HORIZONTAL SCALE 1" = 50'

NOTE:
 MAINTAIN A MINIMUM 18" VERTICAL SEPARATION AT CROSSINGS BETWEEN WATER AND SEWER UNLESS SPECIFIED.

© 2025 COLEMAN COMPANY, INC. DATE PLOTTED: 1/16/2025 12:27 PM BY: Lee Webb DRAWING DATA: 03/20/25 15:407 (000)DWG/Civil/35-407 Utility.dwg

DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
 GEORGIA PE NUMBER: PE039882
 GSWCC LEVEL II CERTIFICATION NUMBER: 74211

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 Savannah, Georgia | (912) 906-2641 | CCI-654V.COM

NOT FOR CONSTRUCTION

REVISIONS:

10/1/2025	RELEASED FOR PERMIT REVIEW
12/9/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE 1
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

JOB NUMBER: 25-407
 DATE: 10/01/2025
 DRAWN BY: WRS
 CHECKED BY: DLF
 SCALE: AS NOTED

UTILITY PLAN (4)

SHEET:
C6.4

Denise Kerby

From: Lee Webb <lwebb@colemancompanyinc.com>
Sent: Monday, March 9, 2026 10:59 AM
To: Denise Kerby
Subject: RE: March 9th Planning Commission Agenda

External (lwebb@colemancompanyinc.com)

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

Please see below and let me know if this is enough or if you need more detail.

DK Morgan Infrastructure Phase 1 Summary.

The DK Morgan Tract Infrastructure Phase 1, prepared for Hunt Midwest, establishes the civil infrastructure for a 347-acre industrial development. The Project Scope consists of mass grading the 3700 lf haul road, utility installation, drainage improvements, and erosion and sediment control. Phase 1 will disturb approximately 73.5 acres. The project includes multiple stormwater management ponds, new water and sewer mains, a lift station, and pavement for the first 700 feet of entrance road.

DK Morgan Infrastructure Phase 2 Summary.

Phase 2 consists of extending the paved entrance road and water main constructed in phase 1 an additional 1300 feet to serve the proposed Building 100.

Sincerely,



COLEMAN COMPANY

LEE WEBB, PE, CFM

Project Manager

O: 912-200-3041

C: 404-580-2770

E: LWebb@ColemanCompanyInc.com



1480 Chatham Parkway Ste. 100
Savannah, GA 31405

www.ColemanCompanyInc.com

Please note: Coleman Company's web and email domains have changed. Please update my email address in your contacts and use the new email for all future correspondence.

PRIVILEGED AND CONFIDENTIAL. This electronic message and any attachments are the confidential property of Coleman Company. The information is intended only for the use of the person to whom it is addressed. Any other interception, copying, accessing, or disclosure of this message is prohibited. If you have received this message in error please immediately notify Coleman Company and purge the message received. Do not forward this message without permission.

Infrastructure
Ph. I



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

<i>For staff use only</i>	
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: Coleman Company, Inc / Lee Webb
 Address: 1480 Chatham Parkway, Suite 100
Savannah, Georgia 31405
 Telephone: 912-200-3041 Fax: _____
 E-mail: lwebb@colemancompanyinc.com

Property Address: Legal address or general street location (nearest street intersections):
1406 Bloomingdale Road, Bloomingdale, Georgia

Property Tax ID #: 81040 01002

Total Area of Property: 346.294

Total Area of Property: 346.294 **Present Zoning Classification:** I-1

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.

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

Owner's signature,
or Authorized Agent's signature

Notary Public

Printed Name

STATE OF GEORGIA

COUNTY OF CHATHAM

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF BLOOMINGDALE, GEORGIA, AS AMENDED, TO ADOPT THE CITY OF BLOOMINGDALE TREE ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Council of Bloomingdale, Georgia, and it is hereby ordained by the authority thereof that:

The City of Bloomingdale Zoning Ordinance, as amended, is hereby amended by creating the Bloomingdale Tree Ordinance attached hereto as Exhibit "A". The City of Bloomingdale deems it necessary and desirable in the interest of public health, safety and welfare to enact an ordinance for the preservation, planting and replacement of trees and to prevent the indiscriminate removal of trees and reduction of canopy cover within the city.

ADOPTED THIS 6th day of November, 2008.


MS. SANDRA JONES
Clerk of Council

RECEIVED AND APPROVED THIS 6th day of November, 2008.


MR. WAYNE TIPTON
Mayor

Read first time: 11-6-08

Read second time and passed: dispensed with 2nd reading & passed 11-6-08

Sec. 1820. Minimal tree coverage.

(a) Residential tree requirement— a residential lot shall have a minimum of three preferred trees, of which one shall be located in the front of the residence. Existing trees preserved to meet this requirement shall be a minimum of two-inch DBH. All trees preserved on a residential lot must be protected and nurtured until final inspection and approval of improvements by the city building official.

(b) Multi-family, commercial and industrial requirement— the minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and gum trees), eight-inch diameter at breast height (DBH) and larger per acre developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches DBH or larger (Live Oak with a DBH of 18 inches or larger) must be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. Each tree with a diameter of 36 inches DBH or larger (Live Oak with 30 inches DBH or larger) must also be designated on the landscape plan and may count as ten trees towards meeting the minimum allowable coverage. Trees which provide credit in excess of one tree shall be assessed by a Georgia Forestry Commission forester, a Georgia registered landscape architect or certified arborist to ensure they are in good health.

Sec. 1825. Significant trees.

While all types of trees are protected under this article, special emphasis is placed on the preservation of large trees and certain more valued species listed in this section. The highest priority shall be given to the preservation of trees with a diameter at breast height (DBH) of 24 inches or larger (Live Oaks with 18 inches or larger), excluding pine trees or gum trees. Removal of these valued trees can only be permitted by the city planning and zoning commission during the site and landscape plan review process. If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum DBH of two inches.

The destruction or unauthorized removal of a significant tree or substantial damage to a significant tree as determined by a certified arborist may result in the issuance of a stop work order. Work may not commence until such time as a mitigation plan has been reviewed and approved by the city administrator to mitigate the loss of the significant tree.

Sec. 1830. Preferred trees.

The following trees have been identified as the preferred trees for planting. Other trees may be allowed upon approval of the planning and zoning commission. Developments are encouraged to include a variety of tree species to provide diversity, protect from disease, and prevent widespread tree loss in the event of tree blight.

(1) Preferred tree list for residential development— American Holly, Birch, Cypress, Dogwood, Hickory, Live Oak, Magnolia, Maple, Pecan, Sycamore, Walnut, Willow, Drake Elm, Bosque Elm, and Alee Elm.

(2) Preferred tree list for multi-family, commercial, public institutional or industrial development— American Holly, Birch, Cypress, Hickory, Live Oak, Maple, Sycamore, Walnut, Willow, Drake Elm, Bosque Elm, and Alee Elm

visually and erected completely around the protection zone. The use of orange polyethylene safety fencing or a similar material is required as a minimum. For significant trees, the tree protection zone shall be surrounded, at minimum, by four-foot chain link fencing. The barrier must remain in place until the developer has been given permission to take it down by the city building official. Underground utility lines shall be routed around and away from tree protection zones. Necessary installation through protection zones shall be accomplished through tunneling rather than cutting open trenches which sever tree roots. Those trees designated for preservation as shown on the approved landscape plan or development site plan shall be marked on-site with a bright blue ribbon encircling the trunks of each tree. The construction plan must clearly state the purpose and reasoning for the blue ribbons to prevent any confusion at the site.

