CITY COUNCIL
City Council Workshop- Agenda
October 1, 2026, at 6:00 PM | City Hall | 8 W. Hwy 80 Bloomingdale, GA 31302

I. Roll Call/ Declaration of Quorum

II. Call to Order

III. General Discussion:

1. **Discussion of Amendment to the Designated Truck Route Ordinance.**
2. **Discussion of Taylor Park Improvements**

IV. Adjourn

CITY COUNCIL

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

Regular Meeting- Agenda

October 1, 2026, at 7:00 PM | City Hall | 8 W. Hwy 80 Bloomingdale, GA 31302

I. Pledge/Prayer

II. Roll Call/ Declaration of Quorum

III. Call to Order

IV. <u>Approval of the following draft copies of Minutes:</u> September 17th Regular Council Meeting.

V. <u>Approval of Agenda:</u> October 1st Regular Council Meeting.

VI. <u>Administrative & Committee Reports</u>

1. Recognition of City Employee with 10 Years of Service – Geri Saxon

VII. <u>PUBLIC HEARING:</u>

1. Variance Application submitted by Charles Sheffield at 155 Wallace Drive for an Accessory Structure over 500 Square Feet (3,000) Square Feet with the Housing Unit being 1,216 Square Feet. (Over 50% of Primary Structure)

<u>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.</u>**

VIII. <u>NEW BUSINESS</u>:

1. **Proclamation:** Retired Educators Day – November 1, 2026.
2. Consider an Amendment to the Development Agreement with Port I-95/Ray DeMott documenting restricted use of a certain parcel on Towles Road for water/septic services.
3. **First Reading and Waive the Second Reading:** Consider PID Zoning from RA-1 Zoning Application submitted by Robert McCorkle/Ray DeMott for property located on Towles Road.
4. Consider tabling the Rezoning Application submitted by Phillip McCorkle for 10 Morgan Road from RA-1 to C-2 until the November 5th Regular City Council Meeting at the request of the applicant.
5. **First Reading and Waive the Second Reading:** Consider Amendment to the Designated Truck Route Ordinance.
6. Consider improvements to the Splash Pad at Town Center Park in the amount of $20,102.18 (Town Center Park/SPLOST).
7. Consider cancellation of the October 15th Regular City Council Meeting
8. Consider Declaration of Surplus Property- Public Works Backhoe.

These are the items presented before the deadline of September 23rd to be included on the Agenda.

IX. Pay the Bills

X. Adjourn

MINUTES

CITY COUNCIL
Regular Council Meeting - Minutes
September 17, 2026, 7:00 P.M.

I. **Invocation/ Pledge of Allegiance:** Mayor Baxter gave the Invocation and led the Pledge of Allegiance.

II. **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; Police Chief Blair Jeffcoat; Fire Chief Ferman Tyler; Public Works Director Ernie Grizzard, Jr.

III. **Call to Order:** The meeting was called to order by Mayor Baxter at 7:00 p.m.

IV. **Approval of Minutes:** Mayor Baxter called for a motion to approve the Minutes for the July 21st Special Called Council Meeting and the August 20th Regular Council Meeting.

Councilman Jones made a motion to approve the Minutes for the July 21st Special Called Council Meeting and the August 20th Regular Council Meeting. Vice Mayor Key seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

V. **Approval of Agenda:** Mayor Baxter called for a motion to approve the Agenda for the September 17th Regular Council Meeting.

Vice Mayor Key made a motion to approve the Agenda for the September 17th Regular Council Meeting. Councilwoman Knox seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

VI. **Administrative and Committee Reports:**

1. Councilman West recognized the Public Works Department and their hard work on the Splash Pad during the Summer Season.
2. City Administrator Akridge reminded everyone that work on Stagecoach Road would being on Monday.

DRAFT

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.

VII. Public Hearing:

Mayor Baxter called for a motion to enter the Public Hearing portion of the meeting.

Councilman West made a motion to approve the item for consideration and waive the second reading. Councilman Kerby seconded the motion, and it carried without opposition.

Yea: 6 | Nay: 0

1. C-2 Zoning from RA-1 Zoning Application submitted by Phillip McCorkle at 10 Morgan Road for a Commercial Shopping Center. (Tabled Until Further Notice):

   City Administrator Akridge provided an overview noting that the applicant has requested for the item to be tabled.

   The floor was open for public comments. After no movement the floor was closed.

   City Administrator Akridge informed those present that if the applicant resubmits the application that new letters would be sent.

2. PID Zoning from RA-1 Zoning Application submitted by Ray DeMott at Towles Road for Water/Septic Services:

   City Administrator Akridge provided an overview of the request. The floor was open for public comments.

   Robert McCorkle, representative of the applicant, was present and provided an overview of the application. Mr. McCorkle stated that the purpose of the request is to satisfy the requirements set forth by the Chatham County Health Department so that a permit for a new sewer drain field can be obtained. He further noted that if approved the approval will contain language prohibiting the property from being used for Industrial or Commercial uses.

   Mr. Terry Landing, resident of 150 Towles Road, expressed concerns on the future use of the property for Industrial or Commercial uses. Mr. Landing stated he was also concerned that approval of the request could create a 'domino effect' where other property owners would request the same changes and could result in 'spot zoning.' He also stated he was not speaking for or against the proposal but asked Council to consider his concerns when voting.

   Ms. Noah Bryant, resident of 105 Towles Road, asked where the property is located. City Administrator asked Mr. McCorkle to show Ms. Bryant the property plat with the property location.

   After no further movement the floor was closed.

   Mayor Baxter called for a motion to close the Public Hearing portion of the meeting and resume the Regular Meeting.

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

   Yea: 6 | Nay: 0

DRAFT

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VIII. New Business:

1. Consider a Minor Subdivision application submitted by Landon Cook at 109 Virginia Key Lane for two residential homes. [***Approved***]

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

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

   Yea: 6 | Nay: 0

2. Consider an Agreement for Fire Service Automatic Aid with City of Pooler, City of Port Wentworth, and the City of Garden City. [***Approved***]

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

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

   Yea: 6 | Nay: 0

3. Consider the purchase of a Backhoe for the Public Works Department in the amount of $135,596 (CIP/SPLOST). [***Approved***]

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

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

   Yea: 6 | Nay: 0

4. Consider the purchase of Swing Set for Town Center Park in the amount of $20,462.73 (Town Center Park Fund) [***Approved***]

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

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

   Yea: 6 | Nay: 0

5. *Resolution:* Consider Transmittal Resolution to Coastal Regional Commission for the Capital Improvement Element (CIE) of the Comprehensive Plan to continue to assess Residential Impact Fees. [***Approved***]

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

   Councilman Kerby made a motion to approve the item for consideration and waive the second reading. Vice Mayor Key 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.

DRAFT

Mayor Baxter reported that this concluded the items presented for consideration for inclusion on the Council agenda prior to the deadline of September 9, 2026.

6. **Pay the 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

7. **Adjournment:** 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 7:27PM

   Yea: 6 | Nay: 0

Transcribed by: Clerk of Council
Submitted by: City Administrator
Accepted & Approved by City Council on ___*October 1, 2026*___

The foregoing minutes of September 17, 2026, are true and correct and approved by the City Council on the__1st__ of October 2026.

_____ ATTEST: _____

Mayor Dennis G. Baxter Jennifer Scholl, Clerk of Council

DRAFT

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.

PUBLIC HEARING

ITEM 1

Oct 1st

For staff use only

Petition Number 20-0018

Date Submitted 8-26-20

Action by Planning Commission: Oct 1st 2020

Date of Action by Planning Commission_____

Action by Council_____

Date of Action by Council_____

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

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
		X	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
		X	Site plan, if applicable already Submitted
		X	Disclosure of Campaign Contributions, if applicable

Statement from Property owner

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

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: Charles W. Sheffield
Address: 155 Wallace Dr
Bloomingdale, Ga 31302

Telephone: 9 Cell 912 398-3457
Email Besheffield@yahoo.com.

Day Contact 912-308-787.

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

Name: Same
Address:

Telephone: Cell
Email

II. Property Description

Address: Legal address or general street location (nearest street intersections)
155 Wallace Dr
Bloomingdale, Ga 31302

Legal Description: Name of subdivision, block, lot number, etc; or if none, by metes & bounds:
Lot 11 Pine Barren Acres PH2
14P 174' mobile Home
1.15 Acres' Deed Book 3304 Deed Page 0140

Property Tax ID #: 81040A02002

Total Area of Property: 1.15 Acres

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)
_____Recombination Plat
_____Board of Zoning of Appeals Petition Fee
_____Application Fee for Planned Unit/Industrial Development

X Variance
_____Conditional Use

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

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: X Requested zoning:_____

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

Proposed Land Use: Specify such as single family residence, grocery store, vacant land, etc.:
Single Family Residentke W Garage

Justification: List reasons for requesting the change(s); attach pages, if needed.
? City council Said I have to have a Variance oversizestructure than residential.

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:
List attached

I have received and understand the checklist of actions needed to amend the Bloomingdale 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 X _____ Agent_____
Signature Signature

Request for Variance Information

The proposed garage would be for **private residential use only** on a property of more than an acre. It would not be used as a business, repair shop, or commercial facility and therefore would not generate customers, employees, commercial deliveries, unusual traffic, or ongoing commercial noise.

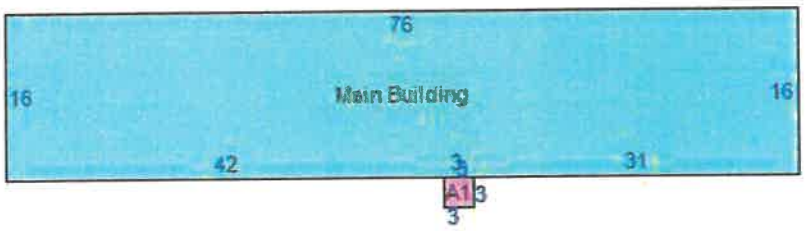
Any environmental concerns should also be limited and manageable. Issues such as stormwater runoff, drainage, erosion, tree removal, flood requirements, utilities, and setbacks can be addressed through normal building and engineering requirements. With substantial open space around the proposed garage and appropriate setbacks from neighboring properties, the structure should have little practical impact on the surrounding neighborhood.

The primary issue appears to be **zoning rather than environmental, noise, or traffic impact**. Because the proposed garage exceeds the city's normal size limitation for an accessory structure, a variance is required. However, exceeding a size standard does not necessarily mean that the garage would adversely affect neighboring properties.

The property's large size is an important consideration. Although the garage may exceed the normal accessory-building size ratio, there is ample land to accommodate it without crowding neighboring properties or creating the types of impacts that zoning regulations are intended to prevent.

We therefore respectfully ask that the variance be considered based on the actual circumstances of this property. The garage will remain strictly for personal use, will create no additional commercial traffic or activity, and will comply with applicable setback, drainage, stormwater, flood, and building requirements. Granting the variance would allow reasonable use of the property without creating a significant environmental, noise, traffic, or other adverse impact on neighboring properties or the surrounding residential area.

