



**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



CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • JUNE 15, 2026
MINUTES

**Regular
Meeting**

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

6:00 PM

I. PUBLIC HEARING

1. Annexation and Zoning Designation - Parcel 082C 02 008A

Bryant Walker is requesting to annex parcel 082C 02 008A for the purpose of having access to city sewer services. The parcel is located at 739 Martin Luther King Junior Boulevard, containing approximately 1.0 acre. The applicant is requesting a zoning designation of R-1 (Single Family Residential)

No one came forward to speak

2. Annexation and Zoning Designation — Parcel 108 004

Bill Gross with Haddock Corner LLC., is requesting that Parcel 108 004 be annexed into the City for the purpose of a proposed hotel and commercial lot with a zoning designation of C-2 (General Commercial). The parcel is located on the south side of Al Gay Drive and on the east side of Haddock Road, containing a total of approximately 5.01 acres.

No one came forward to speak

3. Expansion - C-1A Business Corridor District

The Kingsland Downtown Development Authority (KDDA) is requesting to expand the C-1A Business Corridor District westward on West King Avenue from Seaboard Street to Henrietta Street.

1. Beverly Cleveland asked for clarification on the impact on her property.
2. Planning and Zoning Director Scott Kimball read a letter submitted by Camden Adventures in support of the expansion of the district.
3. Kerry Crummey asked for clarification on the impact on his property.

4. Variance - Parcel 082I 022 - 211 Woodbridge Road

Kenneth B. Smith is requesting three (3) variance requests to the Kingsland Zoning and Land Development Ordinance, Article VIII, Section 82.1.2 - Accessory and Temporary Buildings. The applicant is requesting:

1. A 2.5-foot variance from the required 5-foot side yard setback requirement.
2. A 2.5-foot variance from the 5-foot rear yard setback requirement.
3. A 7-foot variance from the 10-foot distance requirement from the main residential structure.

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

Chairman Markes called the Planning Meeting to order at 6:12 PM

PRESENT: Planning Commission Mike Anderson
Planning Commission Angela Halliwell
Planning Commission Judy Smith-Burris
Planning Commission Kathryn Markes
Planning Commission Becci Shannon
Planning Commission William Huebener

ABSENT: Planning Commission William Sopp

III. APPROVE MINUTES

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

- 1. Minutes of the Previous Meeting

IV. AGENDA ITEMS

- 1. Home Occupation - 527 Eagle Boulevard - Parcel 120G 032B

Eric Engel has applied for a Home Occupation Permit for a vending machine business known as "Podstop, LLC". 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.

Commissioner Anderson made a motion to deny the permit due to the applicant not being present twice.

RESULT:	[UNANIMOUS]
MOVER:	Anderson
SECONDER:	Huebener
AYES:	Huebener, Halliwell, Markes, Smith-Burris, Shannon, Anderson

2. Home Occupation - 216 Daniel Trent Way - Parcel 107Z 218

Chad Hullinger has applied for a home occupation permit for an on-line gun sales business known as "Enfilade Arms, LLC". 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 with the following condition:

- 1. Manufacturing of ammunition is not allowed.

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

3. Home Occupation - 125 Woodhaven Drive - Parcel 082E 020C

Emily Knoll has applied for a home occupation permit for a home bakery business known as "Hearthcore Bakery, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. 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, Kathryn Markes, Becci Shannon, William Huebener

4. Home Occupation - 183 Lakewood Drive - Parcel 107C 001B

Delinerys Martin has applied for a home occupation permit for a home bakery business known as "Sweet Crust." The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Staff recommends approval.

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

5. Home Occupation - 227 Bulkhead Drive - Parcel 058A 220A

Rebecca Williams has applied for a home occupation permit for a packaged tea business known as "Howl & Hop Tea." The applicant has been notified and

agrees to the requirements of a Home Occupation as noted in KLADO. Staff recommends approval.

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

6. Annexation Request and Zoning Designation - 739 Martin Luther King Jr., Boulevard - Parcel 082C 02 008A

Bryant Walker has applied for the Annexation of Parcel 082C 02 008A containing approximately 1.0 acre at 739 Martin Luther King Jr., Boulevard. The purpose of the Annexation is to have access to city sewer services. The applicant is already connected to city water services. This applicant is also requesting a zoning designation of R-1 (Single Family Residential), which is consistent for this area. Staff recommends approval.

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

7. Annexation Request and Zoning Designation - Parcel 108 004

Bill Gross with Haddock Corner, LLC has applied for the Annexation of Parcel 108 004, containing approximately 5.01 acres located on the south side of Al Gay Drive and on the east side of Haddock Road. The purpose of the Annexation is to have access to city water and sewer services. The applicant is also requesting a zoning designation of C-2 (General Commercial) for a proposed hotel and retail commercial lot. 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, Kathryn Markes, Becci Shannon, William Huebener

8. Preliminary Plat - Scrubby Bluff 57

Bill Gross with Scrubby Bluff Holdings, LLC has submitted a preliminary plat application for Scrubby 57 subdivision, consisting of 191 single family lots on approximately 56.76 acres. This subdivision is part of the GA/FL Sports Park

Master Plan. The PD for the project was approved by City Council on June 9, 2025. Staff recommends approval.

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

9. Preliminary Plat - Friendship 42

Bill Gross with Camden County 42, LLC has submitted a preliminary plat application for Friendship 42 subdivision, consisting of 124 single family lots on approximately 41.73 acres. The PD for the project was approved by City Council on January 12, 2026. Staff recommends approval.

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

10. Kingsland Downtown Development Authority Boundary Expansion

The Kingsland Downtown Development Authority has applied to expand the C-1A Business Corridor District westward on West King Avenue from Seaboard Street to Henrietta Street. This will not affect the underlying zoning of any parcels within the expanded boundary lines. A zoning map and list of parcels included in the proposed expansion area is included with this report. Current Zoning over multiple parcels within the expansion area includes Residential, Commercial and Industrial zonings. Staff recommends approval.

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

11. Variance Request - 211 Woodbridge Road - Parcel 082I 022

Kenneth B. Smith is requesting three (3) variances to KLADO, Article VIII, Section 82.1.2 - Accessory and Temporary Buildings:

1. A 2.5-foot reduction of the required 5-foot side yard setback.
2. A 2.5-foot reduction of the required 5-foot rear yard setback
3. A 7-foot reduction to the required 10-foot distance from the primary structure on the parcel.

Staff does not recommend approval.

Mr. Ken Smith explained his request to the Planning Board.
Commissioner Anderson moved to deny the variance.

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

V. ADJOURNMENT

Meeting adjourned at 6:49 PM

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



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: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Infrastructure Acceptance

Summary:

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 the Planning Dept. 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.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

**Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
File No. 25-50599**

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 17th day of JUNE, 2026, between, **Laurel Island Holdings, LLC**, a Georgia limited liability company, and **Fiddler's Cove Property Owners Association, Inc.**, a Georgia nonprofit corporation, of the first part, and the **City of Kingsland**, a municipal corporation of the State of Georgia, of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid, the receipt whereof is acknowledged, have bargained, sold, and by these presents do remise, convey and forever QUIT CLAIM to the said party of the second part, its successors and assigns, the following described infrastructure:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said bargained premises to the said party of the second part, so that neither the said parties of the first part nor their successors and assigns, nor any other person or persons claiming under them

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shall at any time by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set the hands and seals of their respective officers, the day and year above written.

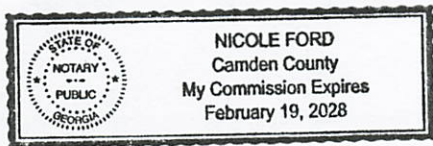
Laurel Island Holdings, LLC,

By: Ronald H Sawyer (SEAL)
Ronald H. Sawyer, its Manager

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public



Fiddler's Cove Property Owners Association, Inc.

