



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • MAY 4, 2026
MINUTES**

**Regular
Meeting**

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

6:00 PM

I. PUBLIC HEARING

Chairwoman Markes announced that the application for rezoning and annexation had been withdrawn by the applicant. Therefore, the two (2) Public Hearings for those items were canceled, and no comments would be taken from the public. No action was taken on the items.

1. Re-Zone-Parcel 094 053

Mike Yarbrough, acting agent for Kirk Tovey with VV Farms, Inc. is requesting that parcel 094 053 be re-zoned to I-L (Light Industrial) for the purpose of a proposed Industrial Park that would allow Data Centers. The parcel is located on Truss Plant Rd. containing approximately 536 acres.

Application was withdrawn by applicant.

2. Annexation & Zoning Designation-Parcel 094 024

Mike Yarbrough, acting agent for Kirk Tovey with Seedling Farms, LLC is requesting that Parcel 094 024 be annexed into the City with a zoning designation of I-L (Light Industrial) for the purpose of a proposed Industrial Park that would allow Data Centers. The parcel is located on the south side of Laurel Island Pkwy, west of I-95 containing approximately 146 acres.

Application was withdrawn by applicant.

II. CALL TO ORDER

William Huebener, Board Member
Angie Halliwell, Board Member
Kathy Markes, Chairwoman
Judy Smith-Burris, Board Member
Becci Shannon, Vice Chairwoman
William Sopp, Board Member
Mike Anderson, Board Member

Chairwoman Markes called the meeting to order at 6:00 PM.

PRESENT: Planning Commission Mike Anderson
Planning Commission Angela Halliwell
Planning Commission Judy Smith-Burris
Planning Commission William Sopp

Planning Commission Kathryn Markes
Planning Commission Becci Shannon
Planning Commission William Huebener

ABSENT:

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission Becci Shannon
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Becci Shannon, William Huebener

IV. AGENDA ITEMS

1. Home Occupation-228 Parkview Lane-Parcel 058A 531

Lindsay Glaser has applied for a Home Occupation Permit for a retail consulting business known as "The Clever Duck Consulting Group, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1. Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Sopp
SECONDER:	Planning Commission Becci Shannon
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener

2. Home Occupation-107 Brighton Ct.-Parcel 107J 015

Anna McKinney has applied for a Home Occupation Permit for a janitorial business known as "Southern Coast Property Management". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener

3. Home Occupation-213 Old Pond Drive-Parcel 107A 196

Susan Teston has applied for a Home Occupation Permit for an assembly business known as "Kits for Daisy". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission William Huebener
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener

4. Home Occupation-252 Laurel Landing Blvd.-Parcel 120J 036B

Laura Nelson has applied for a Home Occupation Permit for a home bakery business known as "Sugar & Steep". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-2. Staff recommends approval.

William Huebener made a motion to table the item as the applicant did not attend the meeting. Judy Smith-Burris seconded the motion.

RESULT:	[UNANIMOUS]
MOVER:	Planning Commission William Huebener
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener

5. Home Occupation-104 Larsen Ct.-Parcel 107Z 142

Chelsea Paige Roberts has applied for a Home Occupation Permit for a freelance illustration business known as "Fabled Illustration". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is PD/R-1. Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Angela Halliwell
SECONDER:	Planning Commission Becci Shannon
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener

6. Home Occupation-308 N. Orange Edwards Blvd.-Parcel K15 04 001B

Bernardine Johnson has applied for a Home Occupation Permit for an Italian Ice

business known as "JU C Water Ice & More, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-4. Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission Judy Smith-Burris
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener

7. Re-Zone-Parcel 094 053

Mike Yarbrough, acting agent for Kirk Tovey with VV Farms, Inc. is requesting that Parcel 094 053 be re-zoned to I-L (Light Industrial) for a proposed Industrial Park. The parcel is located on the east and west sides of Truss Plant Rd., west of I-95 and contains approximately 536 acres. Current zoning is FT (Forest Transition). Staff recommends approval with the following condition:

- 1) All projects that are part of this Industrial Park will be subject to review and will be required to be approved by the Planning Staff, Planning Commission (Public Hearing included), and City Council before any building permits are issued.

The applicant withdrew their application. No action was taken.

8. Annexation & Zoning Designation

Mike Yarbrough, acting agent for Kirk Tovey with Seedling Farms, Inc. is requesting that parcel 094 024 be annexed into the City with a zoning designation of I-L (Light Industrial) for a proposed Industrial Park. The parcel is located on the south side of Laurel Island Pkwy. containing approximately 146 acres. Current zoning is AF (Agricultural Forestry) County. Staff recommends approval with the following conditions:

- 1) Parcel 094 053 rezoning to I_L must first be approved.
- 2) All projects that are part of this Industrial Park will be subject to review and will be required to be approved by the Planning Staff, Planning Commission (Public Hearing included), and City Council before any building permits are issued.

The applicant withdrew their application. No action was taken.

9. Final Plat

Ron Sawyer, with LIH Holding, LLC has submitted a Final Plat for The Preserve at Camden Woods Phase 2D, formerly The Villas at Camden Woods, consisting

of 16 single family lots on approximately 4.10 acres. The City Council approved the preliminary plat for all of the Villas at Camden Woods Phase 2 on July 8, 2024. Zoning is PD/MU (Planned Development/Mixed Use). Staff recommends approval.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Mike Anderson
SECONDER:	Planning Commission William Sopp
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener

V. ADJOURNMENT

The meeting adjourned at 6:38 PM.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Planning Commission Kathryn Markes
SECONDER:	None
AYES:	Mike Anderson, Angela Halliwell, Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Shannon, William Huebener