2018	22,500	9,300	31,800
2017	23,700	10,100	33,800



Item	Area
Main Building	1216
A1 - 903:903-Wood Deck (SF)	9

7/11/23, 11:42:33 AM

Printable page

PARID: 81040A02002
SHEFFIELD CHARLES W 155 WALLACE DR

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
SHEFFIELD CHARLES W			155 WALLACE DR BLOOMINGDALE GA 31302

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
SHEFFIELD CHARLES W		155 WALLACE DR		BLOOMINGDALE	GA	31302

Parcel

Status	ACTIVE
Parcel ID	81040A02002
Category Code	RES - Residential
Bill #	2983273
Address	155 WALLACE DR
Unit # / Suite	
City	BLOOMINGDALE
Zip Code	31302-
Neighborhood	16099.00 - P099 PINE BARREN AC
Total Units	
Zoning	R-A-1
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT 11 PINE BARREN ACRES PH 2 PRB 14P 174 & MOBILE HOME
Acres	1.15
Deed Book	330U
Deed Page	0140

Inspection

Inspection Date	Reviewer ID
07/11/2023	HJJORDAN
03/30/2023	HJJORDAN
11/02/2020	HJJORDAN
12/22/2016	HJRODGER
08/03/2015	HJRODGER

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
08/20/2007	50,000	U	WD	330U - 0140	WARREN DARRELL W & BARBAR	SHEFFIELD CHARLES W
04/04/1997	17,500	U	WD	184T - 0591	LEWIS MICHAEL A & PHLICA	WARREN DARRELL W & BABBAR

Land

Line Number	1
Land Type	U - UNIT
Land Code	05 - MOBILE HOMES
Square Feet	0
Acres	1.15
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Residential Building

Card #	1
Actual Year Built	1998
Effective Year Built	
Type	6 - Manufactured House
Style/Stories	13 - SINGLEWIDE
Percent Complete	100
Quality	100
Condition	AV - AVERAGE
Living Area	1,216
Basement Area	0
Finished Basement Area	No
Bedrooms	3
Full / Half Baths	2 / 0

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2026	75,000	44,300	119,300	
2025	75,000	41,700	116,700	
2024	75,000	25,100	100,100	
2023	24,500	12,500	37,000	
2022	63,500	10,600	74,100	
2021	18,000	15,800	33,800	
2020	22,500	9,200	31,700	
2019	22,500	9,200	31,700	

besheffield@yhoo.com

File VARIANCE / COA

P.H. date Oct 1st 202

CITY OF BLOOMINGDALE

Miscellaneous Building Permit Application

3,000 sq.ft.

(will have electricity)

Updated **JUNE 2024**

NOTICE TO APPLICANTS

A site plan (one complete set of plans and a digital set of plans) must accompany a miscellaneous application. Permit Holder agrees to hold the City of Bloomingdale harmless on any construction covered by the permit resulting in construction of wetlands. This permit becomes null and void if work or construction authorized is not commenced with a six-month period or if construction or work is suspended or abandoned for a period of six months at time after work is commenced.

OFFICE USE ONLY

Permit Number: _____ PIN: 81040A02002

Special Conditions: _____

Flood Zone: X Plan Review Fee: 75.00 Permit Fee: _____

Reviewed by: _____ Date: _____

Project Information

155 Wallace Dr Bloomingdale, Ga. 31302
Project Address

Charles W. Sheffield 155 Wallace Dr Bloomingdale Ga 31302
Owner Name — Owner Mailing Address

(912) 398-3457 Kathrynnesheffield@yahoo.com
Owner Phone — Owner Email

Elite Carports, LLC. 715 Willow st Mt Airy NC. 27030
Contractor Name — Contractor Mailing Address

(336) 900-5731 orderprocessing@eliteCarportsNC.Com
Contractor Phone — Contractor Email

Use/Class of Work

☐ Accessory Structure ☐ Addition ☐ Renovation ☐ Fence ☐ Pool ☒ Other: Freat Garage

☐ Move ☐ Repair

Pour Concrete Slab and erect Garage on Slab (w/ 3 Bays) — $41,000.00
Describe Work — $ Valuation of Work

Affidavit

In consideration of the granting of the above requested permit, I do hereby agree that I will in all respects construct the work in accordance with the above statement and the Plans and Specifications herewith submitted and filed in the Planning & Development - Building & Inspections Department and in compliance with all the state and local Laws and Ordinances regulating construction.

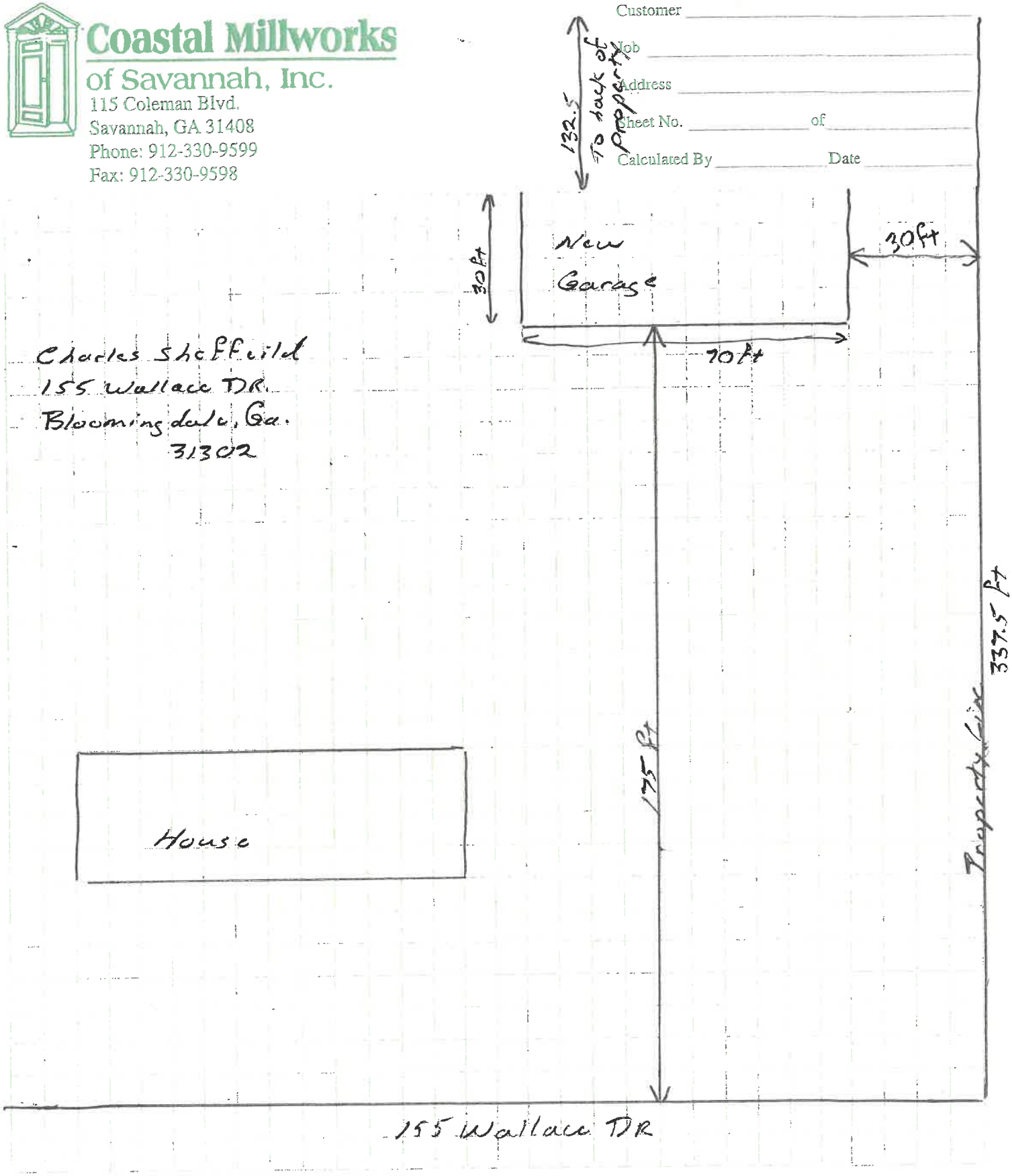
Charles W Sheffield — Applicant Name

Charles W Sheffield — Applicant Signature

7/21/2026 — Date

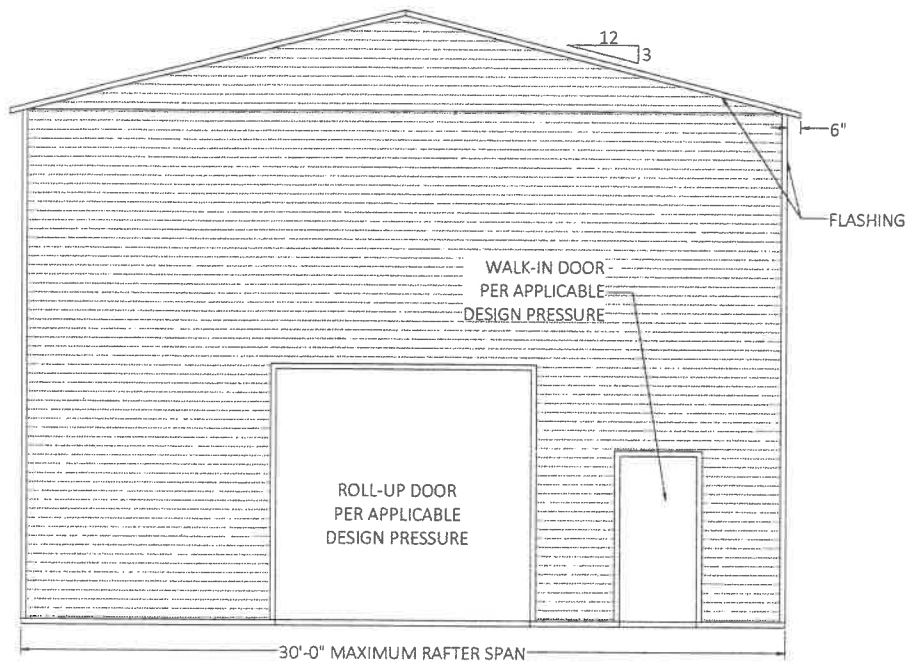
Coastal Millworks
of Savannah, Inc.
115 Coleman Blvd.
Savannah, GA 31408
Phone: 912-330-9599
Fax: 912-330-9598

Customer _____
Job _____
Address _____
Sheet No. _____ of _____
Calculated By _____ Date _____

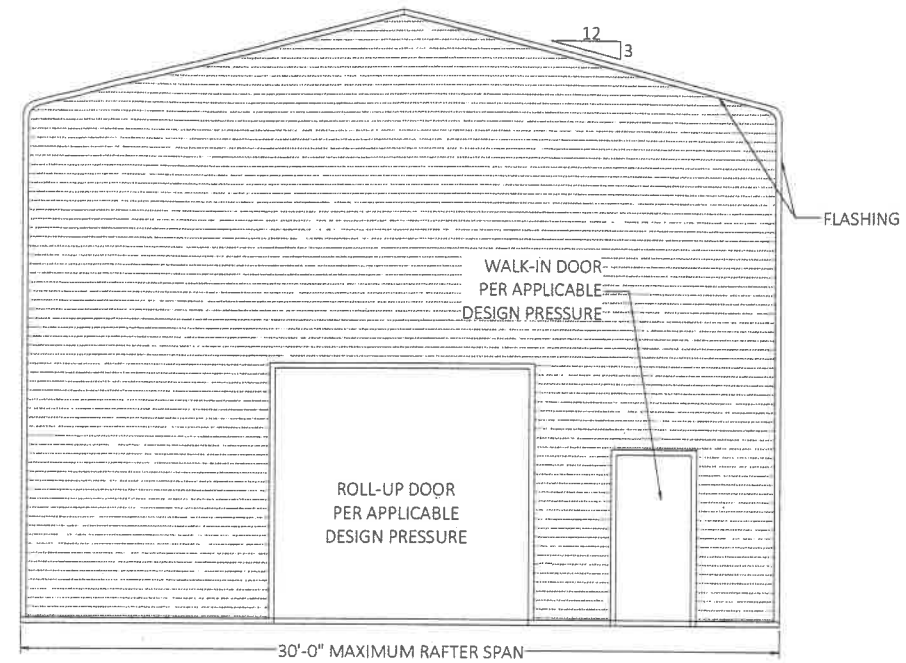


Custom Mouldings • Architectural Millwork • Custom Interior Doors • Custom Entry Systems • Custom Cabinetry & Closets