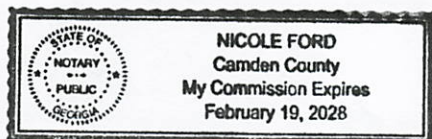
By: Heather Beaton (SEAL)
Heather Beaton, its President

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

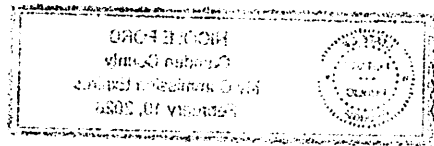
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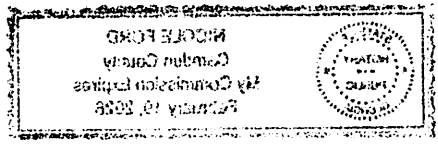


Exhibit "A"

All of that certain water, sanitary sewer, storm sewer and storm drainage infrastructure lying and being in the 1606th G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

All of the water, sanitary sewer, storm sewer and storm drainage infrastructure, **AND ONLY SAID WATER, SANITARY SEWER, STORM SEWER AND STORM DRAINAGE INFRASTRUCTURE**, lying within the right-of-way of Madeline Taylor Place as shown and described on that Map to Show Subdivision Plat of Fiddlers Reserve at Laurel Island Country Club – Phase 2, prepared by AKM Surveying Inc., dated March 5, 2025, and recorded at Plat Book 2025, pages 59, 60, 61 and 62, Camden County, Georgia records, which plat is incorporated herein by reference.

SAID CONVEYANCE DOES NOT CONVEY THE FEE SIMPLE TITLE TO SAID MADELINE TAYLOR PLACE BUT, RATHER, THE TITLE TO THE AFORESAID INFRASTRUCTURE LYING WITHIN.

RESOLUTION ACCEPTING PROPERTY

WHEREAS, the City of Kingsland has previously approved the subdivision plat of Fiddlers Reserve at Laurel Island Country Club – Phase 2, as more fully and accurately shown and described on that certain plat of survey of same by AKM Surveying Inc., dated March 5, 2025, and recorded at Plat Book 2025, pages 59, 60, 61 and 62, Camden County, Georgia records.

WHEREAS, the water, sanitary sewer, storm sewer and storm drainage infrastructure required for said subdivision under ordinances of the City of Kingsland have been completed and accepted by the City of Kingsland; and

WHEREAS, Laurel Island Holdings, LLC and Fiddler’s Cove Property Owners Association, Inc., have tendered to the City of Kingsland a deed conveying the following infrastructure in said subdivision:

All of that certain water, sanitary sewer, storm sewer and storm drainage infrastructure lying and being in the 1606th G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

All of the water, sanitary sewer, storm sewer and storm drainage infrastructure, **AND ONLY SAID WATER, SANITARY SEWER, STORM SEWER AND STORM DRAINAGE INFRASTRUCTURE**, lying within the right-of-way of Madeline Taylor Place as shown and described on that Map to Show Subdivision Plat of Fiddlers Reserve at Laurel Island Country Club – Phase 2, prepared by AKM Surveying Inc., dated March 5, 2025, and recorded at Plat Book 2025, pages 59, 60, 61 and 62, Camden County, Georgia records, which plat is incorporated herein by reference.

SAID CONVEYANCE DOES NOT CONVEY THE FEE SIMPLE TITLE TO SAID MADELINE TAYLOR PLACE BUT, RATHER, THE TITLE TO THE AFORESAID INFRASTRUCTURE LYING WITHIN.

which deed is acceptable to the City of Kingsland;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Laurel Island Holdings, LLC and Fiddler’s Cove Property Owners Association, Inc., to the City

of Kingsland, Georgia, conveying the aforesaid infrastructure within the subdivision, dated _____, is hereby accepted by the City of Kingsland.

THIS _____ day of _____, 2026.

CITY OF KINGSLAND, GEORGIA

By: _____(SEAL)
Its Mayor

Attest: _____(SEAL)
Its Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on _____, 2026, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____day of _____, 2026.

Jo Seigler



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: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Lift Station Acceptance- Laurel Preserve

Summary:

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.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning & Zoning Director

Please return to:
Kinney & Hendrix, LLC
Attorneys at Law
P. O. Box 7050
St. Marys, GA 31558
File No. 26-51069

STATE OF GEORGIA

COUNTY OF CAMDEN

QUIT-CLAIM DEED

THIS INDENTURE, made this 18th day of JUNE, 2026,
between, **Sawyer Land Development LLC**, a Georgia limited liability company,
of the first part, and the **City of Kingsland**, a municipal corporation of the
State of Georgia, of the second part.

WITNESSETH: That the said party of the first part, for and in
consideration of the sum of \$10.00 and other valuable considerations in hand
paid, the receipt whereof is acknowledged, has bargained, sold, and by these
presents does remise, convey and forever QUIT CLAIM to the said party of the
second part, its successors and assigns, the following described property:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said bargained premises to the said party of
the second part, so that neither the said party of the first part nor its
successors and assigns, nor any other person or persons claiming under it
shall at any time by any means or ways, have, claim or demand any right or

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title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set the hand and seal of its officer, the day and year above written.

Sawyer Land Development LLC

By: Ronald H. Sawyer (SEAL)
Ronald H. Sawyer, its Manager

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

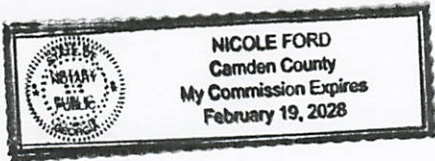


Exhibit "A"

All of that lot, tract or parcel of land lying and being in the 29th G.M. District, City of Kingsland, Camden County, Georgia, more particularly described as follows:

All of that tract containing 0.01 acres, more or less, and labelled as "LIFT STATION TRACT" on that plat of survey of Laurel Preserve, Phase One, Section A, Replat prepared by AKM Surveying, Inc., certified by Jeffrey S. Foster, GRLS No. 3143, dated February 25, 2026, recorded in Plat Book 2026, pages 40-41, Camden County, Georgia records.

RESERVED FOR RECORDING PURPOSES

BOOK: 2025 PG: 152-152
 Filed and Recorded
 10-18-2025 04:15 PM
 DOC# 2025-000180

JOY LEM TURNER
 JOY LEM TURNER
 CLERK OF SUPERIOR COURT
 CAMDEN COUNTY

SAWYER ASSOCIATES

PROPERTY OWNED BY:
 LAUREL ISLAND HOLDINGS, LLC
 100 MARSH HARBOR PARKWAY
 FROEDLAND, GA 31548
 (912) 516-9003
 (D.B. 538, PG. 712)

