



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • JULY 6, 2026**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Special Use Permit - Parcel 056 001K

Matt Mitchell, with The Scruggs Company, is requesting approval of a SUP to be able to operate an asphalt plant on a 63- acre portion of parcel 056 001K located on the west side of US 17 North and on the south side of Old Jefferson Hwy.

2. Special Use Permit - Parcel 121 007S

Mitch Clary, with Overkill Land Development LLC. is requesting approval of a SUP to be able to operate an outside RV/Boat/Storage and mini-warehouse storage facility at 1800 Village Drive, containing approximately 9.59 acres.

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

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

IV. AGENDA ITEMS

1. Infrastructure Acceptance - Fiddlers Reserve Phase 2

Ron Sawyer, with Laurel Island Holdings LLC has submitted a Quit - Claim Deed requesting the City of Kingsland to accept all sewer, water, and storm drain infrastructure within Fiddler's Reserve Phase 2. This does not include any roads within Phase 2. An inspection of the infrastructure was completed by Planning Department and Public Works on June 3, 2026, and all infrastructure was in good working order. The submitted Quit Claim Deed is attached to this report. **Staff Recommends Approval.**

2. Lift Station Acceptance - Laurel Preserve

Ron Sawyer with Sawyer Land Development , LLC has submitted a Quit - Claim Deed requesting the City of Kingsland to accept the Lift Station and the tract containing 0.01 acres located at 179 Spyglass. An inspection was completed by Public Works on June 5, 2026, and the lift station was in good working order. The submitted Quit Claim Deed is attached to this report. **Staff Recommends Approval.**

3. Special Use Permit - Parcel 121 007S

Mitch Clary, with Overkill Land Development LLC. is requesting approval of a SUP to be able to operate an outside RV/Boat/Truck borage and mini-warehouse storage facility at 1800 Village Drive, containing approximately 9.59 acres.

Planning Staff recommends Approval with the following conditions.

- 1) Opaque fencing will be installed along the front and left side of property.
- 2) An approved landscape buffer shall be installed along the front and left side of the fencing.
*The parcel has existing fencing and a natural vegetative buffer along the right side and rear property lines.

4. Special Use Permit - Parcel 056 001K

Matt Mitchell, with The Scruggs Company, is requesting approval of a SUP to be able to operate an asphalt plant on a 63- acre portion of parcel 056 001K located on the west side of US 17 North and on the south side of Old Jefferson Hwy.

Planning Staff recommends Approval with the following condition.

- 1) A 30' natural vegetative buffer will be required on the east and north side of the property.

5. Preliminary Plat - Parcels 082 005 and 082 005A

John Willis with BBC Investments Group has submitted a preliminary plat application for Kingsland West Subdivision, consisting of 267 single family lots on approximately 143.93 acres. The developer has agreed to follow the original PD that was approved by City Council in 2007.

Staff Recommends Approval with the following conditions:

- 1) This Preliminary Plat only gives approval of the layout of the plat and does not guarantee approval of the final plat. It also does not give approval for any grading or construction.
- 2) The Developer must submit Civil Plans and Hydrology reports to the City Planning Dept. for review by the city's third party engineers (Carter & Sloope). After review, a report will be provided to the Planning Commission and City Council for a vote on whether to approve or deny the project to move forward with construction.

V. ADJOURNMENT