



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • NOVEMBER 6, 2023

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Public Hearing for Re-Zoning-Map & Parcels 094 050 & 094 053 -

V V Farms, Inc. has applied for a Re-Zoning of Parcels 094 050 & 094 053 to R-6 (Single Family Large Tract Residential) for the purpose of a tree farm. The parcel is located on the north side of Hwy. 40 and on the west side of I-95 South containing a total of approximately 568 acres.

II. CALL TO ORDER

Matthew Hooks	Board Member
Michael Haynes	Board Member
Kathy Markes	Board Member
Bradley Shuck	Board Member
Walter Fuller Jr.	Board Member
Bryant Shepard	Chairman
Fyrth Morris	Vice Chairman

III. APPROVE MINUTES FROM LAST MEETING

IV. AGENDA ITEMS

1. Home Occupation-232 Austin Ryan Dr.-Map & Parcel 120E 099A -

Greg & Dianna Jackson have applied for a Home Occupation Permit for a cleaning business known as "Jackson's Clean". The applicants have been notified and agree to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.

2. Preliminary Plat-Fiddlers Cove Phase 5 -

Bennett Surveying, Inc., acting agent for Sawyer & Associates has submitted an application for a Preliminary Plat for Fiddlers Cove Phase 5 located on the west side of Jake Colton Dr. consisting of 16 single family lots on approximately 8.23 acres. This will be a continuation of Fiddlers Cove subdivision and the applicant has agreed to follow the original PD that was approved. Zoning is PD/R-1. Staff recommends approval.

3. Preliminary Plat-Crooked River Estates -

Cumberland Land Surveyors, acting agent for Crooked River Investment Corp. has submitted an application for a Preliminary Plat for Crooked River Estates located on the east side of Hwy. 17 North consisting of 279 single family lots on approximately 142 acres. The original PD was amended and approved by City Council on March 14, 2022. No civil plans have been submitted at this time. There is water and sewer available in this area. Zoning is PD/R-1. Staff recommends approval.

4. Re-Zoning-Map & Parcels 094 050 & 094 053 -

Robbie Cheek, acting agent for property owners V V Farms, Inc. has applied for a re-zoning of Parcels 094 050 & 094 053 containing approximately 568 acres located north of Hwy. 40 East and on the west side of I-95 South. The applicant is requesting the parcels be re-zoned to R-6 (Single Family Large Tract residential) for the purpose of a Pine Tree Farm. Current zoning is C-4 (Interchange Commercial). Staff recommends approval.

V. ADJOURNMENT

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4298)**

Meeting: 11/06/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4298

Public Hearing for Re-Zoning-Map & Parcels 094 050 & 094 053

V V Farms, Inc. has applied for a Re-Zoning of Parcels 094 050 & 094 053 to R-6 (Single Family Large Tract Residential) for the purpose of a tree farm. The parcel is located on the north side of Hwy. 40 and on the west side of I-95 South containing a total of approximately 568 acres.

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4295)**

Meeting: 11/06/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4295

Home Occupation-232 Austin Ryan Dr.-Map & Parcel 120E 099A

Greg & Dianna Jackson have applied for a Home Occupation Permit for a cleaning business known as "Jackson's Clean". The applicants have been notified and agree to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: November 6, 2023

City Council Meeting Date: November 13, 2023

Agenda Item: Home Occupation for 232 Austin Ryan Drive., Map & Parcel 120E 099A

Summary:

Greg and Diana Jackson has applied for a home occupation permit for a cleaning business known as “Jackson Clean”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director

Attachment: Nov 2023-home occ-232 Austin Ryan Dr. (4295 : Home Occupation-232 Austin Ryan Dr.-Map & Parcel 120E 099A)



230486

CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: GREG AND DIANNA JACKSON PHONE: 912-223-9535 / 912-223-9505

ADDRESS: 232 AUSTIN RYAN DR. KINGSLAND, GA 31548

FAX: _____ E-MAIL: gjigwt@gmail.com

Type of use you are requesting:

- () **Home Office:** (requires planning director & city manager approval. Permit is valid for as long as the Home Office is located at the address stated herein.)
- (/) **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)
- () **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: JACKSON'S CLEAN / RESIDENTIAL / COMMERCIAL

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: 232 AUSTIN RYAN DR. KINGSLAND, GA

TAX MAP & PARCEL NUMBER: 120E 098A ZONING: PD/R-2

OWNER OF SITE, IF NOT APPLICANT: BERKSHIRE HATHAWAY REALTOR

ADDRESS: 2353 VILLAGE DR.