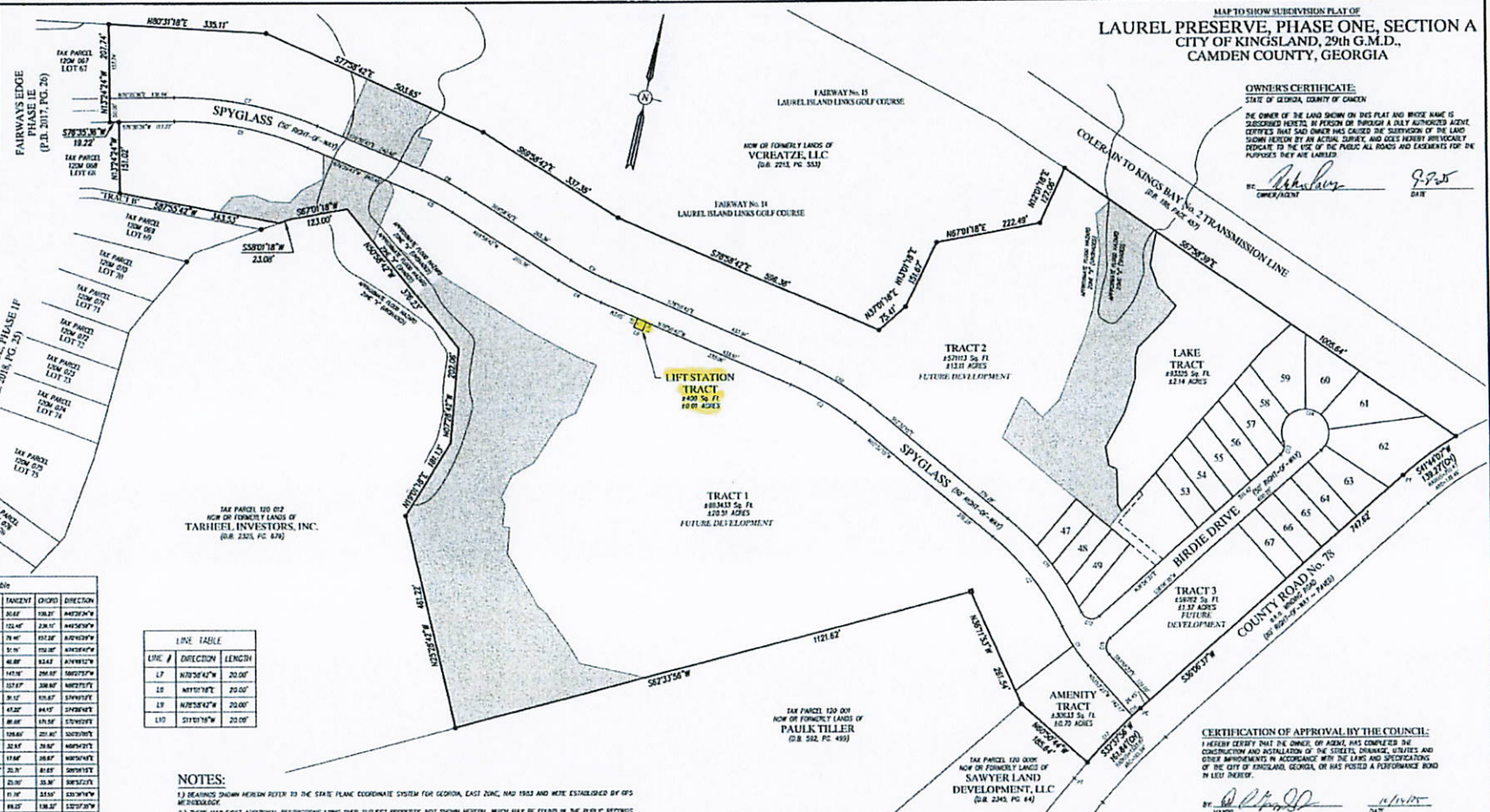
SANDWICH, LLC
 100 MARSH HARBOR PARKWAY
 FROEDLAND, GA 31548
 (912) 516-9003
 (D.B. 538, PG. 717)

MAP TO SHOW SUBDIVISION PLAT OF
LAUREL PRESERVE, PHASE ONE, SECTION A
 CITY OF KINGSLAND, 29th G.M.D.,
 CAMDEN COUNTY, GEORGIA

OWNER'S CERTIFICATE:
 STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS DESCRIBED HEREIN IN PERSON OR THROUGH A DULY AUTHORIZED AGENT CERTIFIES THAT SAID OWNER HAS CAUSED THE SURVEYORS OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY AND AGENT HEREBY AUTHORIZED TO DEPOSIT TO THE USE OF THE PUBLIC ALL RECORDS AND EXEMPTIONS FOR THE PURPOSES THEY ARE LABELED.

BY: *[Signature]* 9/25
 OWNER/AGENT DATE



Curve Table

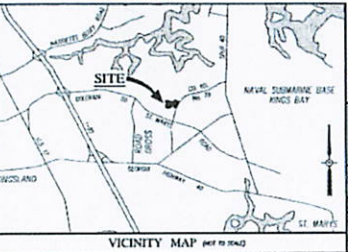
CHORD #	LENGTH	ARC RADIUS	DELTA	TANGENT	CHORD	DIRECTION
01	180.00'	200.00'	90.00°	180.00'	180.00'	N45°20'00"W
02	240.00'	280.00'	120.00°	240.00'	180.00'	N45°20'00"W
03	300.00'	360.00'	150.00°	300.00'	180.00'	N45°20'00"W
04	360.00'	480.00'	180.00°	360.00'	180.00'	N45°20'00"W
05	420.00'	600.00'	210.00°	420.00'	180.00'	N45°20'00"W
06	480.00'	720.00'	240.00°	480.00'	180.00'	N45°20'00"W
07	540.00'	840.00'	270.00°	540.00'	180.00'	N45°20'00"W
08	600.00'	960.00'	300.00°	600.00'	180.00'	N45°20'00"W
09	660.00'	1080.00'	330.00°	660.00'	180.00'	N45°20'00"W
10	720.00'	1200.00'	360.00°	720.00'	180.00'	N45°20'00"W

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N70°20'42"W	20.00'
L2	N45°10'00"E	20.00'
L3	N75°55'42"W	20.00'
L10	S11°10'10"W	20.00'

- NOTES:**
- 1.) RECORDS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE, NAD 83 AND WERE ESTABLISHED BY GPS MEASUREMENTS.
 - 2.) THERE MAY BE EXISTING ADDITIONAL RESTRICTIONS RELATING TO THIS SUBJECT PROPERTY, NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 - 3.) THE WETLAND AREAS SHOWN HEREON ARE BASED UPON A RECENT PLAT RECORDED IN PLAT BOOK 2024, PAGE 113-114. PUBLIC RECORDS OF SAID COUNTY. NO ATTEMPT HAS BEEN MADE BY THIS FIRM TO DETERMINE THE ACCURACIES OF SAID RECORDS.
 - 4.) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
 - 5.) SUBJECT PROPERTY IS CURRENTLY ZONED PD (R-1). REGARDING ZONING REQUIREMENTS ANY AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 25 FEET; MINIMUM SIDE YARD SETBACK: 5 FEET FROM SIDE LOT LINE; MINIMUM REAR YARD SETBACK: 15 FEET FROM REAR PROPERTY LINE.
 - 6.) SUBJECT PROPERTY CONTAINS 841.70 ACRES AND CONTAINS 18 LOTS & 6 TRACTS.
 - 7.) SUBJECT PROPERTY TO BE SURVEYED BY CITY OF KINGSLAND WATER AND SEWER OWNERS DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
 - 8.) SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNDESIGNED) AS PER FEMA MAPS FOR CAMDEN COUNTY, GEORGIA, DATED DECEMBER 21, 2012, MAP NO. 130300045G, COMMUNITY NO. 130027, PANEL NO. 0415, SHEET 4.
 - 9.) THERE EXIST A 2" WIDE GRASSMARE & UTILITY EASEMENT RESERVED TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE, ACCORDING TO PLAT RECORDED IN P.B. 2004, PG. 119-122, PUBLIC RECORDS OF SAID COUNTY.