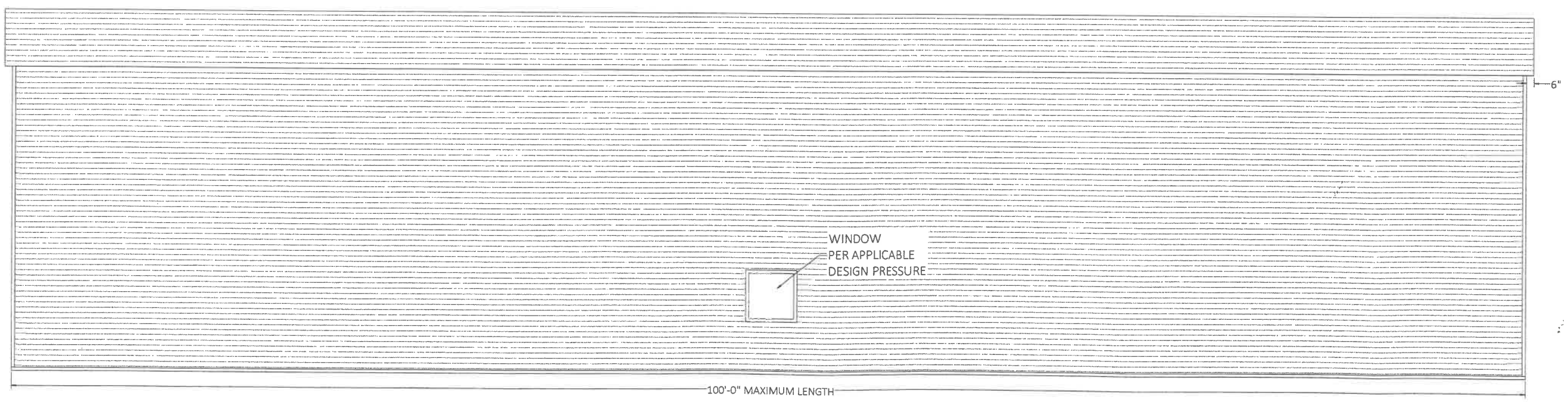
ENCLOSED / PARTIALLY OPEN METAL BUILDING DESIGN
MAXIMUM 30'-0" WIDE X 100'-0" LONG X 20'-0" HIGH (EAVE)
BOX EAVE FRAME



TYPICAL END ELEVATION - BOX EAVE



TYPICAL END ELEVATION - BOX EAVE



TYPICAL SIDE ELEVATION - HORIZONTAL ROOF

DBA: LIGHNING ENGINEERING LLC (GA, TN, VA, WV, KY, PA, MD)
GUNDERSON ENGINEERING (SC, NC)
FLORIDA ENGINEERING LLC (AL)

4161 TAMIAMI TRAIL, UNIT 101
PORT CHARLOTTE, FLORIDA 33952
(941) 391-5980
www.LightningEngineer.com
www.GundersonEngineering.com
FLEng.com

FLEGE
FLORIDA ENGINEERING LLC
LIGHTNING ENGINEERING LLC
GUNDERSON ENGINEERING LLC

PROJECT NO. 25106114 - 30E

CONTRACTOR:
ELITE CARPORTS LLC
715 WILLOW ST
MT. AIRY, NC 27030

PROJECT ADDRESS:
GENERIC SETUP
30'-0" ENCLOSED

DESIGN DATE:	05/13/2025	
REVISION 1:	DATE	
REVISION 2:	DATE	PAGE :
DRAWN BY:	SH	2 OF 11
SCALE:	NTS	

NEW BUSINESS

ITEM 1

PROCLAMATION

RETIRED EDUCATORS' DAY IN GEORGIA

WHEREAS: The Governor of the State of Georgia has proclaimed that Sunday, November 1, 2026, as Retired Educators' Day; and

WHEREAS: More than 145,000 retired educators have devoted their time and talents to public education in our state, fostering the academic development of millions of outstanding citizens in the State of Georgia; and

WHEREAS: Retired educators touched and impacted the lives of generations of young people, motivating and inspiring their students to use their inmate talents and abilities to the fullest, prompting them to become responsible, contributing citizens; and

WHEREAS: Retired educators possess valuable knowledge and use their vast experience and skill to enrich the education process in varied settings, often continuing to be a major source of insight and direction in education for our state and nation; and

WHEREAS: For sixty-nine years, the Georgia Retired Educators Association has dedicated its efforts to improving the welfare of retired educators, and it has provided opportunities for them to become involved in community activities; and

WHEREAS: On Retired Educators Day, the City of Bloomingdale recognizes these individuals for their time and commitment to bettering our community, and encourages citizens to express their gratitude for the work done by retired educators; now

THEREFORE: I, Dennis G. Baxter, Mayor of the City of Bloomingdale, on behalf of the Bloomingdale City Council do hereby also proclaim November 11, 2026, as RETIRED EDUCATORS' DAY and encourage all citizens to recognize retired educators for their extraordinary service.

In witness thereof, we officially affix the Seal of the City of Bloomingdale to this Proclamation on this 1st day of October 2025.

_____

Dennis G. Baxter, Mayor

ATTEST

_____

Jennifer Scholl, City Clerk

NEW BUSINESS

ITEM 2

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT** (this "First Amendment") is made and entered into as of _____ __, 2026, by and among **PORT I-95, LLC, 101 DEMOTT DRIVE, LLC and 151 DEMOTT DRIVE, LLC** (collectively, "Developer") and **THE CITY OF BLOOMINGDALE, GEORGIA** ("City").

WHEREAS, Developer and City entered into that certain Development Agreement dated as of the 5th day of February, 2026 (the "Agreement") for the development of certain real property consisting of approximately 153.53 acres located on DeMott Drive, Bloomingdale, Chatham County, Georgia, as more particularly described in the Agreement and for the creation of a Planned Industrial District (PID) for the Property (the "PID"), and

WHEREAS, Developer and City have rezoned certain additional, adjacent real property consisting of approximately 4.99 acres identified as PIN 81019 01026, Bloomingdale, Chatham County, Georgia (the "Additional Property") into the PID and desire to establish and limit certain uses on such Additional Property, and

WHEREAS, Seller and Purchaser desire to amend the Agreement as set forth herein.

NOW THEREFORE, for and in consideration of the covenants and agreements contained herein, One ($1.00) Dollar in hand paid from Developer and City, the receipt and sufficiency of which are hereby acknowledged and for other good and valuable consideration, Seller and Purchaser hereby agree as follows:

1. All capitalized terms not otherwise defined in this First Amendment shall have the meanings ascribed thereto in the Lease.

2. The definition of Property in the Agreement shall include the Additional Property.

3. Exhibit "A" to the Agreement is hereby deleted and Exhibit A attached hereto is inserted in lieu thereof.

4. Exhibit "B" to the Agreement is hereby amended by inserting the following subsection D to Part I:

> "D. Limited Uses for PIN 81019 01026. Notwithstanding anything to the contrary set forth herein, the lot on Towles Road consisting of approximately 4.99 acres and having PIN 81019 01026 shall have the following Permitted Uses: All uses under the R-A-1 zoning district and use as a water well site and drain field for the remainder of the Project, as shown on the Concept Plan. Industrial and commercial uses are prohibited."

5. Except as amended by this First Amendment, all terms and conditions of the Agreement shall remain in full force and effect. The undersigned hereby ratify, confirm and reaffirm the Agreement, as hereby modified and amended. In the event of a conflict between the

terms of the Agreement and the terms of this First Amendment, the terms of this First Amendment shall control.

6. This First Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which, when taken together, shall constitute one and the same instrument. For purposes of this First Amendment, signatures delivered by facsimile shall be as binding as originals upon the parties so signing.

In Witness Whereof, the parties hereto have duly signed, sealed and delivered this Agreement on this First Amendment as of the date first written above.

DEVELOPER:

PORT I-95, LLC,
a Georgia limited liability company

By: _____
Name: _____
Title: _____

Date: _____

101 DEMOTT DRIVE, LLC,
a Georgia limited liability company

By: _____
Name: _____
Title: _____

Date: _____

151 DEMOTT DRIVE, LLC,
a Georgia limited liability company

By: _____
Name: _____
Title: _____

Date: _____

CITY:

CITY OF BLOOMINGDALE

By: _____
Name: _____
Title: _____

Date: _____

Q:\DATA\WPDATA\8000\8051-01 Amendment to Development Agreement 08202026.1.docx

Exhibit "A"

Legal Description of Land

All those certain lots, tracts, or parcels of land lying and being in the 8th G.M. District, City of Bloomingdale, Chatham County, Georgia, designated as Lots 1A and 1B on that certain map or Plat of "Heidt Place" Subdivision prepared by Terry Mack Coleman, G.R.L.S. #2486, dated September 19, 2019, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Plat Book 52, Page 221. Reference is made to said Plat for a more complete description of metes, bounds and location of said property.

All those certain lots, tracts, or parcels of land lying and being in the 8th G.M. District, City of Bloomingdale, Chatham County, Georgia, designated as Lots 2 and 3 on that certain map or Plat of "Heidt Place" Subdivision prepared by Terry Mack Coleman, G.R.L.S. #2486, dated August 3, 2017, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Plat Book 51, Page 246. Reference is made to said Plat for a more complete description of metes, bounds and location of said property.

PINS: 81019 01066, 81019 01068, 81019 01067, 81019 01015

AND ALSO:

All that certain lot, tract, or parcels of land situate, lying and being in the Eighth (8th)G.M. District of Chatham County, Georgia, being Parcel 13 of property of Towles located north of the community of Bloomingdale, said tract or parcel hereby conveyed containing five (5) acres, more or less, as is shown on a map or plat made by Wilder Surveying & Mapping Co., dated July 9, 1975, and recorded in the office of the clerk of the Superior Court of Chatham County, Georgia, in plat record book Z, folio 30, which map or plat is expressly made part of this description. The property conveyed herein is more particularly described as follows:

Beginning at an iron pipe located at the point of intersection of the south-west corner of Parcel 13 and the northwest corner of Parcel 11, property of Arnold J. Towles and Hattie Bell Towles, which is the point of beginning; continuing thence northwardly, N 9°36'E, along an access road the distance of 467.68 feet to a point marked by an iron pipe; thence in an easterly direction, N 81°03'E, a distance of 483.33 feet to a point marked by an iron pipe; thence in a southerly direction, S 7°44'W, a distance of 462.82 feet to a point marked by an iron pipe; thence in a westwardly direction, S 81°03'W, a distance of 499.24 feet to an iron pipe which is the point of beginning.

Said property is bounded on the West by an access road between the property herein conveyed and Parcel 14 of property of Towles; on the North by other property of Towles; on the East by property of Heath; and on the South by Parcel 11 of property of Towles.

PIN: 81019 01026

NEW BUSINESS

ITEM 3

For staff use only
Petition Number 26-0016
Date Submitted 8-12-26
Property Owner Demott
Property Address
Action by Planning Commission:
Date of Action by Planning Commission 9-17-26
Action by Council
Date of Action by Council

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

REZONING 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 seven (7) weeks 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 right-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 rezoning petition can be reviewed by the City of Bloomingdale. See https://dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact 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: Robert L. McCorkle, III
Address: McCorkle, Johnson + McCoy, LLP
319 Tattnall Street
Savannah, Georgia 31401
Telephone: 912-232-6141 Cell
Email rlm@mccorklejohnson.com

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

Name: Port I-95, LLC
Address: 1510 Drayton Street
Savannah, Georgia 31401

Telephone: 912-484-4448 Cell
Email ray@savannahwarehouse.com

II. Property Description

Address: Legal address or general street location (nearest street intersections)
0 Towles Road

Legal Description: Name of subdivision, block, lot number, etc; or if none, by metes & bounds:
Parcel 13 Towles Property Subdivision

Property Tax ID #: 81019 01026

Total Area of Property: 4.99 acres

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: X Rezoning (Map amendment _____ Variance

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

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: R-A-1 Requested zoning: PID

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.:
Drain field for adjacent industrial development

Justification: List reasons for requesting the change(s); attach pages, if needed.
See Narrative enclosed

IV. Other Information

Adjacent Property Owners:

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 Exhibit "A" enclosed.