Sec. 1838. Planned developments.

In a planned unit development (PUD), as described in appendix A (zoning ordinance) of this Code, silviculture or selective thinning will be allowed subject to the following conditions:

- (1) An approved preliminary plan or master plan is on file with the city's planning and zoning department.
- (2) In those cases where the property has been zoned a PUD under appendix A, article X of this code, with an approved preliminary or master plan, the planning and zoning commission shall review the landscape and tree protection plan on the proposed developed property within the master plan and may, in its discretion, balancing all factors pertaining to design and development of the master plan, grant approval or variances to such plan under the minimum tree coverage requirement. Should the planning and zoning commission and the applicant fail to reach an agreement on the proposed plan or variance to this article, then the terms and conditions of this article shall apply.

Sec. 1840. Special conditions and exceptions.

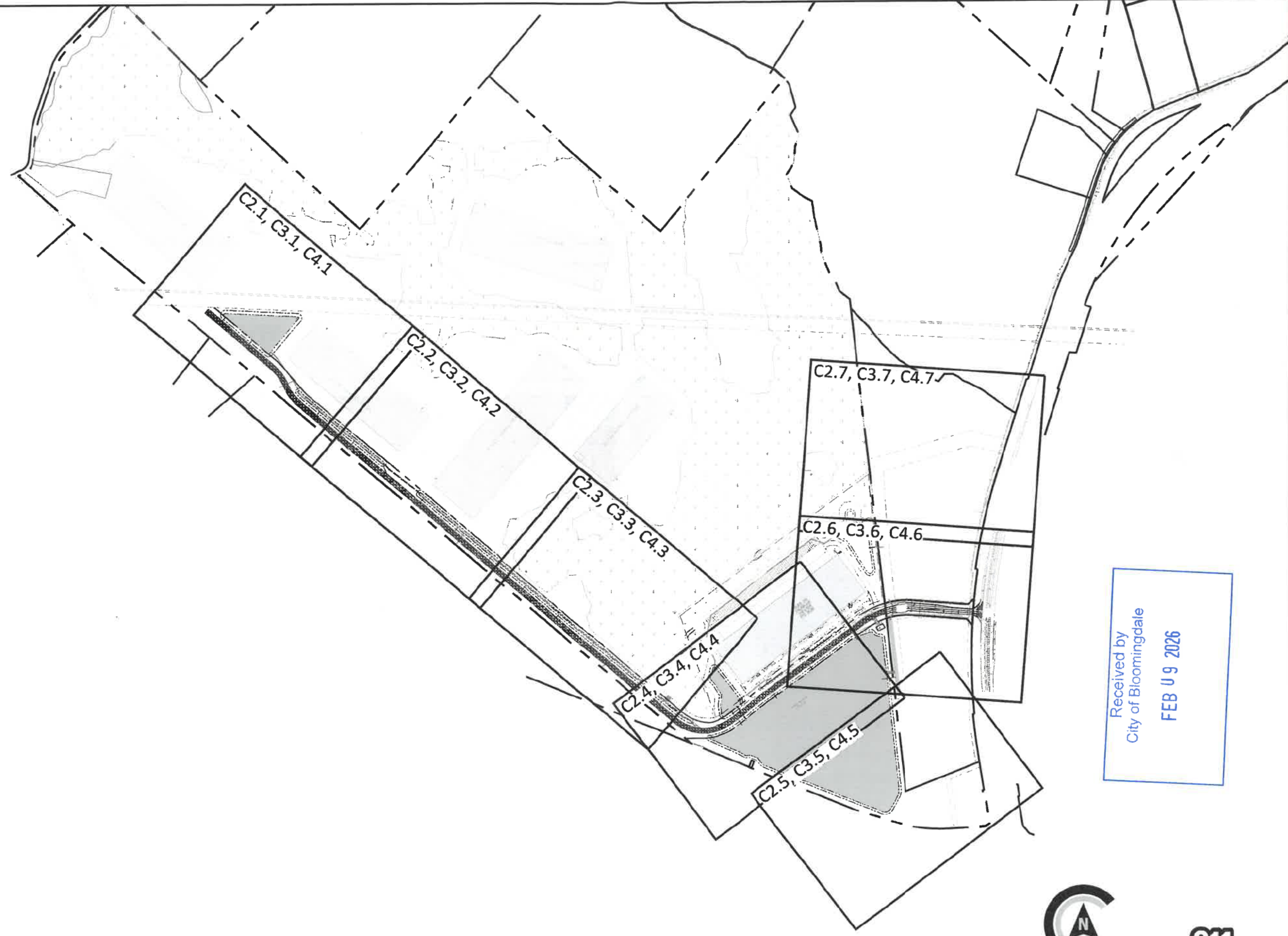
This article shall apply to all new development, except those that meet the following conditions:

- (1) The active playing area of an 18-hole golf course development, including mowed grass rough, water hazards and driving range and practice putting greens;
- (2) Surface mining, as defined by O.C.G.A. § 12-4-72;
- (3) The construction of a single-family residence when constructed by or under contract with the owner for his own occupancy. The owner of the single-family residence, when occupying such residence, can remove trees for his own use provided future subdividing is not planned;
- (4) Maintenance and utility projects (including utility easements) completed by or in part by the city, the state department of transportation and Georgia Power;
- (5) Those areas used for agriculture and/or silviculture;
- (6) Removal of diseased or infested trees after verification by a Georgia Forestry Commission forester, a Georgia registered landscape architect or certified arborist;
- (7) Trees located in city or state right-of-ways.

protected significant tree, as defined in this article, shall be considered a separate and distinct violation of this article. Each day such violation continues shall be considered a separate offense. Nothing contained in this chapter shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

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DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
GEORGIA PE NUMBER: PE039882
GSWCC LEVEL II CERTIFICATION NUMBER: 74211



NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE 1
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

JOB NUMBER: 25-407
 DATE: 10/01/2025
 DRAWN BY: WRS
 CHECKED BY: DLF
 SCALE: AS NOTED

SHEET LEGEND

SHEET:
C0.0



NOT FOR CONSTRUCTION

REVISIONS:

10/1/2025	RELEASED FOR PERMIT REVIEW
10/20/2025	CDOT COMMENTS
12/19/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