SHEET # OF 2
 SEE SHEET 2 FOR DETAILS



APPROVAL CERTIFICATE:
 THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR PAVING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

BY: *[Signature]* DATE: 9/25
 NAME: Lee Spell FURNISHED NAME: City Manager

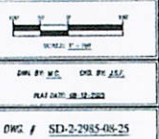
CERTIFICATION OF APPROVAL BY THE COUNCIL:
 I HEREBY CERTIFY THAT THE OWNER OF RECORD HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE SEWER, DRAINAGE, UTILITY AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN FULL THEREOF.

BY: *[Signature]* DATE: 9/25
 MAYOR

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:
 I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE ENGINE AND PLANNING COMMISSION.

BY: *[Signature]* DATE: 9/25
 CHAIRMAN OF PLANNING COMMISSION

WETLAND NOTE:
 WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR ENCROACHING ON THIS WETLAND AREA WITHOUT PROPER AUTHORIZATION. SAID WETLAND JURISDICTIONAL AREA IS SHOWN ON SHEET 2.



CLOSURE NOTE:
 THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1000 FEET AND AN ANGULAR PRECISION OF 30 SECONDS PER ANGLE AND HAS ADJUSTED USING THE COMPASS RULE. (TRIAL SURVEY)

THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000.00 FEET.

EQUIPMENT USED: ANGLE: SOKKIA CA LINEAR: SOKKIA CH

- LEGEND:**
- = SET "X" NEAR LOT 100
 - = SET "M" 2" CONCRETE MONUMENT, LIP 50"
 - = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
 - = FOUND REBAR ON IRON PIPE IDENTIFICATION AS NOTED
 - ▲ = FOUND IN HOLE & NUMBER IDENTIFICATION AS NOTED
- P.C. = PLAT CABBET
 P.B. = PLAT BOOK
 P.L. = PLAT DRAWING
 S.B. = FIELD BOOK
 P.C. = POINT
 (T.A.) = CHORD
 P.T. = POINT OF CURVATURE
 P.C. = POINT OF TANGENCY
 P.I.C. = POINT OF VERTICAL CURVE
 R.A.L. = RESERVING RESTRICTION LINE

P.O. BOX 5750
 ST. MARYS, GEORGIA 31551
 (912) 729-1507 PHONE
 (912) 729-1509 FAX

GEORGIA LICENSED SURVEYOR FIRM No. 10467
 EMAIL: AKM_SURVEYING@GMAIL.COM



A K M SURVEYING, INC.
 SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (c) of O.C.G.A. Section 15-5-82, this plat has been prepared by a land surveyor and approved by applicable local jurisdiction for recording as evidence by approved certification, signature, stamp or statements herein. Such approval or attestation should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat on its intended use. The surveyor certifies that this plat complies with applicable professional standards for property survey in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-5-82.

BY: *[Signature]* DATE: 09/18/2025
 STATE OF GEORGIA
 SURVEYOR'S LICENSE NO. 2043
 CA. REGISTERED SURVEYOR No. 2043

RESOLUTION ACCEPTING PROPERTY

WHEREAS, Sawyer Land Development LLC has constructed and installed a lift station within the City of Kingsland that Sawyer Land Development LLC desires to dedicate to the City of Kingsland; and

WHEREAS, the aforesaid lift station required under ordinances of the City of Kingsland has been completed and accepted by the City of Kingsland; and

WHEREAS, Sawyer Land Development LLC has tendered to the City of Kingsland a deed conveying the aforesaid lift station, which deed is acceptable to the City of Kingsland;

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KINGSLAND, GEORGIA, that the deed from Sawyer Land Development LLC to the City of Kingsland, Georgia, conveying the aforesaid lift station, dated June 18, 2026, is hereby accepted by the City of Kingsland.

THIS 13th day of July, 2026.

CITY OF KINGSLAND, GEORGIA

By: _____ (SEAL)
Its Mayor

Attest: _____ (SEAL)
Its Clerk

CLERK'S CERTIFICATE

I, Jo Seigler, the duly appointed, qualified and acting Clerk of the City of Kingsland, Georgia, do hereby certify that the attached resolution was duly adopted by the Mayor and Council of the City of Kingsland, Georgia, at its regular meeting held on July 13th, 2026, and I do further certify that the copy of the resolution is a true and correct copy of said resolution adopted at said meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said City this _____ day of _____, 2026.

Jo Seigler

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A SPECIAL USE PERMIT

The City of Kingsland Planning Commission will hold a public hearing on the Special Use Permit application from Mitchell Clary, with Overkill Land Development, LLC. The purpose of the permit is for an outside storage facility to include Boats/RV/ Trucks and a Mini Storage Facility to be built on parcel 121007S containing approx. 9.59 acres located at 1800 Village Drive.

Notice is hereby given that the public hearing on the SUP is scheduled for the Planning Commission meeting on Monday, July 6, 2026 at 6:00 p.m.

The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, July 13, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the proposed rezoning application and staff report are available at the Community Planning Offices located at 105 S. Lee St.



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: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Special Use Permit- Parcel 121007S

Summary:

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

Zoning: C-2 (General Commercial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: 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.

Scott L. Kimball
Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT Kingsland, Georgia

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

TO BE COMPLETED BY APPLICANT:

- Your Name: Mitdell Clay Phone: 904-885-0404
Mailing Address: 6507 Loch Commodore Drive, KeyStone Herlitz
- The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
 A Zoning Amendment (rezoning)
 A home occupation
 Other Storage Business FL
32656
- Location of property:
Street Address 1800 Village Drive, Kingsland GA 31548
Parcel No. 1210075 Lot No. _____
- Present Zoning C-2 General Commercial
- Owner of property, if not you: (Name, Address & Phone Number, please)

- Proposed use of property: ~~Storage Business~~ Storage Business
Storage units + outside storage of Boats & Trailers/RVs

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAT AND SPECIAL PERMIT FEE OF \$300. THESE ITEMS MUST BE SUBMITTED WITH THE COMPLETED APPLICATION. If your property is in any multi-family, mobile home, commercial or industrial zoning district, you are required to submit a site plan at the time you file this application. **YOUR PRESENCE OR THAT OF YOUR REPRESENTATIVE IS ENCOURAGED AT THE PLANNING COMMISSION PUBLIC HEARING.**

Signed: [Signature] Date: 6/9/26

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

- Has the correct fee been paid?
 Yes No Amount \$ 300.⁰⁰
- Date complete application filed: _____
- List of attachments:
 Simple map with property owner's name
 Site Plan
 Other
- Public hearing:
 Date applicant notified: 6/9/26
 Date hearing advertised: 5/18/26
 Date hearing held: 7/6/26
- Planning Commission recommended:
 Approval Denial Date: 7/6/26
Conditions of approval or reasons for denial: _____
- City Council: Approved Denied
Conditions of approval or reasons for denial: _____
- Date applicant notified of final action: 7/14/26



Kingsland Zoning Map

Zoning 2026

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- 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



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	1210075	Owner	OVERKILL LAND DEVELOPMENT	Last 2 Sales			
Class Code	Commercial		LLC	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND TAD #2		1800 VILLAGE DRIVE	11/26/2018	\$275000	LM	Q
	KINGSLAND TAD #2		KINGSLAND, GA 31548	5/23/2016	0	CR	U
Acres	9.59	Physical Address	1800 VILLAGE DR				
		Assessed Value	Value \$302582				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

Date created: 6/9/2026

Last Data Uploaded: 6/9/2026 10:32:34 AM

Developed by SCHNEIDER GEOSPATIAL



Receipt #3855 for Planning & Zoning Applications #SUP-26-0001

Invoice Number: #3972
Receipt Number: #3855
Applicant: Mitchell Clary
Paid By: Mitchell Clary
Processed By: Liz Gonzalez
Application Number: #SUP-26-0001
Application Type: Special Use
Address: 1800 Village Drive
Requested: June 10, 2026, 9:38am
Paid: June 10, 2026, 2:44pm
Check Number: 1385

Fee	Description	Explanation	Total
Special Use		\$300.00 * 1	\$300.00

Total Paid: \$300.00
Payment Method: Check

Thank you for your payment.