CITY: KINGSLAND, GA STATE: GA ZIP: 31548

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: Greg Jackson DATE: 10/11/2023
Dianna Jackson

Attachment: Nov 2023-home occ-232 Austin Ryan Dr. (4295 : Home Occupation-232 Austin Ryan Dr.-Map & Parcel 120E 099A)



CITY OF KINGSLAND
APPLICATION FOR HOME OCCUPATION PERMIT

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR

1. DATE COMPLETE APPLICATION FILED: 10/11/23
2. DATE APPLICANT NOTIFIED THAT COMPLETE APPLICATION HAD BEEN RECEIVED: 10/11/23
3. DATE PERMIT FEE PAID: 10/11/23 AMOUNT PAID: \$ 50.00
4. PLANNING COMMISSION REVIEW:
 () APPROVAL RECOMMENDED () DENIAL RECOMMENDED
 DATE THIS APPLICATION WAS REVIEWED BY THE PLANNING COMMISSION: 11/6/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

5. CITY COUNCIL ACTION:
 () APPROVED () DENIED
 DATE THIS APPLICATION WAS REVIEWED BY CITY COUNCIL: 11/13/23
 CONDITIONS OF APPROVAL/REASONS FOR DENIAL: _____

6. DATE APPLICANT NOTIFIED OF FINAL ACTION: 11/14/23

THIS APPLICATION FOR HOME OCCUPATION HAS BEEN APPROVED AND A BUSINESS LICENSE (WHEN COMPLETED APPLICATION HAS BEEN RECEIVED BY THE CITY) MAY BE ISSUED SHOWING A Home Occupation PERMIT HAS BEEN ISSUED.

[Signature]
 PLANNING DIRECTOR
 CITY OF KINGSLAND

10/11/23
 DATE

 CITY MANAGER
 CITY OF KINGSLAND

 DATE



**CITY OF KINGSLAND
AFFIDAVIT FOR A HOME OCCUPATION**

APPLICANT: GREG & DIANNA JACKSON

ADDRESS: 232 AUSTIN RYAN DR.

CITY: KINGSLAND

STATE: GA

ZIP: 31548

PHONE: () 912-223-9535 FAX: () _____ E-MAIL: gjigwt@gmail.com

PROPOSED BUSINESS: CLEANING SERVICE

LOCATION: HOME OFFICE

TAX PARCEL: 120E 099A

ZONING: PD/R-2

A Home Occupation Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

HOME OCCUPATION: *An occupation or profession conducted entirely within a dwelling and which is carried on by an occupant thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. There is no access by the public. A Home Occupation is designed to be less restrictive than a Home Office but more than a Residential Business in regard to access by the public, size, visibility, number of employees and types of business.*

HOME OCCUPATION SHALL MEET THE FOLLOWING CONDITIONS:

- If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a home occupation in the premises.
- Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood.
- Home occupations shall not allow customers or the public to come to the premises.
- The occupation or profession must be conducted entirely within the dwelling.
- The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the home occupation shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.
- Home occupations shall be limited to no more than twenty-five percent (25%) of the total heated floor area of the residence, or five hundred (500) square feet, whichever is less. The size of the home occupation shall be specified at the time of the application. Please complete: 1793 Business area sq. ft. 150 Home heated floor area sq. ft.
- The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.
- No other employees other than family members residing on the premises shall be permitted.
- There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display shall be allowed.
- No more than one home occupation or residential business is allowed in a residence at one time.
- One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to a one-ton carrying capacity. The vehicle may have reasonable business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.
- Any pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pickups or deliveries per day. Such pickups and/or deliveries, if any, are to be during daylight hours.

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.