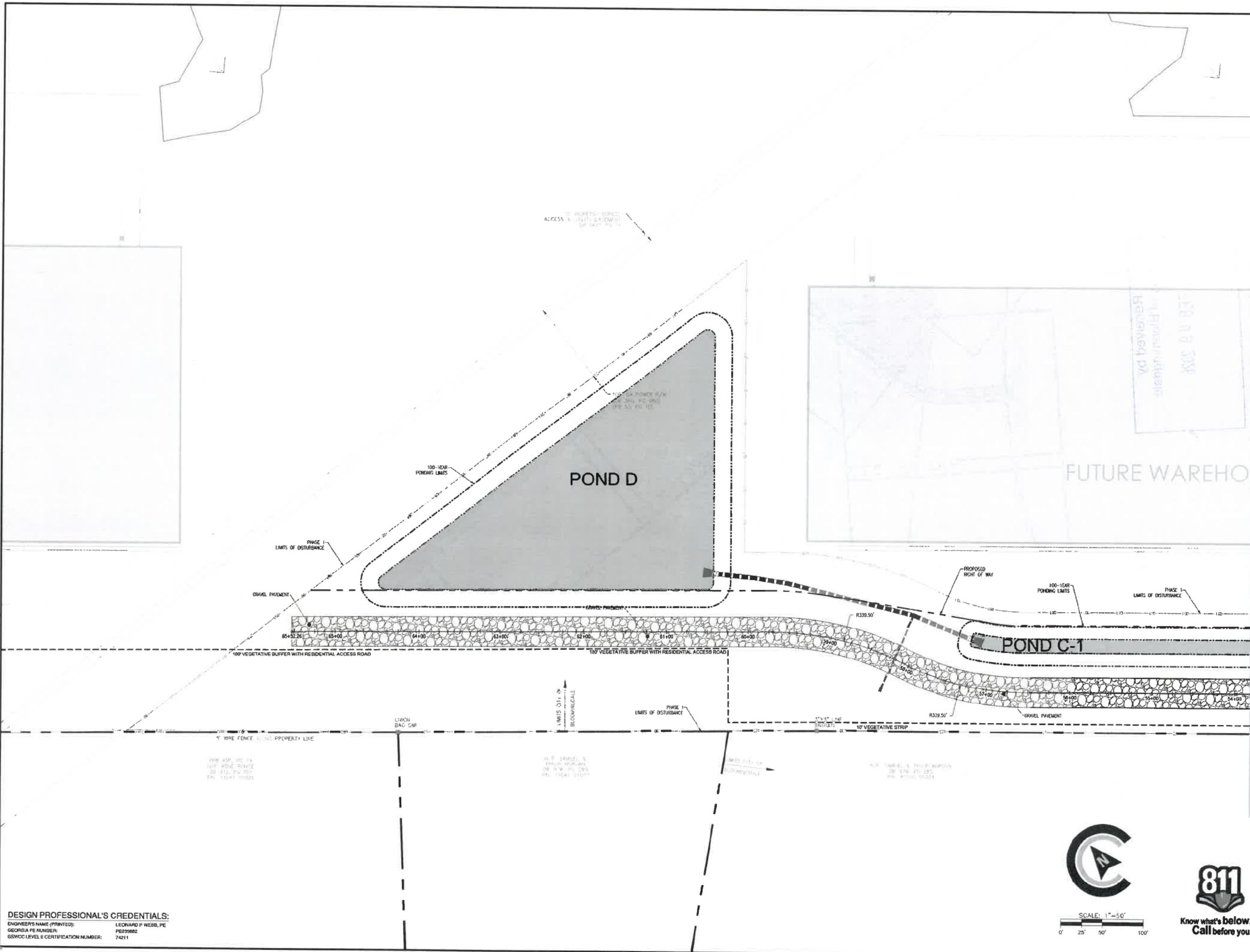
CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
INFRASTRUCTURE PHASE 1
LOCATED IN BLOOMINGDALE, GEORGIA
PREPARED FOR HUNT MIDWEST

JOB NUMBER: 25-407
DATE: 10/01/2025
DRAWN BY: WRS
CHECKED BY: DLF
SCALE: AS NOTED

STAKING PLAN (1)

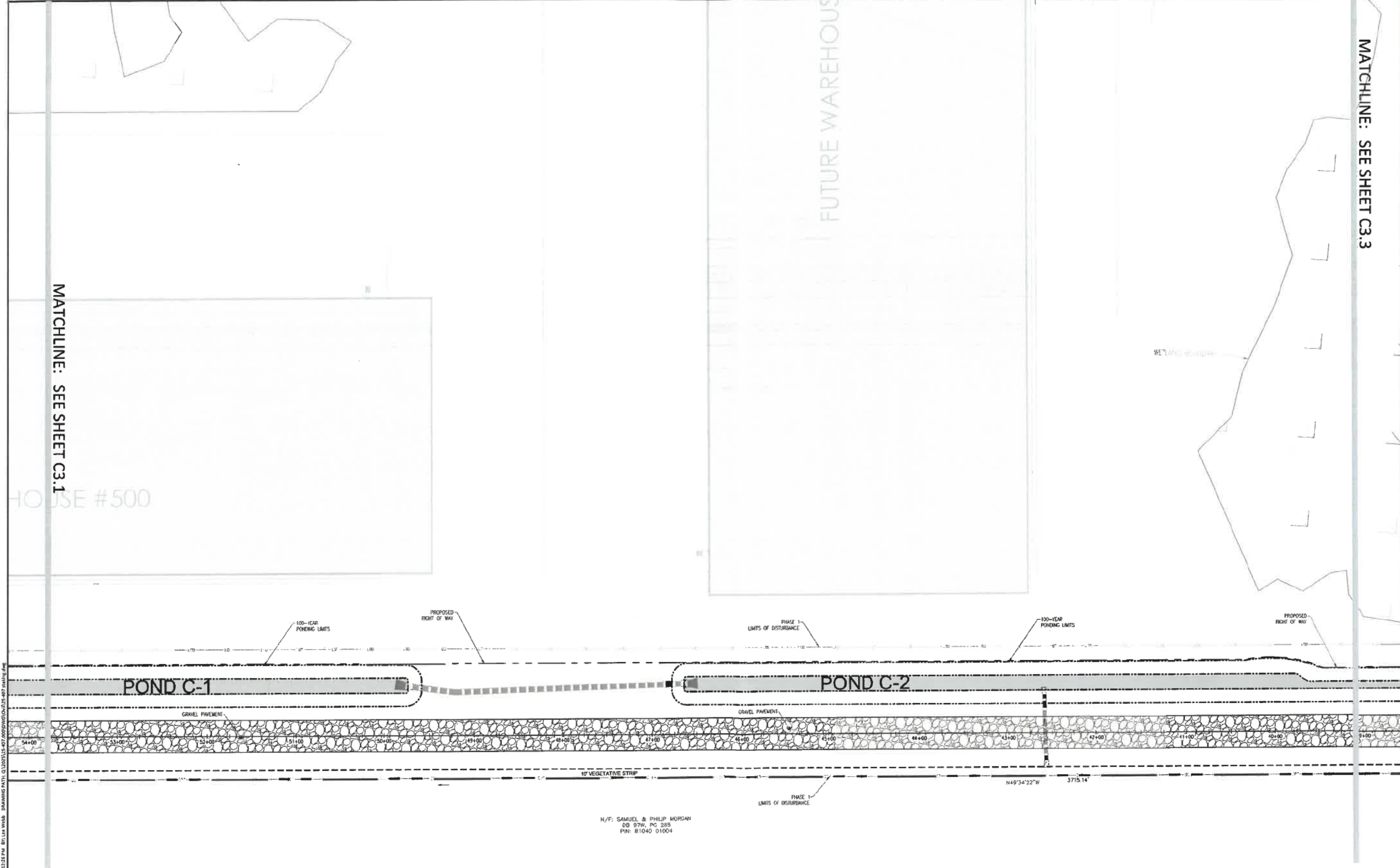
SHEET:
C3.1

MATCHLINE: SEE SHEET C3.2



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DESIGN PROFESSIONAL'S CREDENTIALS:
ENGINEER'S NAME (PRINTED): LEONARD P. WEBB, PE
GEORGIA FE NUMBER: PE020902
GSWOC LEVEL II CERTIFICATION NUMBER: 74211