CITY OF KINGSLAND NOTICE OF SCHEDULED PUBLIC HEARING FOR A SPECIAL USE PERMIT

The City of Kingsland Planning Commission will hold a public hearing on the Special Use Permit application from Matt Mitchell, with The Scruggs Company. The purpose of the permit is for an asphalt plant to be built on a 63-acre portion of parcel 056 001K.

Notice is hereby given that the public hearing on the SUP is scheduled for the Planning Commission meeting on Monday, July 6, 2026 at 6:00 p.m.

The Kingsland City Council will vote on the recommendation of the Planning Commission at their meeting to be held on Monday, July 13, 2026 at 6:00 p.m. Both meetings will be held in the City Hall Council Chambers located at 107 S. Lee St. Anyone desiring to address the Planning Commission or City Council regarding this request may do so in person.

Copies of the proposed rezoning application and staff report are available at the Community Planning Offices located at 105 S. Lee St.



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: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Special Use Permit

Background:

The parcel is located on the west side of US17 North and on the south side of Old Jefferson Hwy. and is zoned I-G (General Industrial). The adjacent parcels are mostly County parcels that are zone I-G or A-F (Agricultural Forestry). There are two residential homes in the vicinity of the location of the proposed asphalt plant, but are buffered by the railroad and Old Jefferson Hwy. Applicant has stated his company has 14 of the same type asphalt plants in operation through the country. The applicant submitted information packets that show that EPD closely monitors the odor, emissions, and noise on a regular basis to make sure they are within the state and federal requirements. City ordinance requires a SUP for the use of an asphalt plant.

Summary:

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 US17 North and on the south side of Old Jefferson Hwy.

Zoning: I-G (General Industrial)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: 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.

Scott L. Kimball
Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT

Kingsland, Georgia

This Application must be filed with the Planning & Zoning Administrator at least 26 days before the Planning Commission meeting at which it will be heard. The Kingsland Planning Commission will hold at least one public hearing and make a recommendation about your request within 45 days of the date you file a complete application. The City Council will then issue or deny the permit.

TO BE COMPLETED BY APPLICANT:

m.mitchell@scruggscompany.com

- Your Name: THE SCRUGGS COMPANY Phone: 229-242-2388
Mailing Address: PO Box 2065 VALDOSTA, GA 31604
- The Planning & Zoning Administrator informed me that a special use permit is required at the time I applied for (check one):
 A Zoning Amendment (rezoning)
 A home occupation
 Other ASPHALT PLANT + STONEYARD
- Location of property:
Street Address HIGHWAY 17 + OLD JEFFERSON HIGHWAY
Parcel No. 056 001K Lot No. TRACT 1
- Present Zoning INDUSTRIAL - GENERAL
- Owner of property, if not you: (Name, Address & Phone Number, please)
RAYDIENT-LLC 904-200-3132
1 RAYONIER WAY, WILDLIGHT FL, 32097
- Proposed use of property: ASPHALT PLANT + STONEYARD

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

- Has the correct fee been paid?
 Yes () No Amount \$ 300
- Date complete application filed: 6/10/26
- List of attachments:
 Simple map with property owner's name
 Site Plan
 Other
- Public hearing:
 Date applicant notified: 6/10/26
 Date hearing advertised: 6/18/26
 Date hearing held: 7/6/26
- Planning Commission recommended:
 Approval () Denial Date: 7/6/26
 Conditions of approval or reasons for denial: _____
- City Council: () Approved () Denied 7/13/26
 Conditions of approval or reasons for denial: _____
- Date applicant notified of final action: 7/14/26