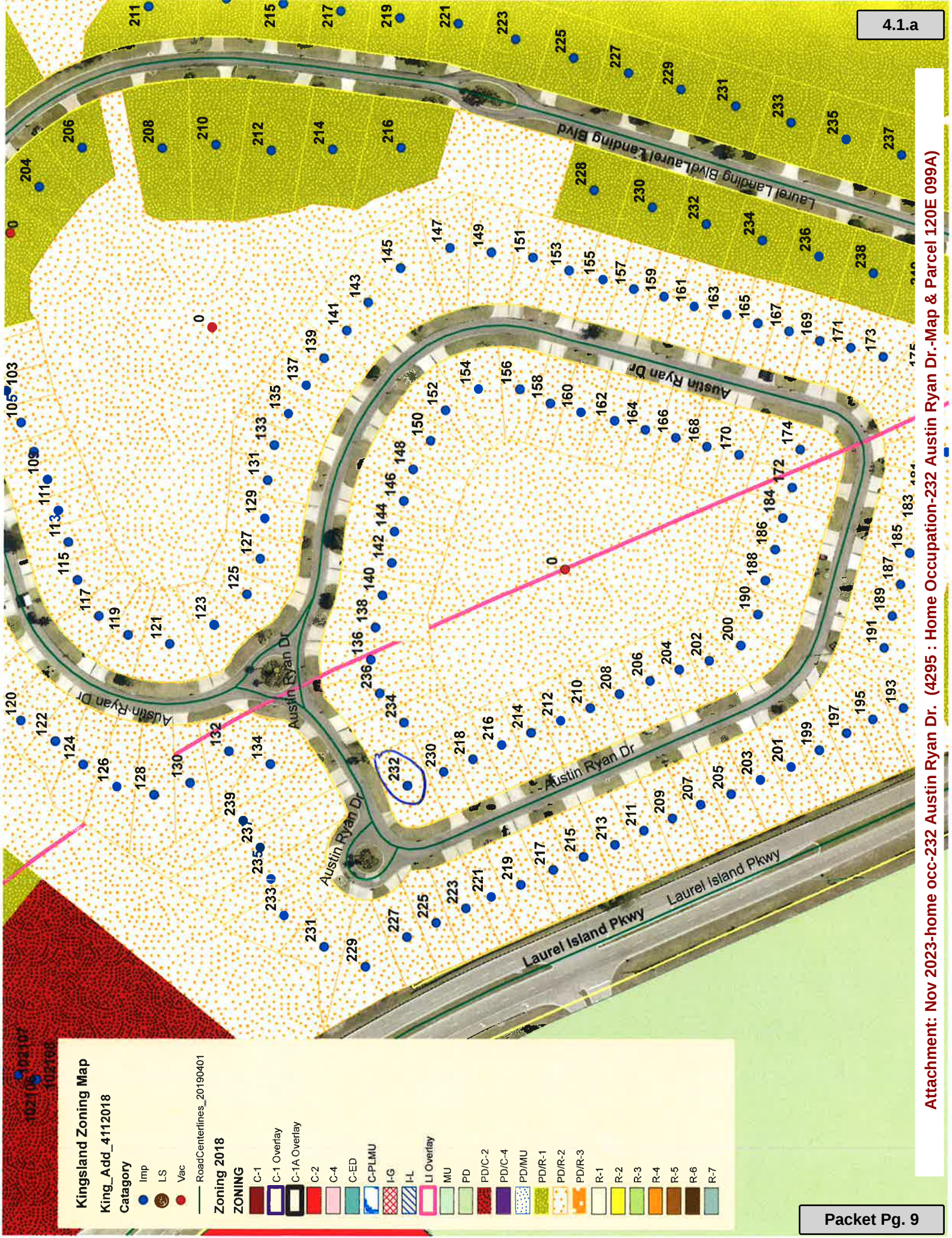
Greg Jackson
SIGNATURE OF APPLICANT

DATE

10/11/2023

10-11-2023

Dianna Jackson



Kingsland Zoning Map

King_Add_4112018

Category

- Imp
- LS
- Vac

RoadCenterlines_20190401

Zoning 2018

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- C-IG
- C-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7

4.1.a

Attachment: Nov 2023-home occ-232 Austin Ryan Dr. (4295 : Home Occupation-232 Austin Ryan Dr.-Map & Parcel 120E 099A)



Camden County, GA



Overview



Legend

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

Parcel ID	120E 099A	Owner	MACK DANIEL P	Last 2 Sales			
Class Code	Residential		409 MAPLE DR	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		LOS ALAMOS, NM 87544	2/23/2010	\$200000	FM	Q
	KINGSLAND	Physical Address	232 AUSTIN RYAN DR	2/12/2004	\$168150	FM	Q
Acres	n/a	Assessed Value	Value \$252159				

(Note: Not to be used on legal documents)

Date created: 10/11/2023

Last Data Uploaded: 10/10/2023 10:24:45 PM

Developed by  Schneider
GEOSPATIAL

Attachment: Nov 2023-home occ-232 Austin Ryan Dr. (4295 : Home Occupation-232 Austin Ryan Dr.-Map & Parcel 120E 099A)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4296)**

Meeting: 11/06/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4296

Preliminary Plat-Fiddlers Cove Phase 5

Bennett Surveying, Inc., acting agent for Sawyer & Associates has submitted an application for a Preliminary Plat for Fiddlers Cove Phase 5 located on the west side of Jake Colton Dr. consisting of 16 single family lots on approximately 8.23 acres. This will be a continuation of Fiddlers Cove subdivision and the applicant has agreed to follow the original PD that was approved. Zoning is PD/R-1. Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: November 6, 2023

City Council Meeting Date: November 13, 2023

Agenda Item: Preliminary Plat

Summary: Bennet Surveying, Inc. acting agent for Sawyer & Associates has submitted an application for a preliminary plat for Fiddlers Cove Phase 5 located on the west side of Jake Colton Drive consisting of 16 single family lots on approx. 8.23 acres. This will be a continuation of Fiddlers Cove subdivision and the applicant has agreed to follow the original PD that was approved.

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: Nov 2023-Preliminary Plat-Fiddlers Cove-Phase 5 (4296 : Preliminary Plat-Fiddlers Cove Phase 5)

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read Part A completely, then answer each item in Part B. Please print or type. Do not write in Part C. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.



Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING INC Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103
2. Owner, if not same: KINGSLAND GA 31548
Name: SAWYER & ASSOC.
Address: 100 MARSH HARBOUR PKWY, KINGSLAND, GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: FIDDLERS COVE, PH. FIVE
5. Location of subdivision: Neighborhood: FIDDLER COVE
Street: JAKE COLTON DRIVE
Parcel Number: 106 036 Lot Number: (PORTION OF)
6. Present zoning: PD (R-1)
7. Number of proposed lots: 16 LOTS 2 TRACTS
8. Area of proposed subdivision: 8.23 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - ☒ - Preliminary Plat (Original and 9 copies)
 - ☒ - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