MATCHLINE: SEE SHEET C3.1

MATCHLINE: SEE SHEET C3.3

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N/F: SAMUEL & PHILIP MORGAN
 DB 97W, PG. 285
 PIN: 81040 01004



REVISIONS:

10/1/2025	RELEASED FOR PERMIT REVIEW
10/20/2025	GDOT COMMENTS
12/9/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE I
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

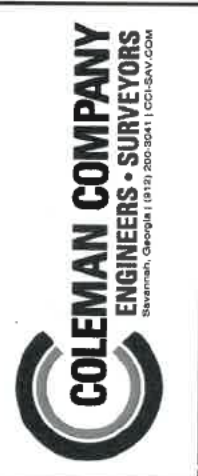
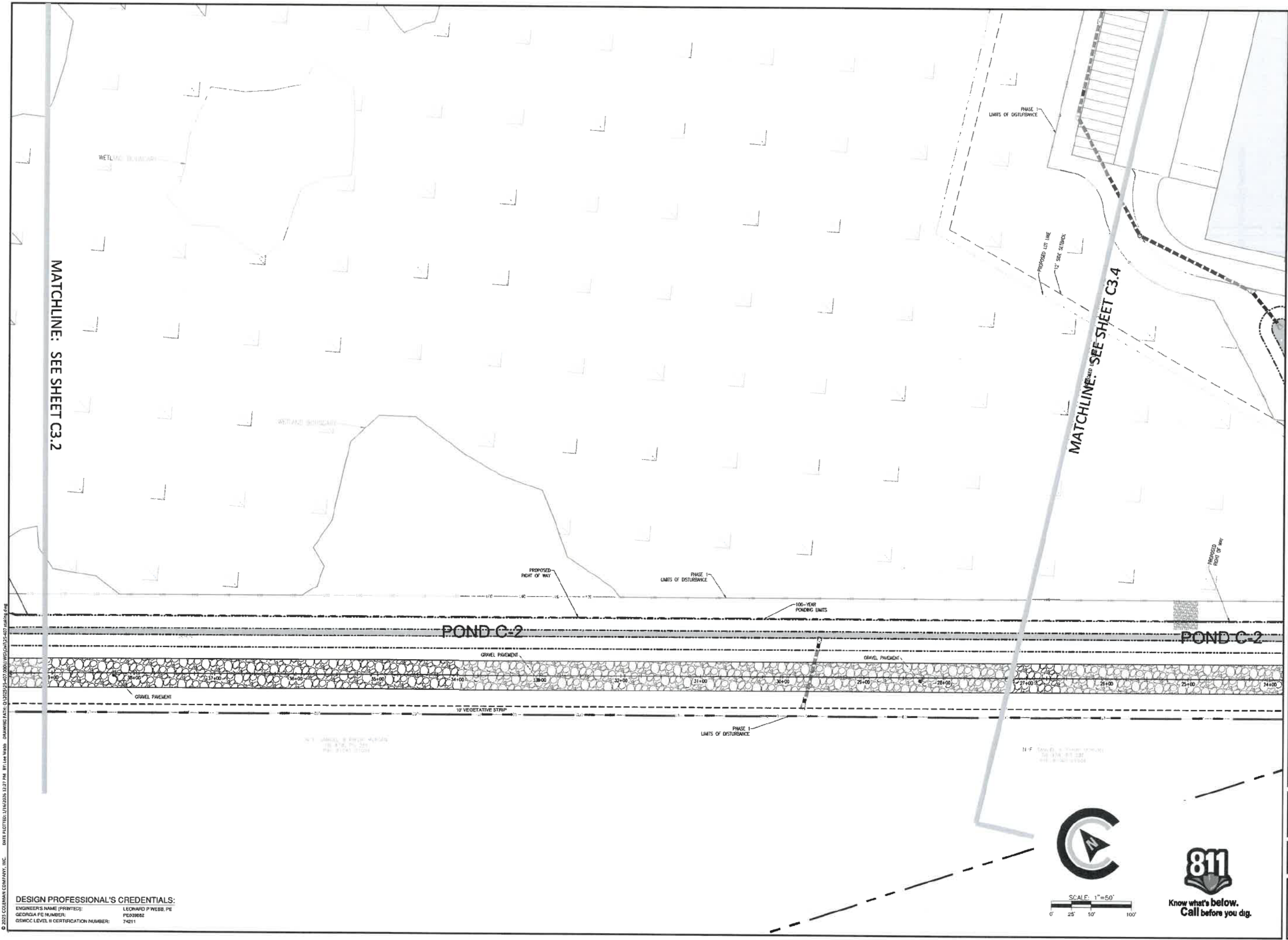
JOB NUMBER: 25-407
 DATE: 10/01/2025
 DRAWN BY: WRS
 CHECKED BY: DLF
 SCALE: AS NOTED

STAKING PLAN (2)

SHEET:
C3.2

DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): LEONARD P. WEBB, PE
 GEORGIA FE NUMBER: PE039882
 GSWCC LEVEL II CERTIFICATION NUMBER: 74211





NOT FOR CONSTRUCTION

REVISIONS:

10/17/2025	RELEASED FOR PERMIT REVIEW
10/20/2025	COOT COMMENTS
12/9/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE 1
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

JOB NUMBER: 25-407
 DATE: 10/01/2025
 DRAWN BY: WRS
 CHECKED BY: DLF
 SCALE: AS NOTED

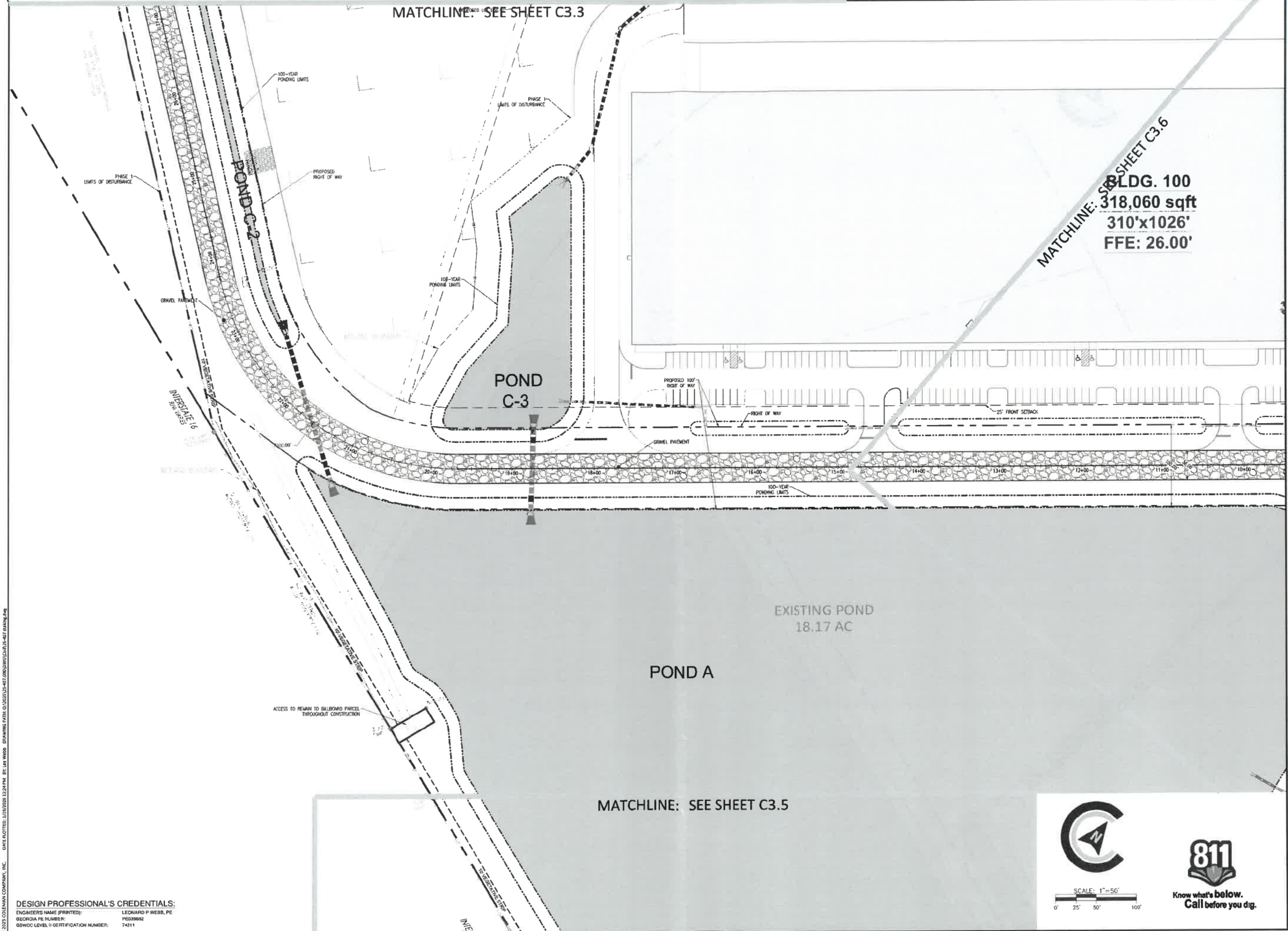
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SHEET:
C3.3