I have received and understand the checklist of actions needed to amend the Bloomingdale 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 Raymond J. DeWolf
Signature

Agent _____
Signature

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: Robert L. McCorkle, III

Address: 319 Tattnall Street

City & State: Savannah, Georgia 31401 Zip 31401

Telephone number: 912-232-6141

Raymond J. DeMott

Signature of owner

Personally appeared before me Raymond J. DeMott

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

Notary Public

8/10/26

Date

ROBERT L. MCCORKLE, III
NOTARY
EXPIRES
GEORGIA
11/08/2026
PUBLIC
CHATHAM COUNTY

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.

Owner's signature or Authorized Agent

Robert L. McArthur, III
Printed Name

Sworn to and subscribed before me on this 12th day of August 2026.

Lauren Johnson
Notary Public

LAUREN JOHNSON
NOTARY
EXPIRES
GEORGIA
06/01/2029
PUBLIC
CAMDEN COUNTY

NARRATIVE

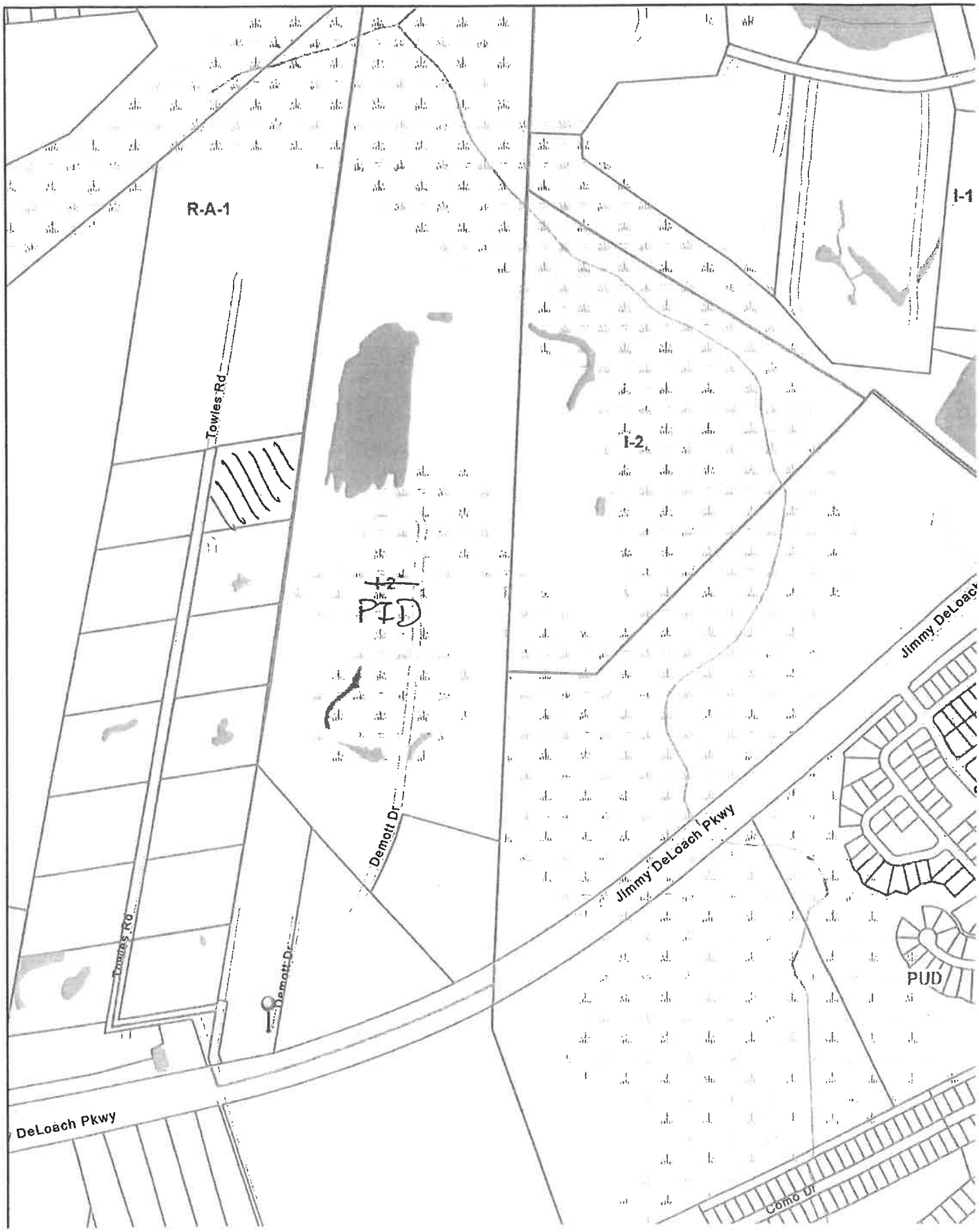
The concept plan that was included with the adoption of the PID for the DeMott Drive industrial development at PINs 81019 01067, 81019 01015 and 51015 01032 and the Development Agreement dated February 5, 2025, evidenced the drain field and well for the sanitary sewer and water improvements being located at the subject property on Towles Road [See Development Agreement enclosed]. It was believed at the time that the use of the subject property could be accomplished via easement agreement. As the petitioner was seeking permits for the work, the Chatham County Health Department has taken the position that the drain field must be located on the same parcel. We have tried to resolve it via easement but have been unsuccessful in getting the Health Department to agree. Therefor, we must recombine the lot to the remainder of the Project.

In connection with the recombination, the City Attorney and City Manager have asked us to add the subject property to the PID, rather than have a split zoned lot. This is the basis for this application.

Per our discussions with neighbors and Staff, we hare limiting the uses of the subject property to the current uses in RA1 as well as use as a drain field for the remainder of the Project.

This rezoning will put no traffic or have any other impact on Towles Road or the neighboring properties.

ArcGIS Web Map



DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** (this "Agreement") is made and entered into this 5 day of February, 2026 ("Effective Date") by and between **PORT I-95, LLC**, a Georgia limited liability company, **101 DEMOTT DRIVE, LLC**, a Georgia limited liability company, and **151 DEMOTT DRIVE, LLC**, a Georgia limited liability company (collectively, "Developer") and **THE CITY OF BLOOMINGDALE, GEORGIA**, a municipal corporation existing under the laws of the State of Georgia ("City").

WITNESSETH:

WHEREAS, Developer is the owner of certain tracts or parcels of land consisting of 153.53 acres, more or less, located on DeMott Drive and being more particularly described on Exhibit A attached hereto and incorporated herein by reference ("Property");

WHEREAS, Developer desires to continue to develop the Property for industrial purposes and to create a Planned Industrial Development (PID) ("Project"); and

WHEREAS, the development of the Project is in the best interests of the citizens of the State of Georgia, Chatham County, and the City.

NOW THEREFORE, for and in consideration of the agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

1. Project Zoning. The Property is to be zoned Planned Industrial District ("PID"), with a corresponding text amendment to the City's PID which further defines uses, design and development standards that are unique to the Property. The approved text amendment to the PID includes the uses and standards attached hereto as Exhibit B (the "Text Amendment"). To the extent there is a conflict between the text of the PID zoning and Exhibit B, Exhibit B shall control.

2. Concept Plan. The parties acknowledge and agree that a site/concept plan for the Project is attached hereto as Exhibit C (the "Concept Plan"). The Concept Plan is conceptual in nature and serves only as an illustration of the potential buildout of the Project. Changes to the layout or uses within the Concept Plan shall not require approval, provided that the development standards of the PID are met and the uses are permitted under the PID. The parties acknowledge and agree that a portion of the Project is used for leasing of container, trailer, chassis and storage yards that contain temporary and permanent buildings or structures and therefor Section 501B of the Ordinance shall not apply to such parcels identified as PINs 81019 01067, 81019 01015 and 51015 01032.

3. Staged Development. The parties acknowledge and agree that the Project will be developed in stages. Due to the size and nature of the Project, specific time frames cannot be anticipated and

therefor Section 714K of the Ordinance shall not apply. Provided that site plans for each stage or section of the Project conform with the development standards set forth in the PID, such site plans shall be approved by the City.

4. Sanitary Sewer and Water Improvements. Following full execution of this Agreement and prior to the issuance by the City of any business licenses for operations within Phase III of the Project, Developer will construct and install a private sanitary sewage disposal system to service Phase II and Phase III utilizing grinder pump stations manifolded into an underground force main directing waste to a common septic treatment and drain field as shown on the Concept Plan. The system, including its equipment, shall remain private and shall not be dedicated to City. Developer shall also serve Phase II and Phase III of the Project with a private water system served by a well. All water and sewer lines serving such property shall be located underground. The water and sewer systems shall be privately maintained by Developer.

5. Traffic and Signage Improvements. Developer will install the traffic calming measures identified on Exhibit D at the intersection of DeMott Drive and Towles Road at Developer's expense.. Additionally, Developer will continue to work in good faith with City to explore other improvements to the intersection.

6. De Annexation. Developer will participate in any agreement entered into between City and Pooler to deannex of the portion of the Property identified as PIN 51015 01032, which located in the City of Pooler, and the corresponding annexation into City.

7. CID. Developer shall participate in the formation of a Community Improvement District (CID) for the Property, or, in the alternative, the addition of the Property to an existing CID, with a fee/tax not to exceed forty percent (40%) of the appraised fair market value of the taxable property for the applicable calendar year, including the improvements located thereon, as shown by the record of the Chatham County Board of Tax Assessors, multiplied by .00379, provided, however that once the CID is established. The date of the establishment of the CID shall be the "CID Establishment Date". Notwithstanding the foregoing, the CID fee/tax shall apply to PINs 81019 01066, 01067 and 01068 as follows: a) Years 1-3 from the CID Establishment Date: 0% of tax/fee, b) Years 4-6 from the CID Establishment Date: 50% of tax/fee, c) Years 7 forward: 100% of tax/fee.

8. Binding Nature of Agreement. This Agreement shall be binding upon the parties hereto, shall inure to the benefit of and be binding upon the successors or assigns of the parties hereto, shall run with the Property, and be binding upon and inure to the benefit of any person, firm or corporation that may become the successor in interest, directly or indirectly, to the Property, or any portion thereof.

9. Controlling Laws:

a. This Agreement and provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Georgia and all duly adopted ordinances, regulations, and policies of the City now in effect and those hereinafter adopted. Unless otherwise specified in this Agreement for particular issues, all the City ordinances, rules, regulations and policies are applicable.

b. The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Chatham County, Georgia. Venue and jurisdiction for any such claims, controversies or disputes arising under this Agreement shall be in Chatham County, Georgia.

10. Miscellaneous:

a. This Agreement constitutes the entire agreement between the parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Amendment to or waivers of the provisions herein shall be made by the parties in writing.

b. If any sentence, phrase, paragraph, provision or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed an independent provision and such holding shall not affect the validity of the remaining portion hereto.

c. Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered when (i) hand delivered to the person hereinafter designated, (ii) upon receipt as evidenced by delivery receipt if sent by a national overnight delivery service (iii) sent by electronic mail or facsimile to the addresses or numbers below if a confirmed receipt, date and time is provided (iv) upon receipt of such notice when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to a party at the address set forth opposite the party's name below, or at such other address as the applicable party shall have specified, from time to time, by written notice to the other party delivered in accordance with:

City:	City of Bloomingdale Attn: City Administrator 8 West Highway 80 Bloomingdale, Georgia 31302
Copy to:	Raymond Dickey, City Attorney 217 W Eighth Street Rincon, Georgia 31326

Phone: (912) 826-2500
Fax: (912) 826-5936
Email: rdattyatlaw@windstream.net

Developer: Port I-95, LLC
P.O. Box 7442
Savannah, Georgia 31418
Phone: (912) 484-4448
Email: ray@savannahwarehouse.com

Copy to: Robert L. McCorkle, III
McCorkle, Johnson & McCoy, LLP
319 Tattnall Street
Savannah, Georgia 31401
Phone: (912) 232-6121
Email: rlm@mccorklejohnson.com

d. Time is of the essence in the performance of the terms and provisions of this Agreement.

e. This Agreement may be executed in a number of identical counterparts, each of which for all purposes is deemed an original, and all of which constitute collectively one agreement, but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart. The Agreement may be executed by facsimile or e-mail, and a facsimile signature (or signature transmitted by e-mail) shall constitute an original signature and executed facsimile or e-mail counterparts (or copies thereof) shall each be treated as an original.

f. The following exhibits are attached hereto and incorporated by this reference herein:

Exhibit A: Legal Description
Exhibit B: PID Text
Exhibit C: Site/Concept Plan
Exhibit D: Traffic and Signage Improvements

[signature pages follow]

IN WITNESS WHEREOF, each of the parties hereto has caused its duly authorized representative to execute and deliver this Agreement under seal on the day and year first above written.