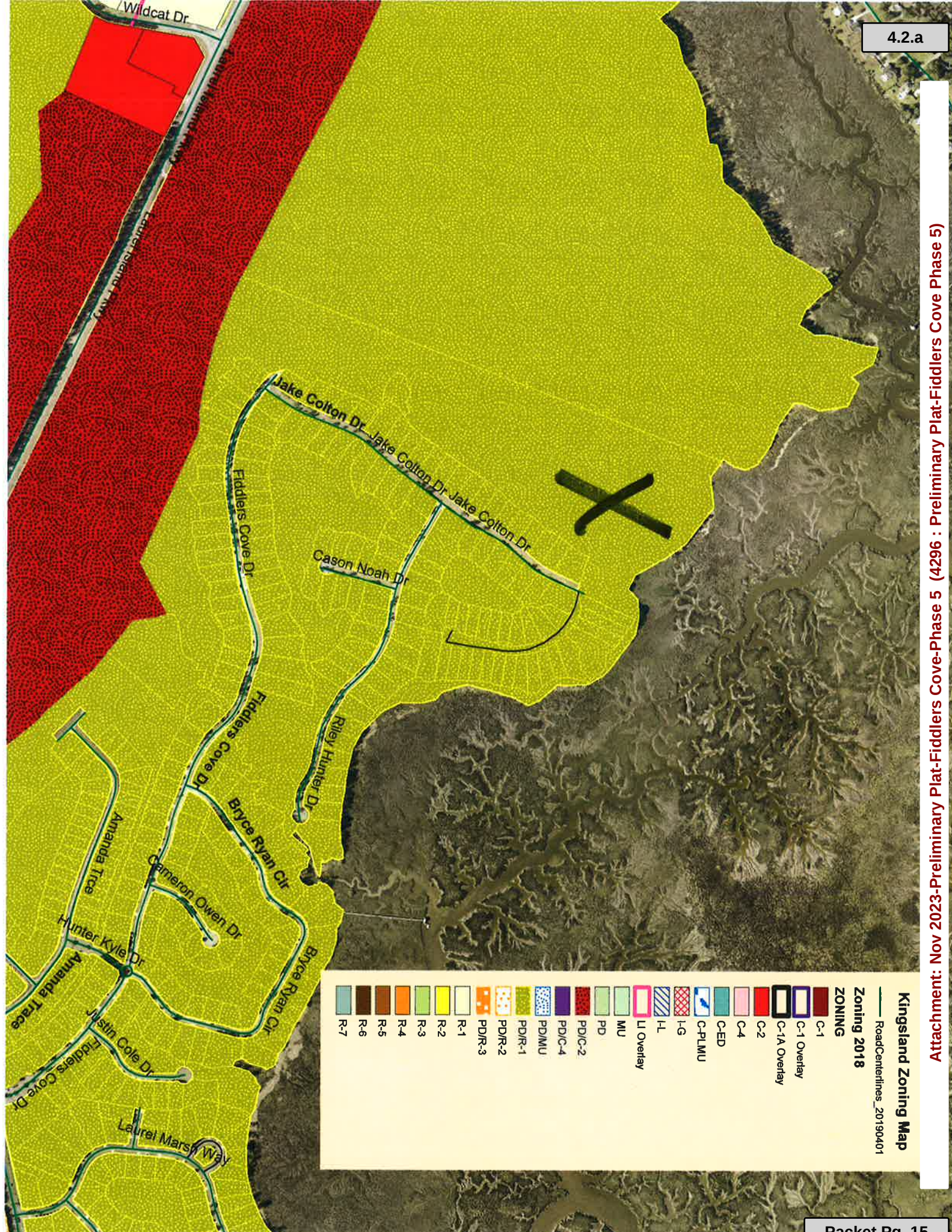
Part C - Planning Official Only

1. Date application was filed: 10/10/23
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
 3. Checked by: Scott & James
 4. Are Preliminary Plat and application complete? ☒ Yes ☐ No
 5. Correct fee paid? ☒ Yes ☐ No ☐ Not applicable \$310.00
 6. Date preliminary plat reviewed by Planning Commission: 11/6/23
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____



BENNETT SURVEYING, INC.
 Surveyors and Land Planners

1020 WALTON AVENUE, SUITE 100
 DORCHESTER, MASSACHUSETTS 01917
 (617) 252-9900
 (401) 752-9900



**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 4297)**

Meeting: 11/06/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4297

Preliminary Plat-Crooked River Estates

Cumberland Land Surveyors, acting agent for Crooked River Investment Corp. has submitted an application for a Preliminary Plat for Crooked River Estates located on the east side of Hwy. 17 North consisting of 279 single family lots on approximately 142 acres. The original PD was amended and approved by City Council on March 14, 2022. No civil plans have been submitted at this time. There is water and sewer available in this area. Zoning is PD/R-1. Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: November 6, 2023

City Council Meeting Date: November 13, 2023

Agenda Item: Preliminary Plat

Summary: Cumberland Land Surveyors, acting agent for Crooked River Investment, Corp. has submitted an application for a preliminary plat for Crooked River Estates located on the east side of Hwy. 17 North consisting of 279 single family lots on approx. 142 acres. The original PD was amended and approved by City Council on March 14, 2022. No Civil plans have been submitted at this time. There is water and sewer available in the area.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