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DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): LEONARD P WEBB, PE
 GEORGIA FE NUMBER: PE039862
 OSWCC LEVEL II CERTIFICATION NUMBER: 74211





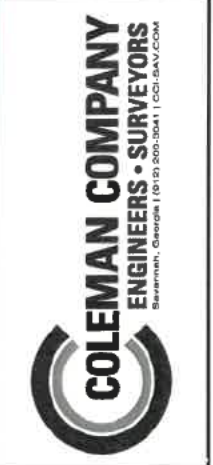
MATCHLINE: SEE SHEET C3.3

MATCHLINE: SEE SHEET C3.6

BLDG. 100
318,060 sqft
310'x1026'
FFE: 26.00'

EXISTING POND
 18.17 AC

MATCHLINE: SEE SHEET C3.5



NOT FOR CONSTRUCTION

REVISIONS:

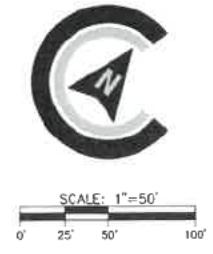
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10/20/2025	GROT COMMENTS
12/9/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE 1
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

JOB NUMBER:	25-407
DATE:	10/01/2025
DRAWN BY:	WRS
CHECKED BY:	DLF
SCALE:	AS NOTED

STAKING PLAN (4)

SHEET:
C3.4



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DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): LEONARD P. WEBB, PE
 GEORGIA PE NUMBER: PE038862
 OSWOC LEVEL II CERTIFICATION NUMBER: 74211

MATCHLINE: SEE SHEET C3.4

MATCHLINE: SEE SHEET C3.6

POND A

INTERSTATE 16
20' WIDE

PHASE 1
LIMITS OF DISTURBANCE

PHASE 1
LIMITS OF DISTURBANCE

100-YEAR
FLOODING LIMITS

100-YEAR
FLOODING LIMITS

NOT FOR CONSTRUCTION



REVISIONS:	
10/7/2025	RELEASED FOR PERMIT REVIEW
10/20/2025	GDOT COMMENTS
12/9/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE 1
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

JOB NUMBER: 25-407
 DATE: 10/01/2025
 DRAWN BY: WRS
 CHECKED BY: DLF
 SCALE: AS NOTED

STAKING PLAN (5)

SHEET:
C3.5

DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): LEONARD P. WEBB, PE
 GEORGIA PE NUMBER: 74211
 GSWCC LEVEL II CERTIFICATION NUMBER: 74211



SCALE: 1"=50'
0' 25' 50' 100'



Know what's below.
Call before you dig.

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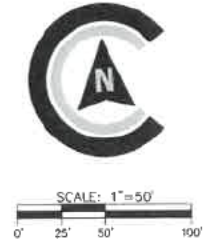
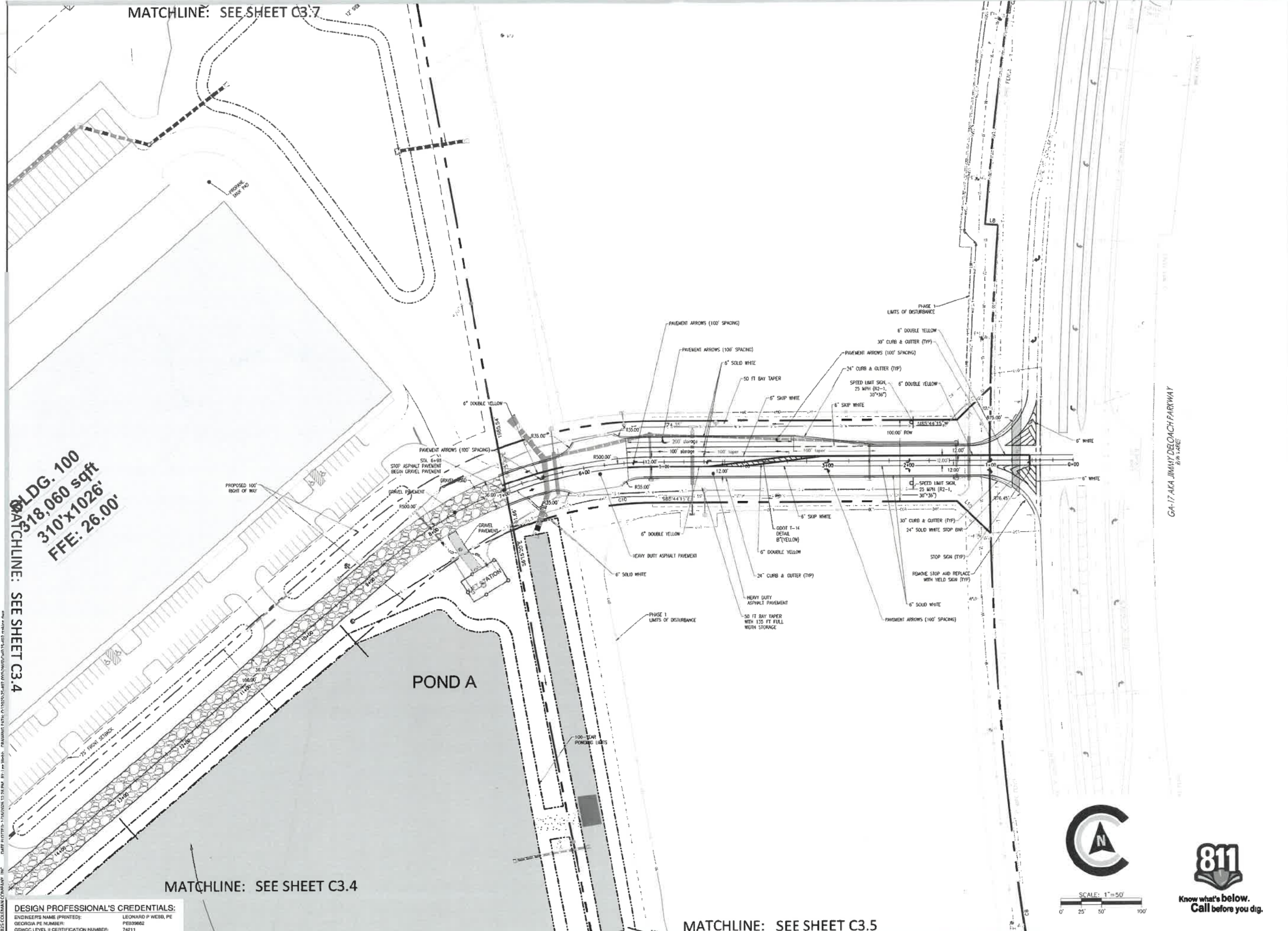
MATCHLINE: SEE SHEET C3.7