PORT I-95, LLC,
a Georgia limited liability company

By: Raymond J. DeMott
Name: Raymond J. DeMott
Title: Manager

Date: 2/5/26

101 DEMOTT DRIVE, LLC,
a Georgia limited liability company

By: Raymond J. DeMott
Name: Raymond J. DeMott
Title: Manager

Date: 2/5/26

151 DEMOTT DRIVE, LLC,
a Georgia limited liability company

By: Raymond J. DeMott
Name: Raymond J. DeMott
Title: Manager

Date: 2/5/26

CITY OF BLOOMINGDALE

By: _____

Name: Dennis G. Baxter

Title: Mayor

Date: 2/5/26

Exhibit A

Legal Description of Land

All those certain lots, tracts, or parcels of land lying and being in the 8th G.M. District, City of Bloomingdale, Chatham County, Georgia, designated as Lots 1A and 1B on that certain map or Plat of "Heidt Place" Subdivision prepared by Terry Mack Coleman, G.R.L.S. #2486, dated September 19, 2019, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Plat Book 52, Page 221. Reference is made to said Plat for a more complete description of metes, bounds and location of said property.

All those certain lots, tracts, or parcels of land lying and being in the 8th G.M. District, City of Bloomingdale, Chatham County, Georgia, designated as Lots 2 and 3 on that certain map or Plat of "Heidt Place" Subdivision prepared by Terry Mack Coleman, G.R.L.S. #2486, dated August 3, 2017, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Plat Book 51, Page 246. Reference is made to said Plat for a more complete description of metes, bounds and location of said property.

PINS: 81019 01066, 81019 01068, 81019 01067, 81019 01015

Exhibit B

PID (Industrial Plan)

[See attached]

I. List of Permissible and Conditional Uses

A. Permitted Uses

1) Animal hospital, veterinary clinic or animal boarding place
2) Animal hospital, veterinary clinic or animal boarding place (small animals/short term)
3) Automobile repair
4) Automotive Tire Dealers (sales and indoor storage only)
5) Brewery and Distilleries
6) Broadcasting studio (radio, TV)
7) Building, facility, or land for the distribution of utility services
8) Building, Facility, Land for Parking
9) Building, heating, plumbing or electrical contractors and related construction contractors
10) Building, heating, plumbing, electrical and related supplies and materials
11) Motor Vehicle Wash
12) Commercial Trade or Vocational School in an enclosed building
13) Container, trailer, chassis, storage yard & repair, Diesel truck repair (stacking not to exceed 3 containers)
14) Electrical repair and similar activities
15) Enclosed commercial storage
16) Farm vehicles and implement sales and similar activities
17) Feed, Seed and Fertilizer Sales
18) Gasoline, service station
19) Greenhouse and plant nursery
20) Heavy truck (trucks weighing over two tons) and heavy truck & trailer sale dealerships and repair service
21) Locksmith Shop
22) Light machine shop
23) Machine shop, heavy
24) Manufacturing, light & light industrial
25) Indoor Motor Vehicle Parts (Used) Merchant Wholesalers
26) Motorcycle and motor scooter sales and service
27) Office Professional
28) Office space for governmental, business, professional: including but not limited to construction contractors, general contractors, heavy equipment contractors, special trade contractors, engineers, architects, and land surveyors
29) Office, temporary for on-site construction functions
30) Open, Outside Storage of Materials, Vehicles, and Other Goods (not inconsistent with listed uses)
31) Prefabricated structures sales lot/utility storage building sales

32) Radio and/or television and/or transmission tower
33) Recreational Vehicle Park
34) Recreational vehicle sales
35) Rental of tools, rental of equipment, tool sales, equipment sales and businesses of a similar nature
36) Repair, accessory structure or service facility incidental to the primary use
37) Repairing trucks, manufactured homes, recreational vehicles, and trailers
38) Residential Manufactured Home Sales
39) Retail automobile parts and tire stores
40) Retail Business, Heavy Equipment
41) Sale of fishing and boating supplies
42) Self-storage mini warehouse
43) Septic tank sales and service
44) Solar Power Field Supply
45) Storage Yards (not inconsistent with listed uses)
46) Taxidermist
47) Telephone, cable, fiber optic substation
48) Temporary Structures (to be removed) (Concrete Plant)
49) Tire recapping, regrooving
50) Truck terminal, Trucking Company
51) Used motor vehicle storage or shipping facility (provided vehicles are shipped from facility within 30 days of arrival, subject to force majeure)
52) Welding shop
53) Wholesaling and warehousing of chemicals

B. Conditional Uses
1) Commercial Trade or Vocational school
2) Driving range, golf course
3) Fair/Rodeo
4) Advertising display, Associated manufacturing and sales
5) Convenience Store with gasoline and diesel fuel
6) Gravel pit, Dirt pit, Mining
7) Laboratories, Medical and Dental
8) Medical, dental or optical laboratories
9) Removal or extraction of any natural material or deposit
10) Signs, off-site advertisement for business located at site.
11) Gas, bottle, storage and distribution *PROPANE

C. Special Uses
1) Gasoline, bulk storage tank
2) Manufacturing, heavy and heavy industrial
3) Metals salvage yard
4) Salvage yard and motor vehicle salvage yard
5) Recycling collection center
6) Truckstop
7) Tire recycle, grinding facility

8) Motor Vehicle Towing and storage of no more than 50 vehicles on property

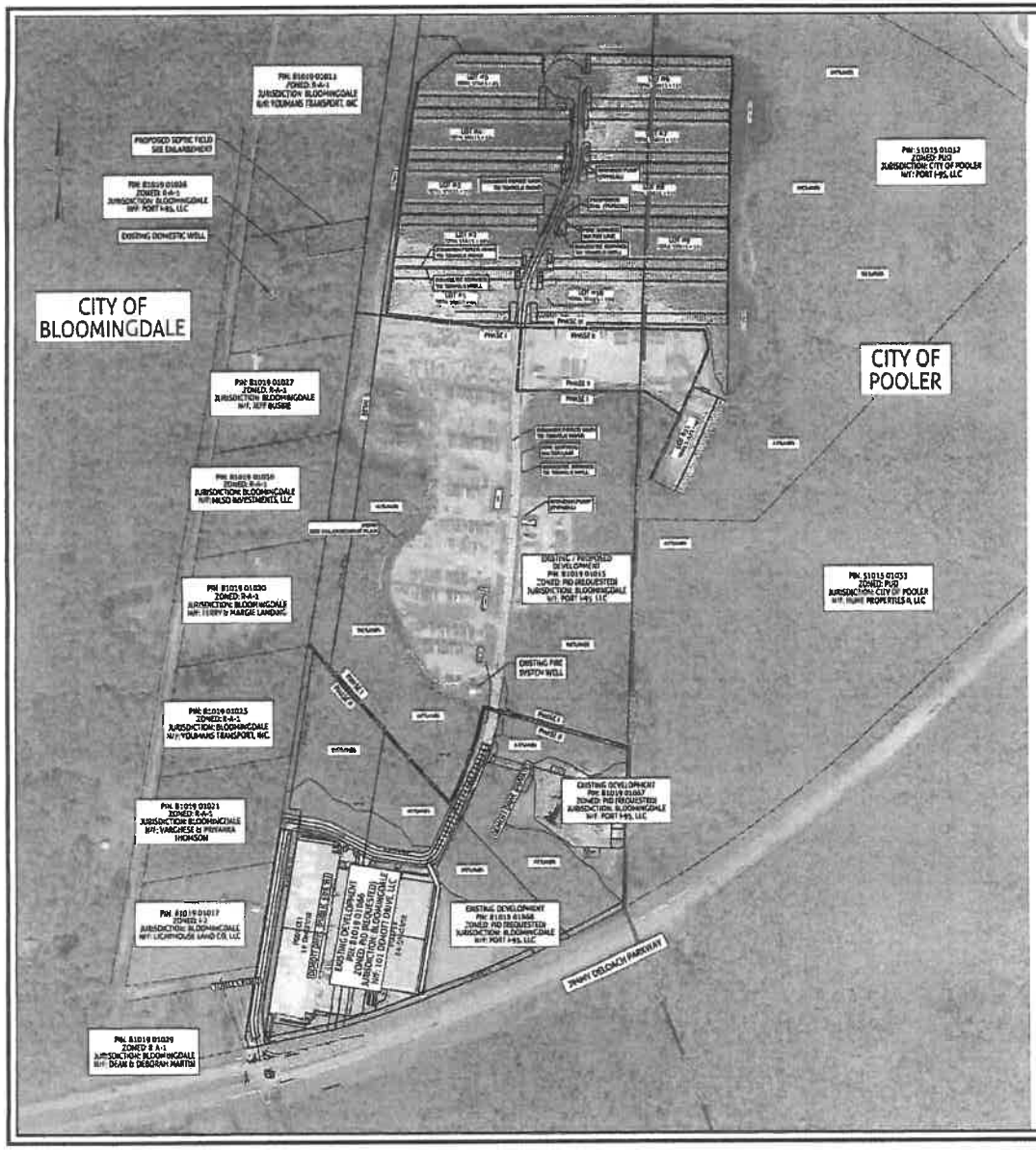
II. Design Guidelines

A. Setback, buffer and berm requirements shall be as shown on the Concept Plan.
B. Storage not inconsistent with the listed uses shall be permitted on PINs 81019 01067 and 81019 01015 and 51015 01032. The screening requirements of Section 714F of the ordinance shall not apply so long as these portions of the Property are not visible from Jimmy Deloach Parkway. Notwithstanding the foregoing, Phase I of the Project will meet any screening, buffer and berm requirements set forth on that Phase I Site previously approved ("Phase I Site Plan").