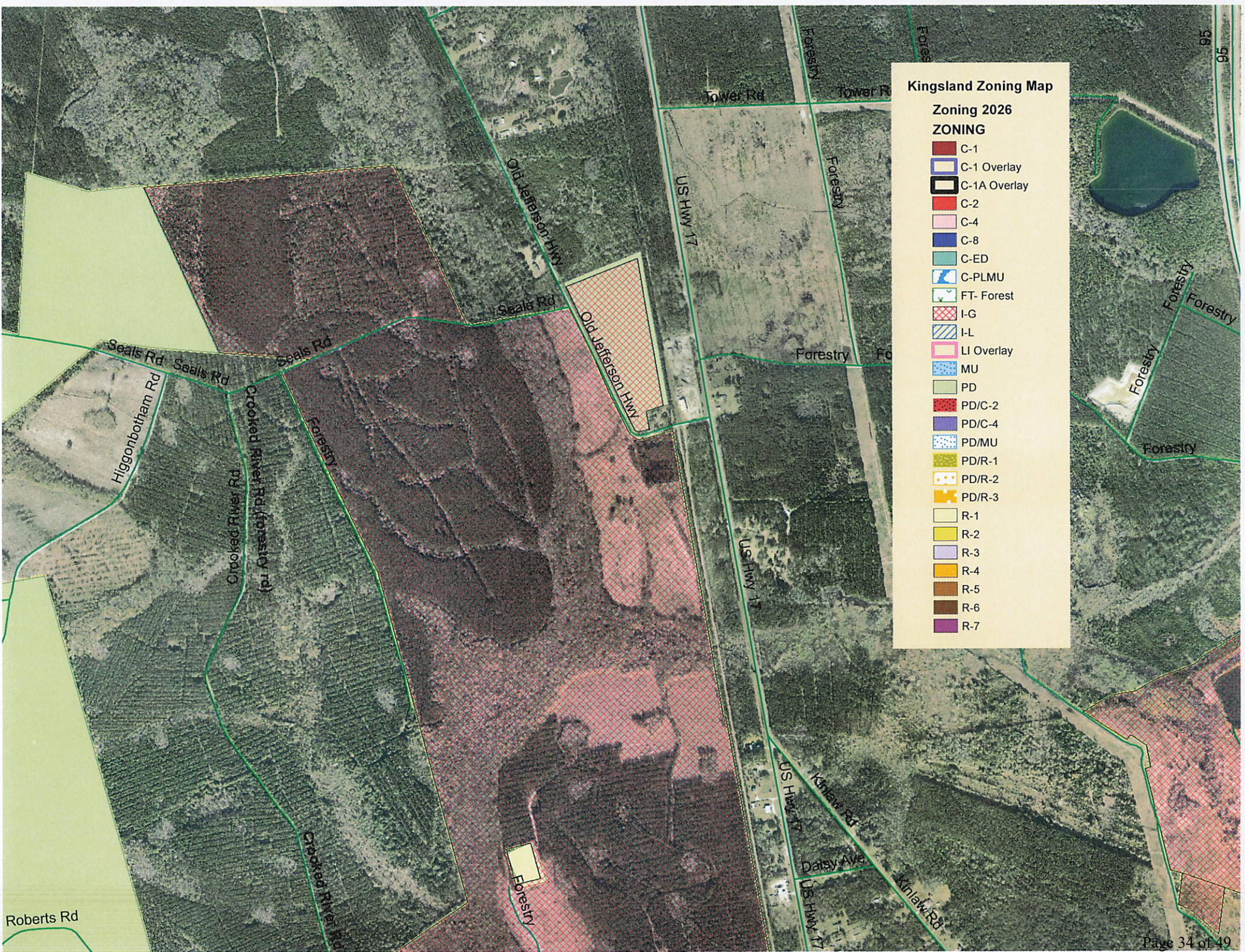
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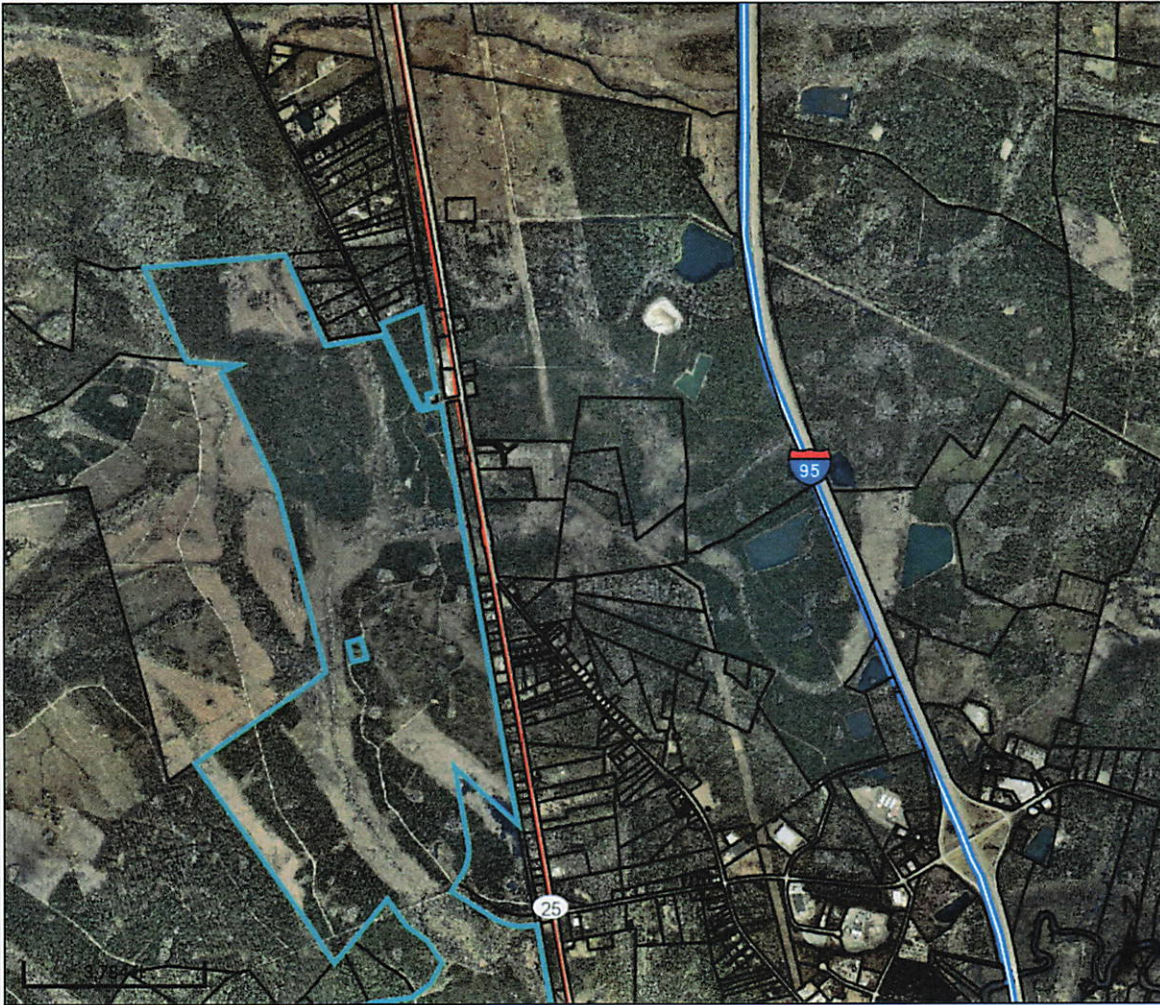
Signed: *[Signature]* Date: 6-5-26

Kingsland Zoning Map

Zoning 2026 ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-8
- C-ED
- C-PLMU
- FT- Forest
- 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





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	056 001K	Owner	TERRAPOINTE LLC	Last 2 Sales			
Class Code	Agricultural		C/O RAYONIER FOREST RESOURCES	Date	Net	Reason	Qual
Taxing District	KINGSLAND		LP		Price		
	KINGSLAND		PROPERTY TAX COORDINATIR	12/16/2016	0	XX	U
Acres	1706.04		1 RAYONIER WAY	n/a	0	n/a	n/a
			WILDLIGHT, FL 32097				
		Physical Address	n/a				
		Assessed Value	Value \$1930959				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDRIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDRIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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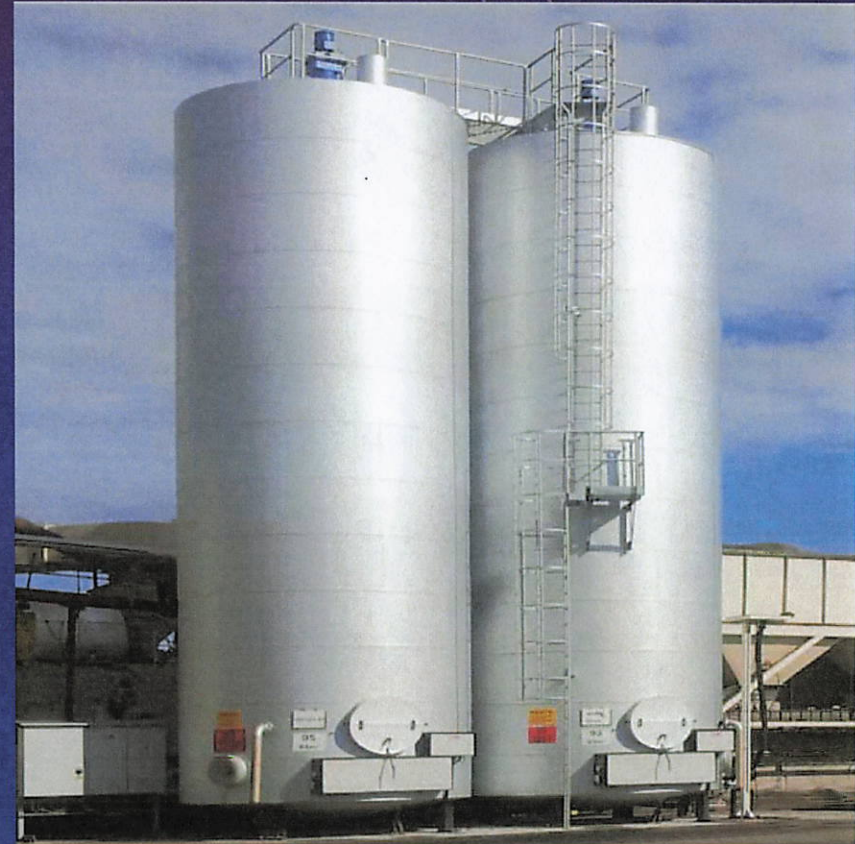
ODORS ORIGINATING FROM ASPHALT CHEMISTRY, MEASUREMENT, AND FACTORS AFFECTING THEM

Dr. Clifford R. Lange

Department of Civil Engineering

238 Harbert Engineering Center

Auburn University, AL 36849



ODORS

- Odors are **perceived** responses to chemical compounds in the air.
- Responses vary from person to person – Odor thresholds often vary by an order of magnitude.
- Complex mixtures result in complex perceptions
- Odors are an **important factor** in Asphalt Production and Placement
- Odor causes and perception are a developing art form not a science

ODORS

- Humans perceive odors that are products of decomposition – nature's way of warning us not to consume it.
- Odor molecules are transferred from solid or liquid phase to the vapor phase.
- Transfer from asphalt phase to the vapor phase, depends on;
 - **Concentration in asphalt, mg/kg**
 - Temperature of asphalt and air
 - **Surface area**
 - **Solubility of odor chemical in asphalt**
 - **Energy, wind, aeration, turbulence**
- Odor can be detected only if molecule's concentration in the vapor phase is above the odor threshold

ODOR THRESHOLD

- Chemicals in the Asphalt phase transfer to the vapor phase.
- When they are over the odor threshold we detect them as odors.
- The odor threshold for some chemicals, like mercaptans, is quite low.