LDG. 100
318,060 sqft
310'x1026'
FFE: 26.00'

MATCHLINE: SEE SHEET C3.4

MATCHLINE: SEE SHEET C3.4

MATCHLINE: SEE SHEET C3.5



REVISIONS:

10/1/2025	RELEASED FOR PERMIT REVIEW
10/26/2025	CDOT COMMENTS
12/9/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

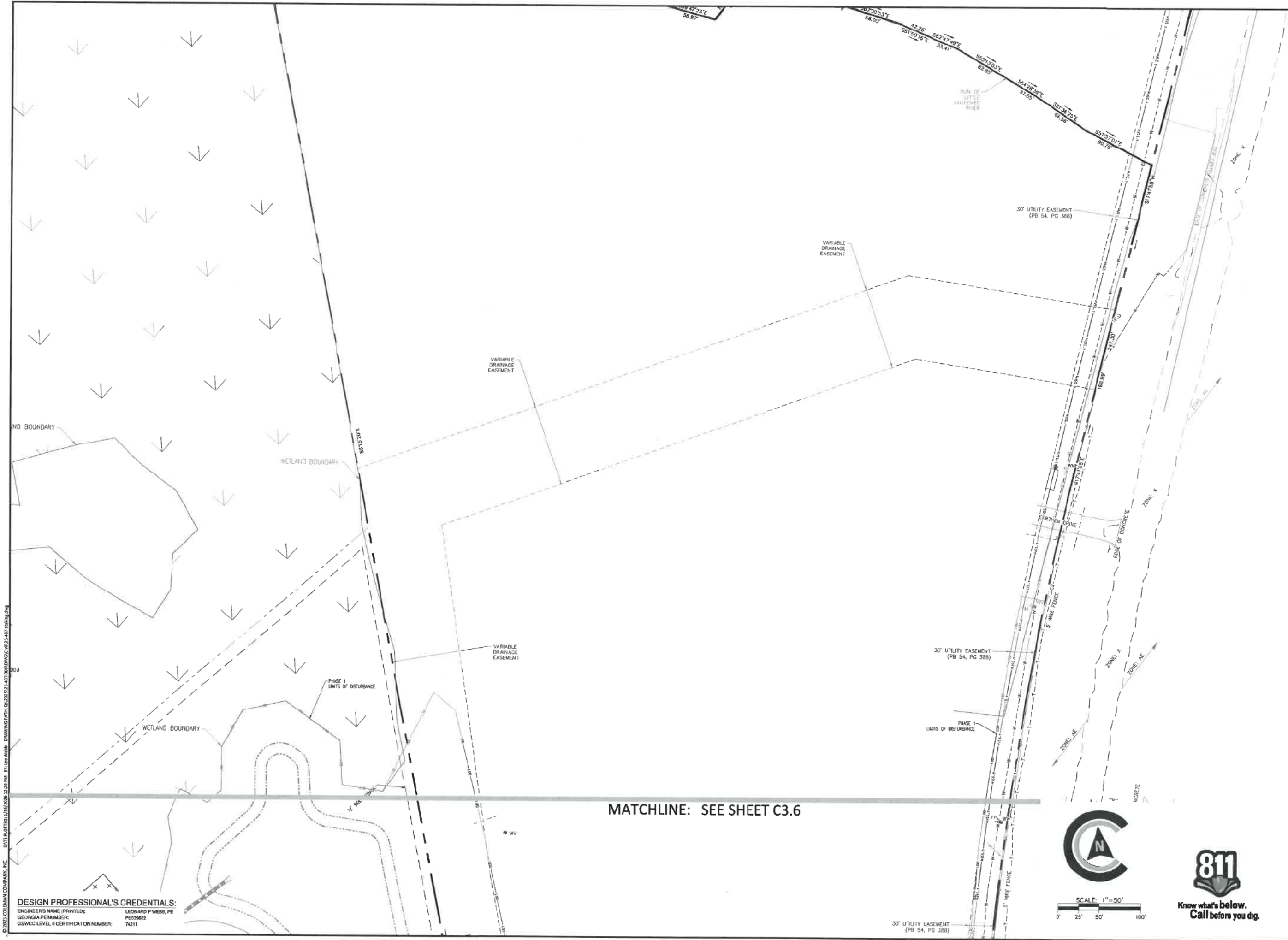
CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE 1
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

JOB NUMBER: 25-407
 DATE: 10/01/2025
 DRAWN BY: WRS
 CHECKED BY: DLF
 SCALE: AS NOTED

STAKING PLAN (6)

SHEET:
C3.6

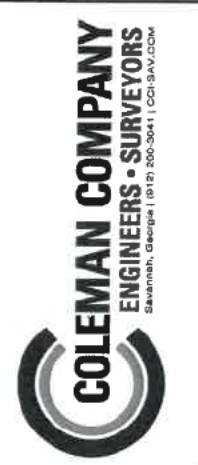
DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): LEONARD P. WEBB, PE
 GEORGIA PE NUMBER: PE039662
 GSDWC LEVEL II CERTIFICATION NUMBER: 74211



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DESIGN PROFESSIONAL'S CREDENTIALS:
 ENGINEER'S NAME (PRINTED): LEONARD P WERS, PE
 GEORGIA PE NUMBER: PE039882
 GSWCC LEVEL II CERTIFICATION NUMBER: 74211

MATCHLINE: SEE SHEET C3.6



NOT FOR CONSTRUCTION

REVISIONS:

10/1/2025	RELEASED FOR PERMIT REVIEW
10/20/2025	GOVT COMMENTS
12/9/2025	BLOOMINGDALE COMMENTS
01/12/2026	BLOOMINGDALE COMMENTS

CIVIL CONSTRUCTION PLANS FOR
DK MORGAN TRACT
 INFRASTRUCTURE PHASE 1
 LOCATED IN BLOOMINGDALE, GEORGIA
 PREPARED FOR HUNT MIDWEST

JOB NUMBER: 25-407
 DATE: 10/01/2025
 DRAWN BY: WRS
 CHECKED BY: DLF
 SCALE: AS NOTED

STAKING PLAN (7)

SHEET:
C3.7

OLD BUSINESS

ITEM 2



City of Bloomingdale
8 West Highway 80
P.O. Box 216
Bloomingdale, Ga. 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 _____

VARIANCE CHECKLIST AND APPLICATION

Please type or print legibly. If necessary, attach additional sheets to fully answer any of the following sections. This form, along with application, application fee and required documents must be submitted at least twenty (20) days prior to the regularly scheduled meeting of the Planning Commission.