*Preliminary*APPLICATION FOR ~~FINAL~~ SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. **Your Name:** Cumberland Land Surveyors, c/o/ Eric Taylor **Phone:** 912-576-8854
Address: P.O. Box 231, Woodbine Ga 31569
2. **Owner, if not same:**
Name: Crooked River Investment, Corp
Address: 238 Canal Blvd, Ponte Vedra Beach, FL 32082
3. **What is your interest if you are not the owner?**
Land Surveyor
4. **Name of proposed subdivision:** Crooked River Estates
5. **Location of subdivision: Neighborhood:** N/A
Street: U.S. Highway 17
Parcel Number: 081 076A **Lot Number:** N/A
6. **Present zoning:** PD/R-1
7. **Number of proposed lots:** 279
8. **Area of proposed subdivision:** +/- 142 Acres
9. **Please attach the following items to this application.** This application will NOT be considered complete and cannot be processed until you have done so.
prelim plat
- Vicinity Map
- Proof of ownership
10. **Signed:** Eric Taylor **Date:** 10/12/2023

Part C - Planning Official Only

1. Date application was filed: 10/12/23
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes ☐ No
 3. Checked by: Scott Kimball
 4. Are Final Plat and application complete? ☒ Yes ☐ No
 5. Correct fee paid? ☐ Yes ☐ No ☒ Not applicable
 6. Date final plat reviewed by Planning Commission: 11/6/23
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Attachment: Nov 2023-Preliminary Plat-Crooked River Estates (4297 : Preliminary Plat-Crooked River Estates)