PRIMARY ODOR CAUSING CHEMICALS

- Sulfides
 - H_2S , HS^- , SO^2 , organic sulfides.
- Organic acids
- Mercaptans-RSH.
- Aromatic chemicals
- Amines

IF IT SMELLS LIKE:

- Rotten Eggs.
- Sweaty feet, rancid.
- Unpleasant, rancid.
- Rancid cheese
- Ammonia
- Rotten Cabbage
- lemon-citrus
- Plastic
- Tar-like
- Moth Balls
- H_2S , Mercaptans
- Propionic Acid
- Butyric Acid.
- Isovaleric Acid
- NH_3 , urea, amines
- Mercaptans
- Limonene
- Aromatics
- Cresols and quinolones
- Naphthalene



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: July 6, 2026

City Council Meeting Date: July 13, 2026

Agenda Item: Preliminary Plat

Background:

Parcels 082005 and 082005A are located on the east and west side of Henrietta St. in flood prone area that has a history of drainage issues. A PD for these parcels was approved in 2007, however no project was ever developed. The city requested the new developer provide a drainage analysis of the proposed development along with downstream analysis of any affected area. The developer also did an onsite inspection of the area along with the Planning Director and Public Works Director and staff from Carter & Sloope. The drainage analysis report was submitted to Carter & Sloope for their review. After four reviews, Carter and Sloope noted in their response to the city: "We take no exception to the analysis included in developers engineering drainage report. They provided what we asked for, and we didn't see anything from a technical perspective to challenge them. However, we look forward to the developer submitting civil plans for review before any approval can take place."

Summary:

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

Zoning: PD/R-2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: 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.



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

Scott L. Kimball
Planning & Zoning Director



Record Report for Preliminary Plat #PRE-26-0003

Record Overview

Record Number: PRE-26-0003
Record Type: Preliminary Plat
Record Status: Submitted
Record Submitted At: Wednesday June 10, 2026
Record Address: MASON CT
Record Owner: Scott Kimball
Record Applicant User: Brittny Walker
Record Applicant Company: BBC INVESTMENT GROUP, LLC

Form Submission

I have read and understand Part A of the attached form.: Yes

Applicant Information:

JOHN WILLIS
5726 KENNEDY ROAD
SAWANNE, GA 30024
WILLIS22JOHN@BELLSOUTH.NET, (912) 230-4092

Contact:

BBC INVESTMENT GROUP LLC

What is your interest if you are not the owner?: -

Name of proposed subdivision: KINGSLAND WEST

Neighborhood of subdivision: HENRIETTA ST.

Subdivision street name:

MASON CT

Number of proposed lots: 267

Area of proposed subdivision (acreage): 137.56

Subdivision parcel number: 082 005; 005A

Generated Documents

No documents generated

Activity History

Email

June 11, 2026, 9:01am

Subject: PRE-26-0003 — Task Review Application is due tomorrow
To: Scott Kimball

Email

June 10, 2026, 12:40pm

Subject: #PRE-26-0003 | Invitation to Collaborate (BBC INVESTMENT GROUP, LLC)
(MASON CT)
To: JEFF FOSTER

RESERVED FOR RECORDING PURPOSES

PROPERTY OWNED BY:
BIC INVESTMENT GROUP, LLC
5726 RENEWAL ROAD
SUMMIT, GEORGIA 30024
(912) 230-4002
(D.B. 1908, PG. 67)

OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREIN BY AN ACTUAL SURVEY, AND DOES HEREBY PROVEFULLY DECLARE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY: JOHN WELLS (AGENT) DATE

CERTIFICATION OF APPROVAL BY THE COUNCIL:
I HEREBY CERTIFY THAT THE OWNER, OR AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: MAYOR DATE

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:
I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: CHAIRMAN OF PLANNING COMMISSION DATE

APPROVAL CERTIFICATE:
THE FOLLOWING GOVERNMENTAL BODY HAS APPROVED THIS PLAT, MAP, OR PLAN FOR FILING OR HAS AFFIRMED THAT APPROVAL IS NOT REQUIRED.

BY: NAME DATE

PRINTED NAME TITLE



SHEET 1 OF 8
SEE SHEETS 2-8 FOR DETAILS



DWG. # SD-2-2994-06-26

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 2000 FEET AND AN ANGULAR ERROR OF 30 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. (RADIAL SURVEY)
THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 675,000 FEET.

EQUIPMENT USED: ANGLE: SOKKIA CX LINEAR: SOKKIA CI

LEGEND:
○ = SET 1/2" REBAR
□ = SET 4"x4"x24" CONCRETE W/ARMATURE, 15' 100'
■ = FOUND CONCRETE MOUNTMENT IDENTIFICATION AS NOTED
● = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
▲ = FOUND PK NAIL & WISHER IDENTIFICATION AS NOTED
P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
P.C. = PAGE
(a,b) = CHORD
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX
GEORGIA LICENSED SURVEY FIRM NO. 1067
EMAIL: AKM_SURVEYING@GMAIL.COM