Petitioner should refer to the City of Bloomingdale's Code of Ordinances, Zoning Appendix, to understand and adhere to all requirements. This document is for application purposes only and does not replace any procedures set forth in the Code of Ordinances.

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

Yes	No	NA	
✓			Completed application form
✓			Legal description of property or metes and bounds description (Attach a boundary survey, recorded or proposed plat, tax map, or scaled plot plan to identify the property boundary lines. Survey, plat, or map must show nearest public rights-of-way)
✓			Map of adjacent properties and zoning
✓			Non-refundable filing fee, payable to City of Bloomingdale \$800.00
✓			If the petitioner is not the property owner, a signed, notarized statement from the owner authorizing the petitioner/agent to act on his or her behalf is required
✓			Site plan, if applicable
✓			Disclosure of Campaign Contributions, if applicable

Development of Regional Impact:

If the project is a Development of Regional Impact (DRI), the project must first be reviewed by the State of Georgia before a rezoning petition can be reviewed by the City of Bloomingdale. See [http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/regional impact.asp](http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/regional%20impact.asp) for more information.

REZONING APPLICATION FORM

I. General Information

Petitioner/Applicant: *(Note: A signed notarized statement of authorization from the property owner is required if the petitioner is not the property owner.)*

Name: Hunt Midwest Real Estate Development, Inc.
Address: 1881 Main St, Ste. 200, Kansas City, MO 64108

Telephone: 913 927 2761 Cell _____
Email _____

Property Owner: *(If same as petitioner, write "same")*

Name: Northpoint Industrial XX, LLC
Address: 1007 N. Patterson St, Valdosta, GA 31601

Telephone: 913 927 2761 Cell _____
Email _____

II. Property Description

Address: Legal address or general street location (nearest street intersections)
1406 Bloomingdale Road

Legal Description: Name of subdivision, block, lot number, etc; or if none, by metes & bounds:
Parcel 1

Property Tax ID #: 81040 01002

Total Area of Property: 346.294 AC

If the property is contiguous to property with a more restrictive zoning classification or abutting or fronting onto an arterial or collector street, then a site plan is also required at the time of rezoning.

III. Action Requested

Action Requested: _____ Rezoning (Map amendment) Variance
_____ Recombination Plat _____ Conditional Use
_____ Board of Zoning of Appeals Petition Fee
_____ Application Fee for Planned Unit/Industrial Development

Previous Applications: Have any previous applications been made for a text or map amendment Affecting this same property or properties?
Yes No _____

If yes, give application number: _____
Date: _____ Action taken: _____

If exact application number, date, or action is not known, provide the approximate date of previous application: _____

Zoning Classification: Present zoning: I-1 Requested zoning: N/A (I-1)

Existing Land Use: Specify such as single family residence, grocery store, vacant land, etc.:
Vacant Land

Proposed Land Use: Specify such as single family residence, grocery store, vacant land, etc.:
Industrial Warehousing

Justification: List reasons for requesting the change(s); attach pages, if needed.
Requesting Variance to waive the requirements of City of Bloomington
Code of Ordinances, Section 52-1404 - Sidewalks. See attached pages.

IV. Other Information

Adjacent Property Owners: (If Applicable)

Provide a list of the names and mailing addresses of all adjacent property owners of the subject property. (Use separate sheet if necessary)

Name: _____ Mailing Address: _____
See attached sheet

I have received and understand the checklist of actions needed to amend the Bloomington Zoning Ordinance/Zoning Map. It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of providing the need for the proposed amendment rest with the applicant.

Owner Northpoint Industrial XX, LLC
Shawn Tollock - Partner Signature
Shawn Tollock
Agent Lee Webb Signature
Lee Webb

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 the 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.

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.

Sworn to and subscribed before me on this 11 day of February 2026.

[Signature]
Owner's signature or Authorized Agent

[Signature]
Notary Public

exp 10/12/2029

Northpoint Industrial XX, LLC
Printed Name
Kristen Block - Partner





February 12, 2026

Denise Kerby
Zoning Administrator
City of Bloomingdale
8 West Highway 80
Bloomingdale, Georgia 31302

RE: DK Morgan Tract Infrastructure Phase 2
CCI Project #: 25-407.001

Dear Denise:

Thank you for taking the time to consider our variance request. The DK Morgan Infrastructure Phase 2 Project consists of Extending a proposed Spine Road to serve an industrial park.

We are requesting relief from UDO section 52-1404, the requirement to install sidewalks on both sides of the proposed roadway.

We are asking for relief from this requirement because the proposed spine road extension will serve an industrial park consisting of warehouses. We do not anticipate the proposed development will generate a significant amount of pedestrian traffic.

The proposed spine road design is consistent with other similar spine roads serving industrial developments in the area which do not contain sidewalks.

In closing we would like to thank you for considering our request, your time and effort are greatly appreciated. Should you have any questions or require additional information, please contact us.

Thank You,
Coleman Company, Inc.

Lee Webb
Project Manager

OLD BUSINESS

ITEM 3

Well

Submitted
3-24-26

CITY OF BLOOMINGDALE

Well Permit Application

Updated JUNE 2025

Page 1 of 2

OFFICE USE ONLY

Date Received: _____ Date Paid: _____ Permit Number: _____

Date Log Received: _____ Date Water Sample Received: _____

Approved by: _____ Finance Receipt: _____ Date Issued: _____

Proposed Well Information

8001003034
PIN _____ Lot Number _____ Tract/Subdivision _____

Situated on the: North South East West side of _____ (Street name)

between _____ (Street name) and _____ (Street name)

150 Conaway Rd
Property Mailing Address _____

Deep
Deep Well/Shallow Well _____ Estimated Depth in Feet: 400s Construction Method: Mud Rotary

Drinking
Specific Purpose _____ GPM Capability: 25 gpm Estimated Use Per Day: 250 gpm

25 gpm
Desired Yield _____ Proposed Diameter Inches: 4"

PVC
Proposed Casing Type _____ Casing Depth: 300s Motor Horsepower Day: 1HP

1
Number of Units/Structures Served _____ Tank Size: 120

100+
Well Site Distance from Nearest Tank or Drainfield _____ Distance from Property Line: 10+

N/A
Distance from Well Owner's Property Line to Nearest City/County/Community Water Supply Line in Feet _____

100+
Well Site Distance from Nearest Tank or Drainfield _____ From Property Line: 10+

**CITY OF
BLOOMINGDALE**

**Well Permit
Application**

Updated **JUNE 2025**

Page 2 of 2

Michael Neal
Owner Name

150 Conway Rd
Owner Address

Christopher Smith
Contractor Name

8700 Hwy 17 Richmond Hill, GA 31324
Contractor Address

Owner Phone

Owner Email

Contractor Phone

Contractor Email

Affidavit

I, Christopher Smith the well driller for the above location agree to furnish a copy of the driller's log and a copy of the good water sample to the City of Bloomingdale upon the completion of the well.

I also understand that the release of power will not be issued until this information is turned in.