Exhibit C

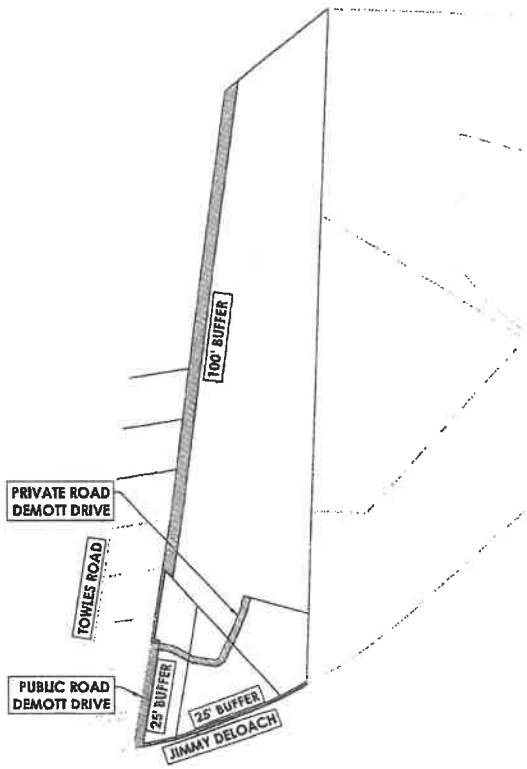
Site/Concept Plan

[See attached]



PLANNED INDUSTRIAL DEVELOPMENT (PID) NOTES:

1. LOTS REQUESTED TO BE PART OF PID: 81019-01013, 81019-01066, 81019-01067, 81019-01068
2. SEE PID APPENDIX B.B FOR DESIGN GUIDELINES.
   A. SETBACK, BUFFER AND BERM REQUIREMENTS SHALL BE AS SHOWN ON THE CONCEPT PLAN
   B. STORAGE NOT INCONSISTENT WITH THE LISTED USES SHALL BE PERMITTED ON PIN: 81019 01067 AND 81019 01013 AND 51015 01033. THE SCREENING REQUIREMENTS OF SECTION 7147 OF THE ORDINANCE SHALL NOT APPLY AS THESE PORTIONS OF THE PROPERTY ARE NOT VISIBLE FROM ANY PUBLIC ROADS. NOT WITHSTANDING THE FOREGOING, PHASE I OF THE PROJECT WILL MEET ANY SCREENING, BUFFER AND BERM REQUIREMENTS SET FORTH ON THAT PHASE (SEE PREVIOUSLY APPROVED "PHASE I SITE PLAN")



BUFFER EXHIBIT

MAUPIN engineering

EXHIBIT C - PID SITE PLAN

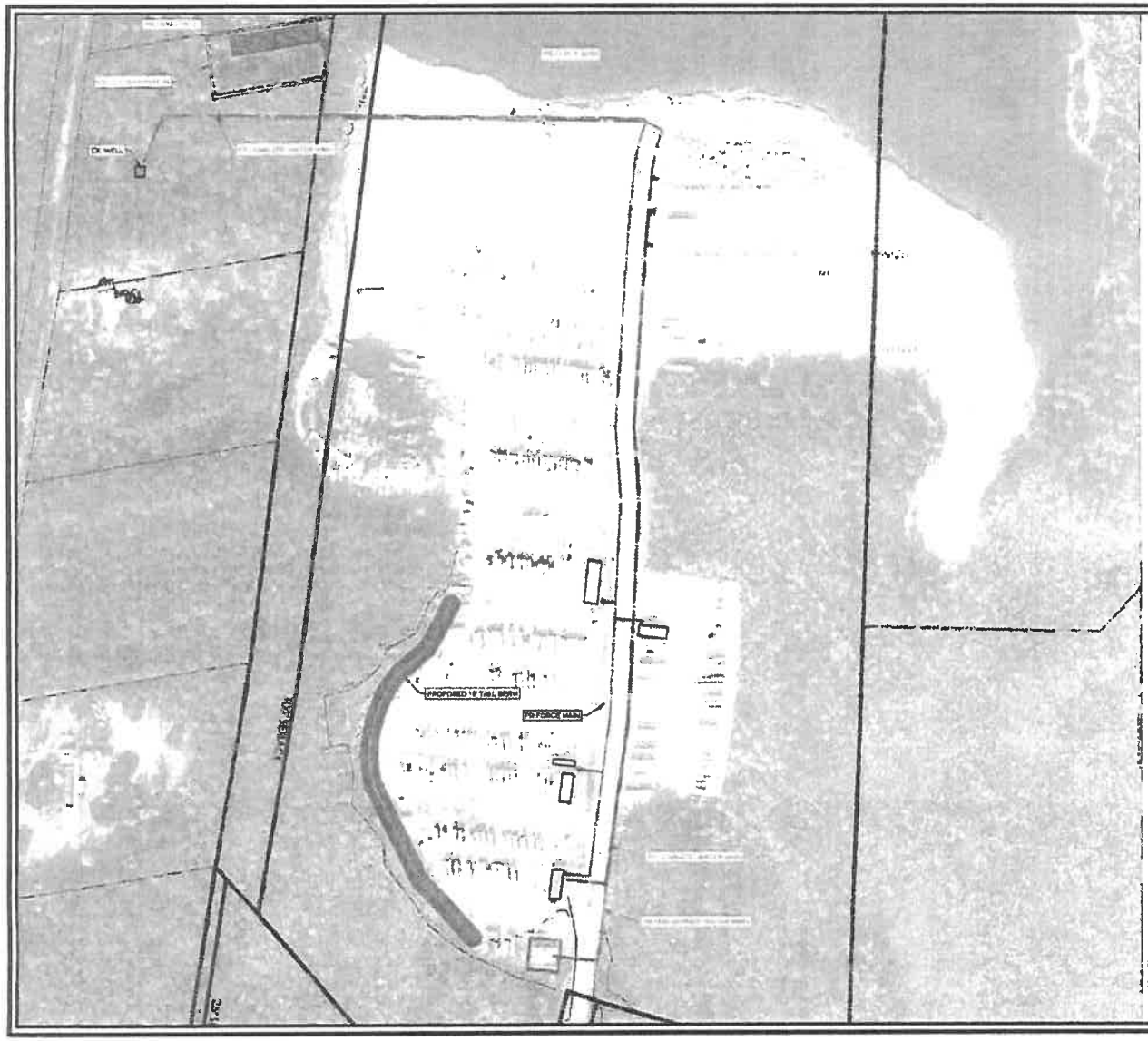
210 DEMOTT DRIVE

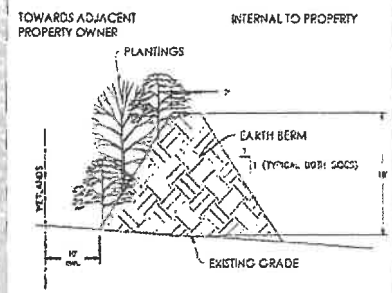
MASTER PLAN

1 of 1

235-23-07

©COPYRIGHT 2025 Maupin Engineering, Inc.





BERM CROSS-SECTION
NOT TO SCALE

NOTE:
ESTIMATED BERM VOLUME: 10,667.4 CU YARDS

MAUPIN engineering

BERM EXHIBIT
210 DEMOTT DRIVE

BR
235-23-07

Exhibit D

Traffic and Signage Improvements

1. The word STOP be painted on DeMott Dr. before the first set of stop signs.
2. SPEED BUMP 5 feet wide and at least 8 inches high before the first set of stop signs.
3. AUTHORIZED PERSONNEL ONLY signs.
4. Install SECURITY CAMERAS.
5. STOP SIGNS on both left and right side with blinking lights working at all times on the stop signs on DeMott Dr.

J&G SERVICES
WATER / WASTEWATER SOLUTIONS

George Kiethley
912-610-1172 /
georgekiethley1@gmail

John Floyd
912-977-5446
Johnfloyd2128@gmail.com

37 Hill St NE.
Ludowici, Ga. 31316

Dear Bloomingdale City Council,

We are sending this letter in hopes of clarifying what J&G Services is proposing to do regarding the water situation for Mr. Ray Demott's industrial park on Jimmy Deloach Parkway. According to Georgia EPD, if a well system serves no more than 10 services connections or a population of 25, for more than 60 days out of the year, then the system would not meet the requirements to fall under the purview of the state. With this regulation in mind, we are proposing to use an existing well on an adjacent property to serve 10 office building taps. To do this we would run a new 2 inch main and connect it with an existing 4 inch main that the office buildings are already tapped from. We would then sever that distribution main from the existing main going from the main well to the concrete plant and warehouse. These two separate systems would meet the criteria to not fall under the states purview. We were also made aware of the concern of whether the two separate properties had to be under the same ownership to use the water. After consulting with state regulators, we can confirm that no such barrier exists. As long as the above-mentioned regulation of taps and population requires are not surpassed, the proposed project is an acceptable solution. If you have any questions or concerns, please don't hesitate to contact us. Thank you for your time.

John M. Floyd

John Floyd

CEO of J&G Services

NEW BUSINESS

ITEM 4

Charles Akridge

From: Phillip McCorkle <prm@mccorklejohnson.com>
Sent: Monday, September 14, 2026 10:23 AM
To: Charles Akridge; Chris Hayes
Subject: RE: Withdrawal of 10 Morgan Road

External (prm@mccorklejohnson.com)

Graymail Spam Phish More... FAQ Protection by INKY

Charles

We don't want to withdraw it because we would be violating our contract with the Taylor family. Instead of indefinitely, let's table it until the meeting in mid October. By then we will know if we can reach an agreement with Bill and can either move forward or withdraw the application.

Thanks

Phillip

Phillip R. McCorkle
Partner | McCorkle, Johnson & McCoy, LLP
319 Tattnall Street | Savannah, Georgia 31401
Phone: (912) 232-6000 | Direct Dial: (912) 232-7416
Fax: (912) 231-2038 | Website

McCorkle, Johnson & McCoy, LLP

CONFIDENTIALITY NOTICE: This electronic mail transmission has been sent by a law firm. It may contain information that is confidential, privileged, proprietary, or otherwise legally exempt from disclosure. If you are not the intended recipient, you are hereby notified that you are not authorized to read, print, retain, copy or disseminate this message, any part of it, or any attachments. If you have received this message in error, please delete this message and any attachments from your system without reading the content and notify the sender immediately of the inadvertent transmission. There is no intent on the part of the sender to waive any privilege, including the attorney-client privilege, that may attach to this communication. Thank you for your cooperation.

PLEASE NOTE: Georgia Good Funds Law: All funds exceeding the sum of $5,000.00 required for any real estate closing shall be in the form of wire transfer only pursuant to O.C.G.A. § 44-14-13.

From: Charles Akridge <cakridge@bloomingdale-ga.gov>
Sent: Monday, September 14, 2026 10:11 AM
To: Phillip McCorkle <prm@mccorklejohnson.com>; Chris Hayes <chayes@crossgateconsulting.com>
Subject: Withdrawal of 10 Morgan Road

Good Morning:

Do you all want to withdraw this application until you all get what you need from Mr. Grainger? We have a Public Hearing scheduled for Thursday night and it is easier for us to state to the public that it has been withdrawn instead of tabled indefinitely.

For staff use only

Petition Number 26-0015

Date Submitted 7-29-26

Property Owner Taylor Est.

Property Address

Action by Planning Commission:

Date of Action by Planning Commission 9-17-26

Action by Council

Date of Action by Council

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

REZONING 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 seven (7) weeks 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 right-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 rezoning petition can be reviewed by the City of Bloomingdale. See https://dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact 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: Phillip R. McCorkle
Address: 319 Tattnall Street
Savannah, Georgia 31401

Telephone: 912-232-6000 Cell
Email prm@mccorklejohnson.com

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

Name: Christopher Edge, Executor of the estate of Margaret Nelson Taylor
Address: 10 Morgan Road
Bloomingdale, Georgia 31302

Telephone: 912-682-8648 Cell
Email csedge80@gmail.com

II. Property Description

Address: Legal address or general street location (nearest street intersections)
10 Morgan Road
Bloomingdale, Georgia 31302

Legal Description: Name of subdivision, block, lot number, etc; or if none, by metes & bounds:
See Attached.

Property Tax ID #: 8-0004-02-004

Total Area of Property: 4.7 Acres

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

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: R-A-1 Requested zoning: C-2

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

Proposed Land Use: Specify such as single family residence, grocery store, vacant land, etc.:
Commercial Shopping Center

Justification: List reasons for requesting the change(s); attach pages, if needed.
The property is in close proximity to Jimmy Deloach Parkway, and is no longer suitable for family use. The adjacent property on the East has been rezoned I-1. The proposed use is an opportunity to expand commercial uses in this area of Bloomingdale.

IV. Other Information

Adjacent Property Owners:

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.

I have received and understand the checklist of actions needed to amend the Bloomingdale 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 _____ Agent _____
Signature Signature

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.