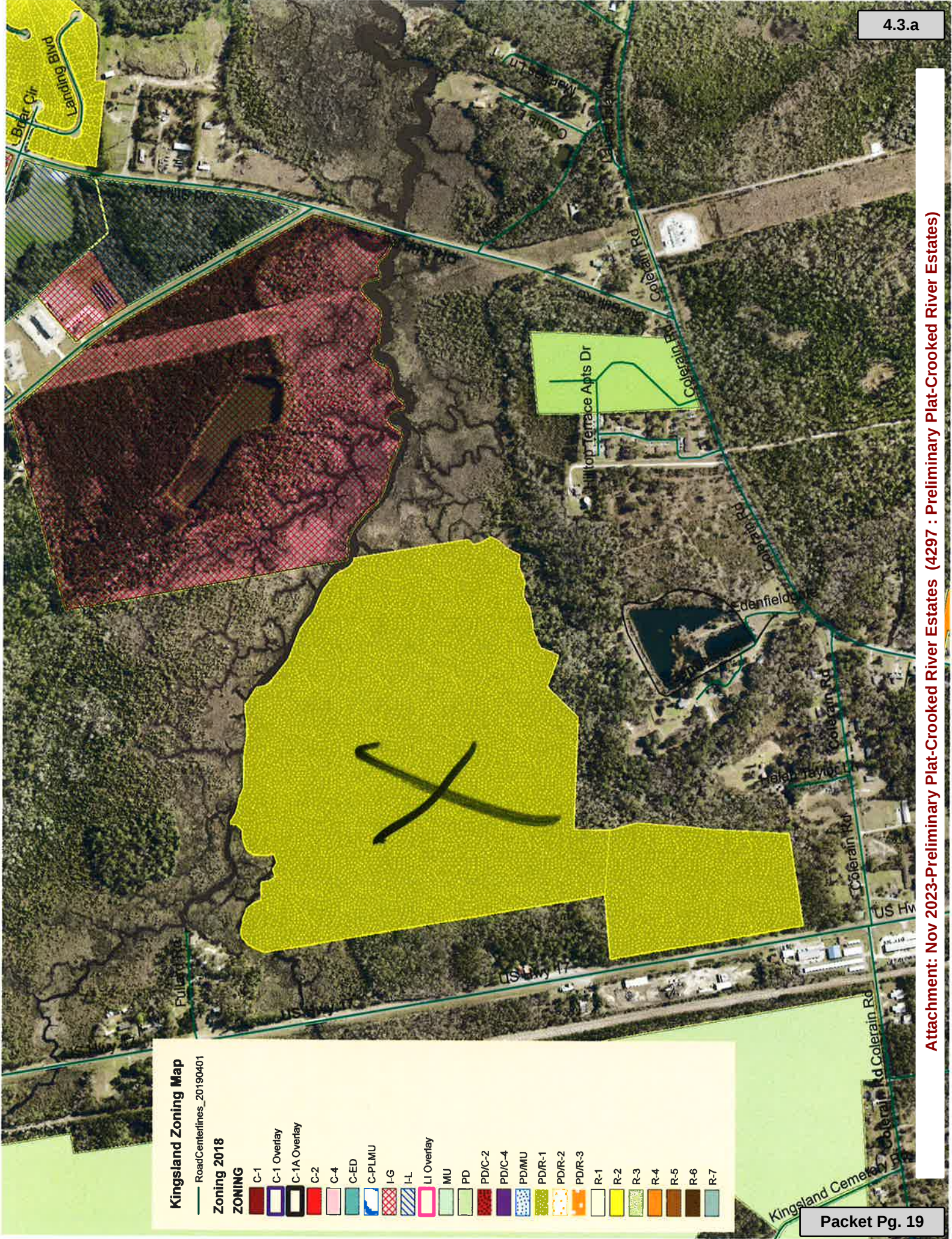
Kingsland Zoning Map

— RoadCenterlines_20190401

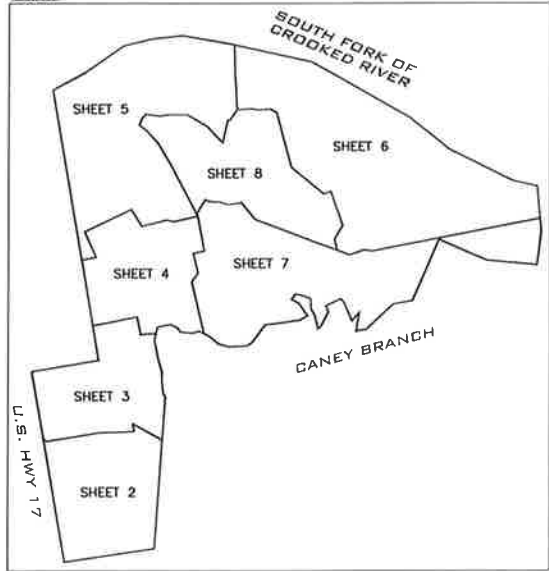
Zoning 2018

ZONING

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



INDEX



CERTIFICATE OF PRELIMINARY APPROVAL

IN THAT ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FULFILLED, THIS SUBDIVISION PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE KINGSLAND PLANNING COMMISSION ON _____, THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON _____.

_____, DATED _____,
DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

SUBDIVISION:

CROOKED RIVER ESTATES

CITY:

KINGSLAND

COUNTY:

CAMDEN

SUBMITTAL DATE:

10/12/2023

OWNER:

CROOKED RIVER INVESTMENT, LLC
238 CANAL BOULEVARD
PONTE VEDRA BEACH, FL 32082

PREPARED BY:
CUMBERLAND LAND SURVEYORS
PROJECT No. 08032

G.M.D.
1606H

NUMBER OF LOTS:
279

NUMBER OF PRIVATE COMMONS:
5

TOTAL ACREAGE:
3.142 ACRES

BUILDING SETBACK RESTRICTIONS:

FRONT: 25'
SIDE STREET: 15'
SIDE: 10'
REAR: 10'

CURRENT ZONING:
PLANNED DEVELOPMENT

FLOOD ZONE:

"X" (UNSHADED), "A" (UNDETERMINED)
FLOOD INSURANCE RATE MAP Nos. 13039C0379C
& 13039C0383G, DATED DECEMBER 21, 2017

NOT FOR FINAL RECORDING



PRELIMINARY PLAT NOTES:

- SUBDIVISION LOTS TO BE PROVIDED BY PUBLIC WATER AND SEWER SERVICES.
- A FIVE FOOT UTILITY EASEMENT IS PROPOSED OUTSIDE ALL ROAD RIGHT-OF-WAYS.
- A 10 FOOT POND MAINTENANCE EASEMENT IS PROPOSED ALONG THE OUTSIDE PERIMETER OF PROPOSED LAKES.
- A FIVE FOOT DRAINAGE EASEMENT IS PROPOSED ALONG ALL SIDE PROPERTY LINES, EXCEPT ANY PORTION LYING WITHIN A WETLANDS AREA.
- ALL LAND DISTURBANCE ACTIVITIES MUST BE PERMITTED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- WETLANDS SHOWN AS DELINEATED BY ENVIRONMENTAL RESOURCE SOLUTIONS DURING JULY, 2022.
- THIS PROPERTY CONTAINS WETLANDS UNDER JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY UNDER LAW.

SURVEY REFERENCES:

THIS MAP IS NOT INTENDED TO CONSTITUTE A BOUNDARY SURVEY. FOR MORE DETAILS, PLEASE SEE THE PLATS REFERENCED BELOW.

- SURVEY FOR CRE, LLC PREPARED BY CUMBERLAND LAND SURVEYORS, DATED MAY 22, 2006 AND RECORDED IN PLAT BOOK D20, PAGE 69 OF THE CAMDEN COUNTY, GEORGIA PUBLIC RECORDS. SURVEY NOTES: LOCATION OF RIVERS TAKEN FROM AERIAL PHOTO. RIVERS MAY NEED TO BE FIELD LOCATED PRIOR TO FINAL PLATING.
- SURVEY BY STOTTLER, STAGG AND ASSOCIATES DATED 2/28/79.
- WARRANTY DEED FOR EASEMENT OF RIGHT-OF-WAY RECORDED IN DEED BOOK 144, PAGES 170 & 171 OF THE CAMDEN COUNTY, GEORGIA RECORDS.
- WARRANTY DEED TO CRE, LLC RECORDED IN DEED BOOK 1267, PAGES 376-378 OF THE CAMDEN COUNTY, GEORGIA RECORDS.
- SURVEY PREPARED BY R.W. SHEFFIELD, DATED JUNE 22, 1939, AND RECORDED IN PLAT BOOK 1, PAGE 58 OF THE CAMDEN COUNTY, GEORGIA RECORDS.