Christopher Smith Applicant/Agent Name

Christopher Smith Applicant/Agent Signature

3/16/26 Date

**CITY OF BLOOMINGDALE
WELL DRILLING APPLICATION**

Name of Driller: Smith Drilling Company Date 3/9/26

Address: 8700 Hwy 17 Richmond Hill Phone: 912-610-5906

Name of owner: Christopher Smith

Address or Legal Description of property: 150 Conaway Rd

Estimated depth in feet & method of construction: 400s, mud rotary

Purpose of Well & Desired Yield: Drinking / 25 gpm

Pipe Diameter in Inches: 4"

Type of Well Casing: PVC

Approximate Distance and Relative Elevation of Well of any potential sources of ground water pollution: N/A

I, Christopher Smith the well driller for the above location agree to furnish a copy of the driller's log and a copy of the good water sample to the City of Bloomingdale upon the completion of the well. I also understand that the release of power will not be issued until this information is turned in.

Christopher Smith
Signature of Well Driller

(Signature)
Witness

Mailing Address (If different than above)

Date Log returned _____
Date Sample returned _____

NEW BUSINESS

ITEM 1

HOME OFFICE/ BUSINESS
REGULAR OCCUPATIONAL TAX
CERTIFICATE CALENDAR YEAR 2026

Application Date: 3-4-26 Check One: New Renewal Relocate Amended

Type of Business* Industrial Cleaning Business Name: Coastal Surface Prep LLC

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 304 Adams rd. Mailing Address Same
(Street Address) (If different)

Business Telephone: 912-272-8420 Emergency Telephone: Same

Check One: Partnership Sole Owner Corporation

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

Owner 1: <u>James B Paul</u>	Owner 2: _____
Address: <u>304 Adams rd.</u>	Address: _____
Email Address: <u>j.b.paul859@GMail.com</u>	Email Address: _____
Phone: <u>912-272-8420</u>	Phone: _____

Name of Manager or Operator: James B. Paul

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

**NUMBER OF EMPLOYEES 2 (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 40hours 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 <u>2 @ 35</u>
Regulatory Fee (If applicable)	_____
Credit Due from Prev. Year	_____
Additional Fees owed from Prev. Yr.	_____
Penalty for Current Year	_____
Total Fees Due	\$ 275.00 <u>\$ 345.00</u>

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

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

[Signature]
 Applicant's Signature

3-4-26
 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 _____, 20____, in the city of _____
and state of _____

X _____
Signature of Authorized Officer or Agent

Printed Name & Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS 31st DAY OF March, 2026

Shannon Dellinger
NOTARY PUBLIC

My Commission Expires: 11-11-28



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.



Affidavit Verifying Status for City Public Benefit Application

By executing this affidavit under oath, as an applicant for a(n) Occupational Tax Certificate, Alcohol License, Taxi Permit, or other public benefit (circle one) as reference in O.C.G.A. § 50-36-1, from the City of Bloomingdale, the undersigned applicant verifies one of the following with respect to my application for a public benefit.

- 1) I am a United States Citizen
- 2) I am a legal permanent resident of the United States
- 3) I am a qualified alien or non-immigrant under the Federal Immigration and National Act with an alien number issued by the Department of Homeland Security or other Federal Immigration Agency.

My alien number issued by the Department of Homeland Security or other Federal Immigration Agency is: _____

A **secure and verifiable document** must be provided with this affidavit. It should be one of the documents listed on the attached sheet and is classified as: _____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one (1) secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Bloomingdale (city), Georgia (state).

SUBSCRIBED AND SOWN BEFORE
ME THIS 31st DAY OF
March, 20 2024

Shannon Dellinger
Notary Public
My Commission Expires 11-11-28

[Signature]
Signature of Applicant

Date of Birth



NOTE: IF YOU ARE A UNITED STATES CITIZEN, THIS FORM WILL BE FORWARDED FOR THE RENEWALS ONCE IT IS COMPLETED WITH THE INITIAL APPLICATION.

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: 2 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 2

No Attachment

NEW BUSINESS

ITEM 3



The City of Bloomingdale, Georgia
 8 US Highway 80 West, Bloomingdale, Georgia 31302
 Phone: 912.748-0970 Fax: 912.748.1005

REQUEST TO BE PLACED ON THE CITY COUNCIL AGENDA

The City of Bloomingdale would like to hear issues of importance brought by citizens of the City of Bloomingdale as it is in the best interest of the City that the Mayor and City Council be well-informed and prepared to address topics placed on the agenda. In order to better ensure that this process is efficient and effective, the City requires that citizens submit a written form outlining the subject matter about which they would like to speak. The Mayor may rule out of order personal, abusive or indecorous language or matters that the City has no purview over. Completion of this form does not entitle the Speaker to be added to the agenda.

Name: James Hall

Business/ Organization: Friends of James Hall

Address: P.O. Box 10615

City/State/Zip: Savannah, GA 31412

Telephone Number: 912-656-6445

Email Address: Friends of James Hall @ jma.i.com

Council Meeting Date: 4/16/2026 @ 7PM

PURPOSE:

Brief summary / paragraph of topic:

I am seeking re-election for my post on the Chatham County Board of Elections. If possible, I would like to make a brief campaign speech at the next Council meeting. I would also be willing to wait until public comment.

James B. Hall
 Signature

4/8/2026
 Date

A request must be received by the City Manager by the close of business on the Wednesday prior to the requested City Council Meeting date in order to include this form in the City Council packet.

NEW BUSINESS

ITEM 4



FPI 4225 Folder Inserter

Proposal For: **City of Bloomingdale Water Dept**
Date: **April 6, 2026**



Prepared by: **Jeffrey Varner ABR**
Contact: **912-247-4387 / jvarner@abr1.com**



Envelope Feeder



Standard Drop Tray

Features

- 3,000 envelopes per hour cycling speed
- 3 Feed Stations (2 sheets, 1 insert)
- High-Capacity Insert Feeder
- Insert nesting
- Feeder swap, linking, cascading
- Document feed detection (thickness, length, & stream)
- Stores up to 20 jobs
- 5 Fold types (C, Z, V, Double-V, No-Fold)
- Create a tri-fold brochure without inserting
- Bottom addressed documents (with bottom flap envelopes)
- Daily Mail up to 5 sheets of 20lb paper
- Envelope Sealing
- Safe Seal Technology
- Drop Tray

FlexStream Software Document Solution

FlexStream Software is a document automation solution that gives organizations control over their mailing process. With its unmatched versatility, FlexStream automates and simplifies business workflows. It ensures security and document integrity by adding scancodes that are read by the folder inserter. FlexStream allows the user to choose which documents to print and mail, and which to send electronically.



The FPI 4225 is a breakthrough mailroom advancement for all businesses who process mail. Securely automate and customize your jobs with proven technology. Combined with FlexStream software you can treat every job with the same high level of integrity by controlling every aspect of the mailing process. Features such as the High Capacity Insert Feeder, High-Capacity Vertical Exit Stacker and ergonomic, height adjustable tables means the FPI 4225 can be optimized into the perfect machine to complement your mailroom needs.

Configuration:

- FlexStream Software
- Integrity options: 2D Data Matrix BCR, OMR
- High-Capacity Vertical Exit Stacker: up to 500 envelopes
- Height Adjustable Table

Investment Summary:

Purchase \$12,573.00

4 equal payments of \$3,143.25 with 1/4 on delivery

Promotion:

Price above does not include tax.
The proposal estimated here is valid for 30 days.