Owner's signature or Authorized Agent

Phillip R. McCorkle, as agent

Printed Name

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

Notary Public

KRYSTAL DEGN NOTARY EXPIRES GEORGIA 08/21/2029 PUBLIC BRYAN COUNTY

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: CHRISTOPHER SHAUN EDGE

Address: 10 MORGAN RD

City & State: BLOOMINGDALE, GA Zip 31302

Telephone number: (912) 682-8648

Signature of owner

Personally appeared before me Danielle Waraxa

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

Notary Public

4/17/26

Date

D WARAXA
MY COMMISSION EXPIRES
NOVEMBER
15
2026
BULLOCH COUNTY, GA
NOTARY PUBLIC

NEW BUSINESS

ITEM 5

AN ORDINANCE TO AMEND CITY ORDINANCE 74-40 OF CHAPTER 74, ARTICLE II - TRAFFIC CONTROL REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF BLOOMINGDALE, GEORGIA, REGARDING THE RESTRICTION OF CERTAIN CLASSES OF VEHICLES ON STREETS LOCATED IN THE CITY LIMITS OF BLOOMINGDALE, GEORGIA

WHEREAS, the City of Bloomingdale, Georgia (the "City") has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace and general welfare of the City; and,

WHEREAS, pursuant to O.C.G.A. § 36-35-3, the City has the legislative power to adopt reasonable resolutions, ordinances, or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, pursuant to O.C.G.A. § 40-6-371(a)(13), local governments may prohibit or regulate the use of heavily traveled streets within their city limits by any class of vehicle or kind of traffic found to be incompatible with the normal and safe movement of traffic; and,

WHEREAS, City desires to amend City Ordinance 74-40 to change certain provisions of City Ordinance 74-40 and to add certain provisions to City Ordinance 74-40; and,

WHEREAS, certain vehicles that are classified in Class 6 through Class 13 of City Ordinance 74-40 create hazardous conditions and safety concerns for the public when operated on certain City streets; and,

WHEREAS, the restriction of the use of certain classes of vehicles on City streets and the designation of certain streets for the use of Class 6 through Class 13 vehicles will promote the safety and well-being of the City's citizens, as well as greatly reduce maintenance costs due to wear and tear on streets located inside the City limits; and,

WHEREAS, it is a proper exercise of the police powers of the City, all in accordance with Georgia law, to limit the use of City streets by certain classes of vehicles;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF BLOOMINGDALE HEREBY ORDAIN AS FOLLOWS:

ARTICLE I.

The Code of Ordinances of the City of Bloomingdale is hereby amended by implementing the below text amendment by amending City Ordinance 74-40 of Chapter 74, Article II -Traffic Control Regulations of the Code of Ordinances as follows:

SEE **"EXHIBIT A"** ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR THE COMPLETE TEXT AMENDMENT.

Note: Text which is stricken and highlighted in red shall be removed from the Code of Ordinances of the City of Bloomingdale. Text which is highlighted in yellow shall be added to the Code of Ordinances of the City of Bloomingdale.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Bloomingdale, Georgia.

READ AND ADOPTED on this ___ day of October 2026.

CITY OF BLOOMINGDALE, GEORGIA

By: _____
Dennis G. Baxter, Mayor

Attest _____
Jennifer D. Scholl, City Clerk

Sec. 74-40. - Designated truck routes.

(a)

Definition of vehicle classification.

(1)

There are eight classes of commercial motor vehicles in the United States, divided into three general categories: light-duty, medium-duty, and heavy-duty. Commercial motor vehicles or trucks that operate on U.S. highways can be classified based on their gross vehicle weight rating (GVWR) or axle configuration.

(2)

Given the complexities of determining weight, the city has selected axle configuration as the guidance to determine vehicle class.

(3)

The city prohibits the use of medium and heavy-duty vehicles, defined as commercial vehicles class 6 through 13, on routes not listed as designated truck routes in Figure 2.

(b)

Vehicle type definition.

(1)

The following vehicle type definitions shall be used to determine vehicle class, as defined by the Federal Highway Administration (FHWA) Traffic Monitoring Guide (TMG):

a.

Motorcycles—All two or three-wheeled motorized vehicles. Typical vehicles in this category have saddle type seats and are steered by handlebars rather than steering wheels. This category includes motorcycles, motor scooters, mopeds, motor-powered bicycles, and three-wheel motorcycles.

b.

Passenger cars—All sedans, coupes, and station wagons manufactured primarily for the purpose of carrying passengers and including those passenger cars pulling recreational or other light trailers.

c.

Other two-axle, four-tire single unit vehicles—All two-axle, four-tire, vehicles, other than passenger cars. Included in this classification are pickups, panels, vans, and other vehicles such as campers, motor homes, ambulances, hearses, carryalls, and minibuses. Other two-axle, four-tire single-unit vehicles

pulling recreational or other light trailers are included in this classification. Because automatic vehicle classifiers have difficulty distinguishing class 3 from class 2, these two classes may be combined into class 2.

d.

Buses—All vehicles manufactured as traditional passenger-carrying buses with two axles and six tires or three or more axles. This category includes only traditional buses (including school buses) functioning as passenger-carrying vehicles. Modified buses should be considered to be a truck and should be appropriately classified.

e.

In determining information on trucks, the following criteria should be used:

1.

Truck tractor units traveling without a trailer will be considered single-unit trucks;

2.

A truck tractor unit pulling other such units in a saddle mount configuration will be considered one single-unit truck and will be defined only by the axles on the pulling unit;

3.

Vehicles are defined by the number of axles in contact with the road. Therefore, floating axles are counted only when in the down position; and

4.

The term "trailer" includes both semi- and full trailers.

f.

Two-axle single-unit trucks—All vehicles on a single frame including trucks, camping and recreational vehicles, motor homes, etc., with two axles and dual rear wheels.

g.

Three-axle single-unit trucks—All vehicles on a single frame including trucks, camping and recreational vehicles, motor homes, etc., with three axles.

h.

Four or more axle single-unit trucks—All trucks on a single frame with four or more axles.

i.

Four or fewer axle single-trailer trucks—All vehicles with four or fewer axles consisting of two units, one of which is a tractor or straight truck power unit.

j.

Five-axle single-trailer trucks—All five-axle vehicles consisting of two units, one of which is a tractor or straight truck power unit.

k.

Six or more axle single-trailer trucks—All vehicles with six or more axles consisting of two units, one of which is a tractor or straight truck power unit.

l.

Five or fewer axle multi-trailer trucks—All vehicles with five or fewer axles consisting of three or more units, one of which is a tractor or straight truck power unit.

m.

Six-axle multi-trailer trucks—All six-axle vehicles consisting of three or more units, one of which is a tractor or straight truck power unit.

n.

Seven or more axle multi-trailer trucks—All vehicles with seven or more axles consisting of three or more units, one of which is a tractor or straight truck power unit.

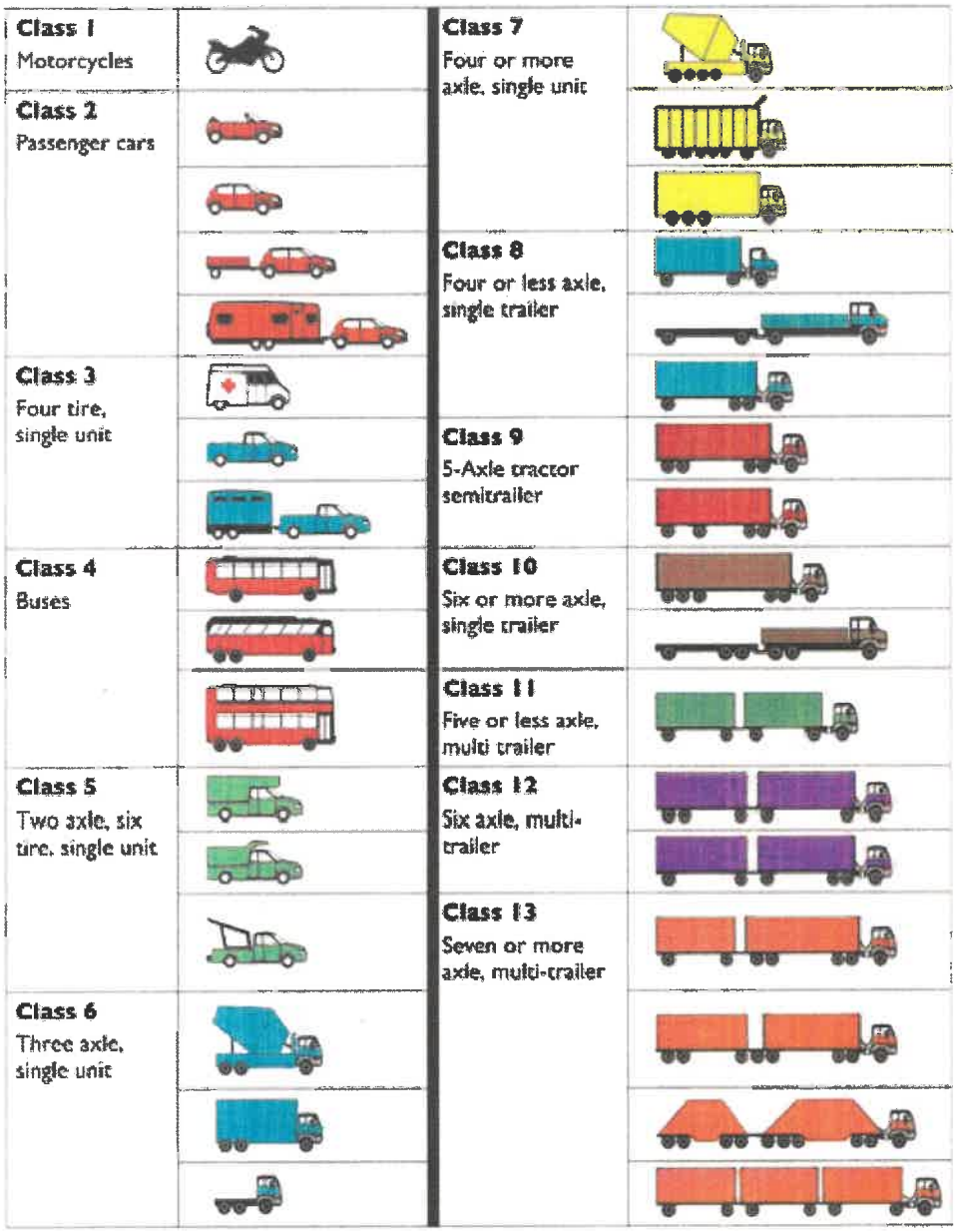
o.

Certain truck configurations utilize axles that can be lifted when the vehicle is empty or lightly loaded. The position of these axles, sometimes called lift axles, drop axles, or tag axles, affects the classification category into which the vehicle falls. To maintain consistency between visual and axle-based counts, the FHWA-TMG recommends that only axles that are in the dropped position be considered when classifying the vehicle. While this promotes consistency, it may induce difficulty when interpreting classification. For example, a vehicle may exhibit directional differences in vehicle classification even though the same trucks may be travelling one direction loaded (with axles down) and the other direction empty (with axles lifted). For the purposes of this Code, the axle configuration used to determine class will be based on the observed configuration at the time of the violation.

p.

Figure 1 of this section lists the 13 vehicle category classifications used by the FHWA.

Figure 1 FHWA 13 Vehicle Category Classification



(c)

Use of certain streets, etc., restricted as to commercial vehicles.

(1)

No vehicle defined as a commercial vehicle class 6 through 13 in sections 74-40(a) and (b) shall use the city streets, roads, etc., not listed in 74-40 (f), which is hereby incorporated herein and made a part of this Code by reference, a copy of which shall be maintained on file in the Office of the City Clerk unless exempt as defined in 74-40 (d).

(d)

Commercial vehicles prohibited on certain streets; exception.

(1)

Drivers of such vehicles defined as a commercial vehicle class 6 through 13 in sections 74-40 (a) and (b) shall have in the cab of the truck a bill of lading, work order or receipt for services for ~~an~~ a residential address on the street governed by this section or on a street that must be accessed from the street governed by this section. Nothing in this section shall be construed to prohibit such vehicles from crossing or using such streets as may be necessary to make delivery of articles/goods, perform work, or pick up goods from a residential property located at any point along the line of the street, provided that the driver of such vehicle shall have in the cab of the truck a bill of lading, work order, or receipt for services that bears the address or an address along the line of the street governed by this section. In lieu of a bill of lading, work order, or receipt of services, the city may accept at its discretion a letter provided to the driver bearing the signature of a person of authority on company letterhead that denotes the truck destination or delivery point along the line of the street governed by this section.

