



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

MINUTES • 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	(Absent)
Walter Fuller Jr.	Board Member	
Bryant Shepard	Chairman	
Fyrth Morris	Vice Chairman	

III. APPROVE MINUTES FROM LAST MEETING

Matthew Hooks made a motion to approve last months minutes. Fyrth Morris seconded the motion. The motion carried unanimously.

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.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Michael Haynes, Board Member
SECONDER: Matthew Hooks, Board Member
AYES: Hooks, Haynes, Markes, Fuller Jr., Shepard, Morris
ABSENT: Shuck

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.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Matthew Hooks, Board Member
SECONDER: Walter Fuller Jr., Board Member
AYES: Hooks, Haynes, Markes, Fuller Jr., Shepard, Morris
ABSENT: Shuck

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.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Fyrth Morris, Vice Chairman
SECONDER: Michael Haynes, Board Member
AYES: Hooks, Haynes, Markes, Fuller Jr., Shepard, Morris
ABSENT: Shuck

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.

RESULT:	DEFERRED [UNANIMOUS]	Next: 12/4/2023 6:00 PM
MOVER:	Kathy Markes, Board Member	
SECONDER:	Michael Haynes, Board Member	
AYES:	Hooks, Haynes, Markes, Fuller Jr., Shepard, Morris	
ABSENT:	Shuck	

V. ADJOURNMENT

Citizens present at this meeting were Gregory Jackson, Dianna Jackson, Eric Morris, Shaun Harrell, Ronald Sawyer and Roger Bennett.

Matthew Hooks made a motion to adjourn. Walter Fuller, Jr. seconded the motion. The motion carried unanimously. The meeting adjourned at 6:30 PM.

Bryant Shepard, Chairman

ATTEST:

Natalie Moreland, Clerk/Receptionist