LEGEND:

- IPF IRON PIN FOUND
- 1/2" REBAR (UNLESS NOTED)
- IPS IRON PIN SET
- 1/2" REBAR
- R/W RIGHT OF WAY
- CMF CONCRETE MONUMENT FOUND
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- OHP OVERHEAD POWER
- PUB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE
- BL SETBACK LINE
- (T) TOTAL
- T.P. TAX PARCEL

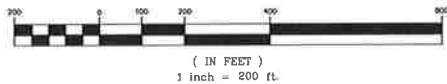
- JURISDICTIONAL WETLANDS
- STATE WATERS
- 25' UNDISTURBED BUFFER
- WATER

CUMBERLAND SURVEYORS

300 CAMDEN AVENUE
WOODBINE, GA 31569
(912) 576-8854 L.S.F. 882

DATE: 10/10/2023	DATE: 01/20/2022
JOB: 08032	1" = 200'

GRAPHIC SCALE





Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4299)

4.4

Meeting: 11/06/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

DOC ID: 4299

Re-Zoning-Map & Parcels 094 050 & 094 053

Robbie Cheek, acting agent for property owners V V Farms, Inc. has applied for a re-zoning of Parcels 094 050 & 094 053 containing approximately 568 acres located north of Hwy. 40 East and on the west side of I-95 South. The applicant is requesting the parcels be re-zoned to R-6 (Single Family Large Tract residential) for the purpose of a Pine Tree Farm. Current zoning is C-4 (Interchange Commercial). Staff recommends approval.



The City of Kingsland, GA
 107 South Lee Street
 P.O. Box 250
 Kingsland, GA 31548
 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: November 6, 2023

City Council Meeting Date: November 13, 2023

Agenda Item: Rezoning

Background:

The area surrounding the development has a mixture of residential and commercial. The two parcels are undeveloped and mainly wooded under the current conditions and has significant acreage of wetlands that would make it difficult to develop under current ACOE regulations. The applicant plans to plant pine trees for agricultural farming purposes and the rezoning request will maintain the current characteristics of the parcels and should not have any negative impacts to the area. The city does not have an actual Agricultural Zoning designation, so the applicant is asking to rezone the parcels to R-6 which allows for agricultural production. (Ordinance Attached).

Summary:

Robbie Cheek, acting agent for property owners VV Farms, Inc. has applied for a rezoning of parcel 094 050 and 094 053 containing approx. 568 acres located north of Hwy. 40 East and on the west side of I-95 South. The applicant is requesting the parcels be rezoned to R-6 (Single-Family Large Tract Residential) for the purpose of a Pine Tree Farm.

Current Zoning: C-4 (Interchange Commercial)

Is Proposal Consistent with the Comprehensive Plan? No, but the parcels are unable to be developed as commercial.

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball
 Planning Director

Attachment: Nov 2023-Re-Zoning-Parcels 094 050 & 094 053 (4299 : Re-Zoning-Map & Parcels 094 050 & 094 053)

CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST**EXISTING**
ZONING C-4**EXISTING**
USE Vacant, Wooded**REQUESTED**
ZONING R-6 SF Large Tract Residential**REQUESTED**
USE Pine tree plantation**PROPERTY OWNER(S)****Name(s)** VV Farms, Inc.**Address** 2720 Coachman Lakes Drive, Jacksonville, FL 32246**Phone No.** 1-904-887-8762 (Work and/or home); **Fax No.** ________ Individual ___ Partnership ___ Sole Proprietor ___ Firm XX Corporation
___ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION**Location or Legal****Property Description:** North of Highway 40, West of I-95, South of
Laurel Island Parkway**Property****Address:** None**Tax Map Reference Number** 094 053 , 094 050 **Zoning Map** C-4

City of Kingsland Zoning Application
Page Two

Property Size 536.01 Acres - 094 053
32.0 Acres - 094 050 Property Frontage None on Public Road Feet

Check One: Paved Road or Unpaved
 No Infrastructure Public Water or Individual Well
 Public Sewer or Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because the property is
vacant and wooded under current conditions. Rezone request maintains
the current character due to plans to plant pine trees.

Would not be detrimental to property or persons in the area because the planned use
will maintain the vacant and wooded characteristics.

Other

Comments: Property has significant wetlands making the property
difficult to develop under current ACOE rules for impacts and
mitigation.

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

- (1) Have a property interest in the real property affected by this request

None

- (2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

City of Kingsland Zoning Application
Page Three

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

CAMPAIGN CONTRIBUTION

List below the names of local government officials of the City of Kingsland to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
None	

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.


Owner

Owner

Owner

HEARING DATE

This application is scheduled to be heard by the City of Kingsland Planning Commission

Attachment: Nov 2023-Re-Zoning-Parcels 094 050 & 094 053 (4299 : Re-Zoning-Map & Parcels 094 050 & 094 053)

City of Kingsland Zoning Application
Page Four

at their meeting of November 6th, 20023, at 6:00 P.M. in the Council Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from VV Farms, Inc.
in the amount of \$ 250.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 10/12/23

Attachment: Nov 2023-Re-Zoning-Parcels 094 050 & 094 053 (4299 : Re-Zoning-Map & Parcels 094 050 & 094 053)

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated October 12, 20023, by virtue of a deed dated August 10, 2009, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1492, Page 21.

Kirk Tovey

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Kirk Tovey

Owner's Signature Date: 10/11/2023

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Robert Cheek to act as Agent in submitting and representing the above identified application in my/our behalf.