(2)

Vehicles defined as a commercial vehicle class 6 through 13 in sections 74-40 (a) and (b); going to or from the driver's residence located on the street governed by this section. However, in order to be qualified for this exemption, the driver must first obtain a permit from the City each year. The permit fee per year shall be $100.00.

(3)

Municipal, State, or Federal vehicles, wreckers on a call, and emergency vehicles plainly marked with emergency equipment are exempt from this section.

(4)

Drivers of such vehicles defined as a commercial vehicle class 6 through 13 in sections 74-40 (a) and (b) shall travel the shortest and most direct route going to or from, and generally traveling in the direction of, the origin or destination and the nearest truck route. Enforcement of this section is by the determination of the officials defined in 74-40 (e).

(e)

Violation and enforcement.

(1)

Violation. Any person who violates this section shall be guilty of a violation and, upon conviction thereof, shall be punished as follows:

a.

By a fine of not less than $300.00 and not more than $500.00.

(2)

Enforcement. All law enforcement agencies, officers and officials of this state or any political subdivision thereof, or any enforcement agency, officer or any official of any commission of this state or any political subdivision thereof, are hereby authorized, empowered and directed to enforce compliance with this section.

(f)

Designated truck routes.

(1)

The following roadways are designated as truck routes. Any other road in the city shall be prohibited to commercial trucks class 6 through 13 traffic unless exempt per 74-40 (d).

a.

U.S. Highway 80

b.

Jimmy Deloach Parkway ~~from the Bloomingdale-Pooler City limits to Interstate 16 (I-16)~~

c.

Pine Barren Road from Bloomingdale Road approximately 1.8 miles to the Roundabout located on Pine Barren Road. ~~sharp "L" shaped curve.~~

d.

Bloomingdale Road from Jimmy Deloach Parkway to the railroad tracks/Roundabout.

e.

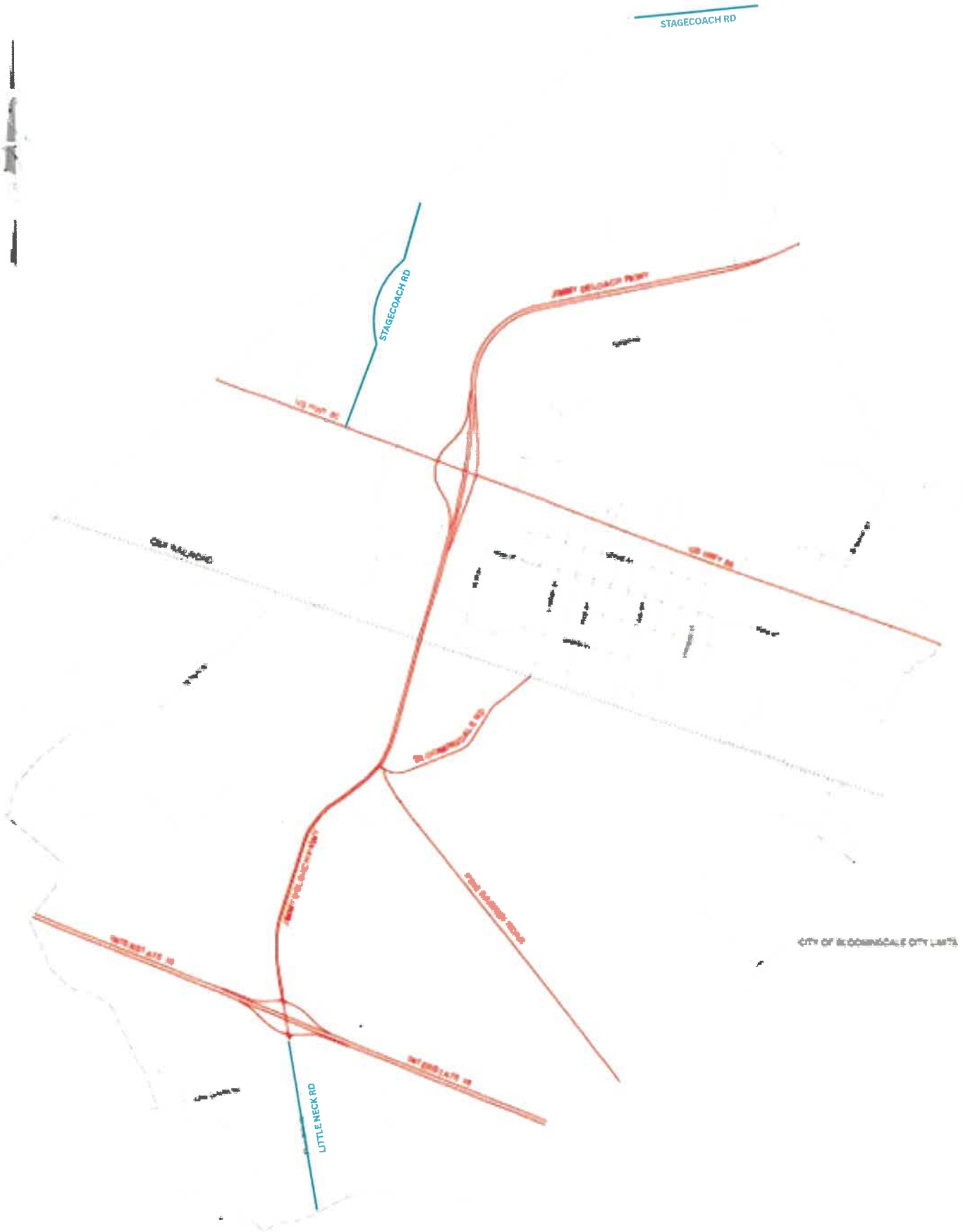
Interstate 16 (I-16).

f. Stagecoach Road.

g. Little Neck Road from I-16 to DOT Barn Road.

(2)

The official truck route map shall be maintained by the City Clerk. The official map is provided in Figure 2 of this section.



CITY OF BLOOMINGDALE DESIGNATED TRUCK ROUTE MAP

SCALE 1" = 1,500'

(3)

Truck routes shall be signed as defined in the Manual of Uniform Traffic Control Devices for Streets and Highways (MUTCD) and as shown in figure 3 of this section.

Figure 3 Truck Routes Signage (excerpts from the MUTCD unless otherwise noted)

Truck Class Advisory Sign (Figure A)

This sign has been modified based on MUTCD Sign R12-3 for use in the City of Bloomingdale. The sign shall be mounted on a single sign post as the primary sign. It may be used as needed near intersections facing turning traffic to inform drivers the road is not designated as a truck route.

MUTCD

Section 2B.61 TRUCK ROUTE Sign (R14-1)

Guidance:

01 *The TRUCK ROUTE (R14-1) sign (see Figure 2B-30) should be used to mark a route that has been designated to allow truck traffic.*

Option:

02 On a numbered highway, the TRUCK (M4-4) auxiliary sign may be used (see Section 2D.20).

Section 2D.20 TRUCK Auxiliary Sign (M4-4)

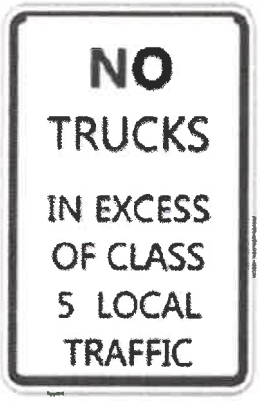
Option:

01 The TRUCK (M4-4) auxiliary sign (see Figure 2D-4) may be used to designate an alternate route that branches from a numbered route, when it is desirable to encourage or require commercial vehicles to use the alternate route.

Standard:

02 **If used, the TRUCK auxiliary sign shall be mounted directly above a route sign.**

Figure A. Truck Class Advisory Sign



R12-3(mod)

Figure 2B-30. Truck Signs

R14-1

Figure 2D-4. Route Sign Auxiliaries

M4-4

Refer to MUTCD Current Edition Tables 2B-1 and 2D-1 for sizing of each sign based on road classification. Figure A size is 24" x 36" for 2-lane roads.

NEW BUSINESS

ITEM 6

Sent by Scott Whitehurst on Sep 21, 2026 **Sent**

Founders Family of companies

Founders Facility Services LLC

PO Box 13395 • Savannah, GA 31416-0395 • Phone: 912-944-8804

City of Bloomingdale - Splash Pad
Job Address:
8 US Hwy 80
Bloomingdale, GA 31302

Total - $ 20,102.18

Print Date: 9-23-2026

Remaining Town Center Park Fund / SPLOST (Gym Fund)

Actuator Replacement

Change Order ID: **0002**

Part to be supplied at no charge by Rain Deck under Warranty - Labor to install is not covered per their warranty terms.

Items	Description	Price
Install Replacement actuator valve	Labor for removal of the defective actuator, installation of the new actuator, adjustment as required, and operational testing to verify proper performance. New actuator is excluded from this proposal and will be provided by Rain Deck under warranty.	$826.34

Total price: $826.34

Please approve this Change Order if you would like to confirm the adjustment to your original Scope of Work. By approving, you acknowledge the adjustment to the construction schedule and will be invoiced upon approval or in a subsequent draw. Prompt payment is appreciated, so we can continue to move forward with the project in a timely manner.

Signature: _____

Date: _____

Print Name: _____

Sent by Scott Whitehurst on Sep 21, 2026 Sent

Founders Family of companies

Founders Facility Services LLC

PO Box 13395 • Savannah, GA 31416-0395 • Phone: 912-944-8804

City of Bloomingdale - Splash Pad
Job Address:
8 US Hwy 80
Bloomingdale, GA 31302

Print Date: 9-23-2026

Tank Riser Extension

Change Order ID: **0001**

We propose installing a new 24" x 6" riser extension on the existing diverter tank access opening. The extension will raise the lid elevation to finished grade, providing proper accessibility for future inspection and maintenance while maintaining a clean finished appearance.

Items	Description	Price
Excavate Ground to Access	Excavate ground to access	$384.00
Install 24 x 6 Extension on Diverter Tank	Install 24 x 6 Extension on Diverter Tank	$308.22
Materials/Consumables	Materials/Consumables	$52.11

Total price: $744.33

Please approve this Change Order if you would like to confirm the adjustment to your original Scope of Work. By approving, you acknowledge the adjustment to the construction schedule and will be invoiced upon approval or in a subsequent draw. Prompt payment is appreciated, so we can continue to move forward with the project in a timely manner.

Signature: _____

Date: _____

Print Name: _____

Founders Family of companies

Founders Facility Services LLC

PO Box 13395 • Savannah, GA 31416-0395 • Phone: 912-944-8804

Job Address:
Bloomingdale, GA 31302

City of Bloomingdale Splash Pad Pump Lift Station

****Updated Price from November 2025****

Due to depth of the storm canal. We propose to install a 60 x 24" fiberglass tank w/ a 120V 2" solid handling pump, w/ float, to remove rain water from diverter tank.

Will excavate and install adjacent to canal. Lid of tank will be level with grade.

Will also install a 24" x 6" extension for Diverter lid

Items	Description	Price
Install Manual Pump Lift Station - Below Grade	Install Manual Pump Lift Station - Below Grade	$3,056.23
Install 120v Solid Pump	Install 120v Solid Pump in Lift Station Tank w/ 2" Check valve and discharge.	$915.00
Materials	60x24" Fiberglass Tank 120V Pump Pipe and Fittings Lid Riser	$6,795.97
Excavate ground to access	Excavate ground to access	$1,280.00
Equipment Use/Rental	Pumps, Equipment for Excavation of project	$3,206.16
Electrical	Run electrical 120V conduit for lift pump	$2,500.00
Aggregate Material	2.5 cubic yards if needed	$778.05

Total price: $18,531.41

Thank you for your business.

Approval Deadline: Oct 19, 2026

I confirm that my action here represents my electronic signature and is binding.

Signature	Name	Date

NEW BUSINESS

ITEM 7
NO ATTACHMENT