Kirk Tovey

Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Robert Cheek

Authorized Agent's Name-Printed

Robert Cheek

Authorized Agent's Signature

Digitally signed by Robert Cheek
DN: cn=US,
e=rcheek@esgengineering.com,
o=ESG Engineering, Inc.,
cn=Robert Cheek
Date: 2023.10.11 15:20:51-0400

Date

10/11/23

Planning and Zoning

Received by: *Scott Forball*

Date: 10/11/23

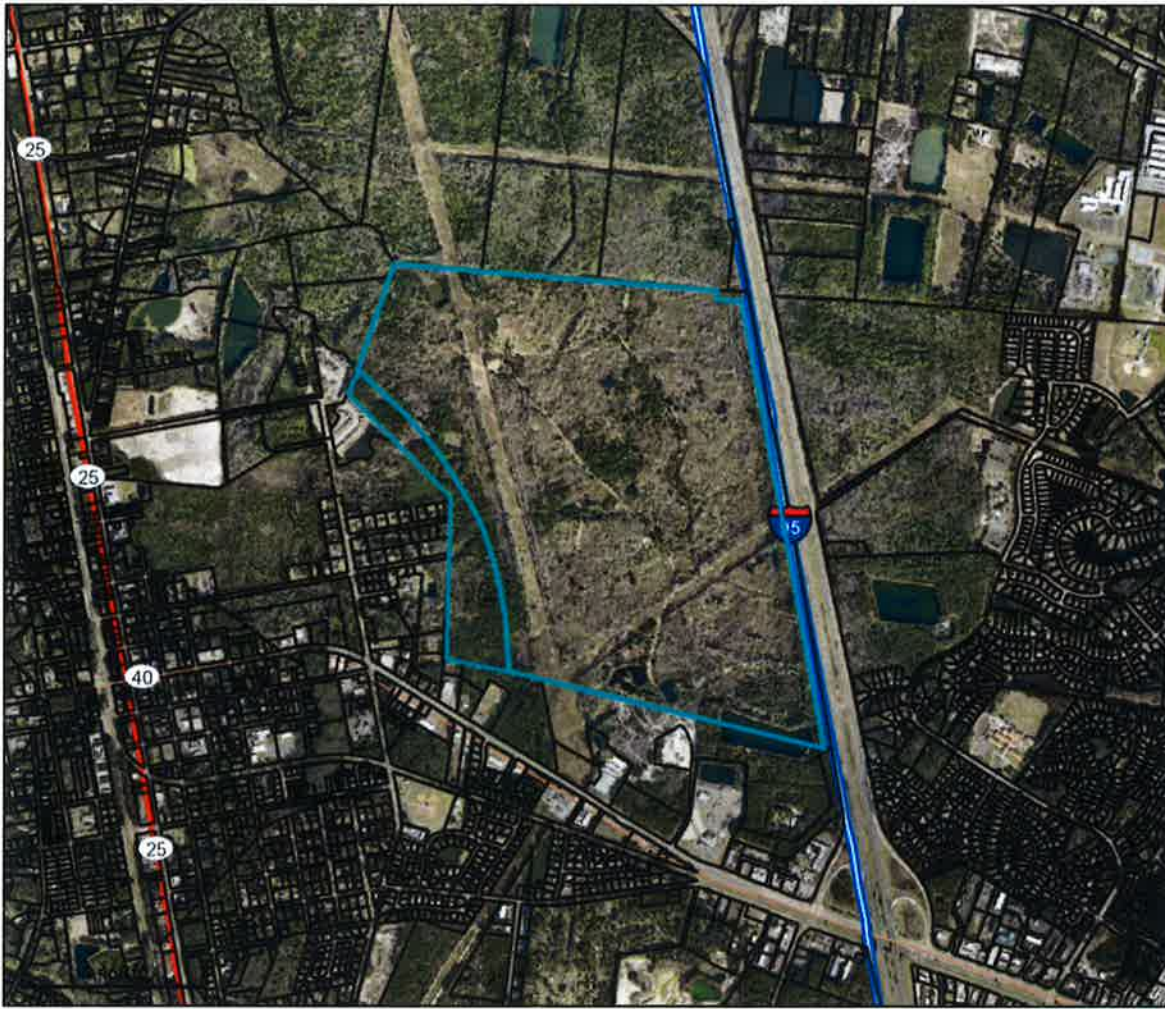
Shareholders:

1. Kirk Tovey
 - a. Address: 2720 Coachman Lakes Drive, Jacksonville, FL 32246
 - b. Ownership: 87.8%
2. Mary Sharon Gaines
 - a. Address: 4504 San Lorenzo Blvd, Jacksonville, FL 32224
 - b. Ownership: 10.98%
3. Daniel A. Mills
 - a. Address: 3755 Pinckney Island Court, Jacksonville, FL 32224
 - b. Ownership: 1.22%





Camden County, GA



Overview



Legend

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

Parcel ID	094 053	Owner	V V FARMS INC	Last 2 Sales			
Class Code	Agricultural		2720 COACHMAN LAKES DR	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		JACKSONVILLE, FL 32246	8/10/2009	0	GV	U
	KINGSLAND	Physical Address	n/a	12/28/2005	\$650000	MN	U
Acres	536.01	Assessed Value	Value \$491361				

(Note: Not to be used on legal documents)

Date created: 10/12/2023

Last Data Uploaded: 10/11/2023 10:25:09 PM

Developed by Schneider
GEOSPATIAL

Attachment: Nov 2023-Re-Zoning-Parcels 094 050 & 094 053 (4299 : Re-Zoning-Map & Parcels 094 050 & 094 053)