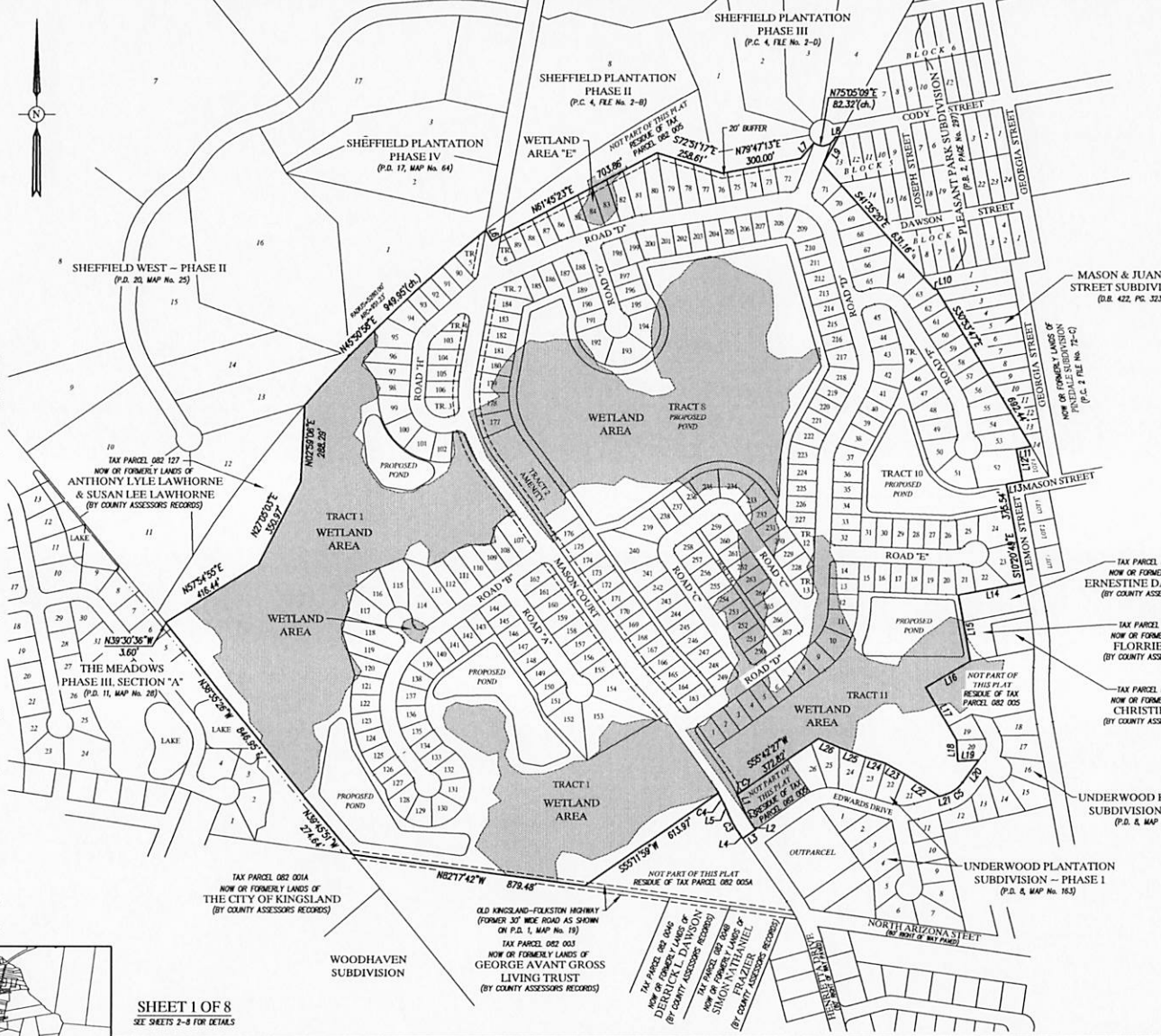


PREPARED BY:
AKM
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

CERTIFICATION: As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as indicated by approved certificates, signatures or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

ISSUED FOR REVIEW 6/26 DATE:
BY: JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143

MAP TO SHOW PRELIMINARY SUBDIVISION PLAT OF
KINGSLAND WEST SUBDIVISION
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
(BEING A PORTION OF THOSE LANDS DESCRIBED IN DEED RECORDED
IN D.B. 1908, PG. 67, PUBLIC RECORDS OF SAID COUNTY)



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION
C1	12.46'	530.00'	130°31'	63.27'	12.46'	S29°14'57"E
C2	72.58'	376.00'	114°25'	36.41'	72.47'	S29°14'57"E
C3	84.36'	430.00'	114°25'	42.31'	84.32'	N29°14'57"E
C4	45.15'	476.00'	230°15'	22.98'	45.15'	N29°14'57"E
C5	77.12'	116.48'	203°54'	38.96'	75.76'	S54°32'17"W

BOUNDARY LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S23°33'36"E	42.32'
L2	S34°48'01"E	22.76'
L3	S55°11'50"W	60.00'
L4	N34°48'01"W	22.76'
L5	N23°33'36"W	42.32'
L6	S29°14'57"E	45.83'
L7	N40°31'30"E	78.77'
L8	N79°40'43"E	12.26'
L9	S28°45'48"W	120.13'
L10	N79°30'20"E	7.77'
L11	S29°14'57"W	56.45'
L12	S10°15'20"E	124.32'
L13	S79°39'11"W	60.00'

BOUNDARY LINE TABLE

LINE #	DIRECTION	LENGTH
L14	S28°59'11"W	253.79'
L15	S10°05'10"E	253.00'
L16	S29°54'53"W	195.38'
L17	S29°05'07"E	231.96'
L18	S03°18'30"E	80.00'
L19	N06°41'21"E	79.25'
L20	S36°06'30"W	104.52'
L21	S73°06'12"W	27.81'
L22	N57°00'14"W	154.79'
L23	N07°01'11"W	85.01'
L24	N13°12'15"W	80.00'
L25	N69°50'08"W	105.45'
L26	N67°06'25"W	85.00'

- SURVEY REFERENCES:
A) BOUNDARY & WETLAND SURVEY FOR PHELPS INVESTMENT PROPERTIES INCORPORATED, BY BEN BRADMAN, JR., DATED MAY 18, 2006, HAVING OWS No. B-2-1747-05-06.
B) DEED FOR SUBJECT PROPERTY, D.B. 1908, PG. 67.

WETLAND NOTE:
WETLAND AREAS SHOWN HEREON WERE FLAGGED BY SLASH ENVIRONMENTAL CONSULTANTS, INC. ON FEBRUARY 26, 2025 AND LOCATED IN THE FIELD BY THIS FROM ON AUGUST 22, 2025. WETLAND AREAS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS/OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE AREAS WITHOUT PROPER AUTHORIZATION. WETLAND AREAS SHOWN THIS:

- NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE, AND WERE ESTABLISHED BY GPS METHODOLOGY.
2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (INDICATED AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 130300007C, COMMENTARY No. 130303, PANEL No. 0387, SUFFIX "C").
3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
5.) SUBJECT PROPERTY CURRENTLY ZONED PD R2. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 25 FEET FROM PUBLIC RIGHT-OF-WAY; MINIMUM SIDE YARD SETBACK: 25 FEET FROM PUBLIC RIGHT-OF-WAY; 10 FEET FROM ANY OTHER PROPERTY LINE; MINIMUM REAR SETBACK: 15 FEET FROM PROPERTY LINE.
6.) SUBJECT PROPERTY CONTAINS 4137.56 ACRES AND CONTAINS 267 LOTS & 14 TRACTS.
7.) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARTS OF TAX PARCELS 082 005 & 082 005A.
8.) SUBJECT PROPERTY TO BE SERVICED BY CITY OF KINGSLAND WATER AND SEWER OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.

15789 02/04/2010 04:40 & 07/04/2010 02:00 Computer Plot: 17' x 11.625" & 07/04/2010 02:00 Computer Plot: 17' x 11.625" & 07/04/2010 02:00



Carter & Sloope
CONSULTING ENGINEERS

November 17, 2025

Mr. Scott Kimball, Planning Director &
Mr. James George, Building Official
City of Kingsland Planning and Zoning Department
107 S. Lee Street
Kingsland, Georgia 31548

SUBJECT: Kingsland, Georgia
Plan Review – Kingsland West Residential Development – Parcel 082 005 & 082
005A – Hydrology Study
Storm Water Management Report and Drainage Plans – Fourth Review
C&S Project No.: K5000.126 (Gen.)

Mr. Kimball and Mr. George:

In response to the review of the resubmitted hydrology report submitted by Roberts Civil dated 11/05/2025 regarding the hydrology of the proposed West Kingsland Residential Development, Carter and Sloope provides the following response:

Last Review Comment:

Hydrology Report did not adequately present a conclusion from the downstream analysis as outlined in the GSMM Vol 2 page 96. The design engineer needs to present the findings in the narrative of the report and be clearer in the findings of their downstream analysis. The pre vs post analysis is not the issue but rather the timing of the discharge. If the design engineer believes that no adverse impacts downstream will be caused by the proposed development the hydrology report needs to clearly state this and provide evidence. Language from the Georgia Stormwater Management Manual needs to be referenced with supporting data and graphs. See citation below for language from the GSMM relating to downstream analysis.

GSMM: "If water quantity control structures are indiscriminately placed in a watershed and changes to the flow timing are not considered, the structural control may actually increase the peak discharge downstream."

The design engineer needs to present a clearer argument with modeling evidence that the proposed detention strategy will not cause the timing of peak discharge to combine at one instant and surcharge downstream conduits. This needs to be shown clearly in the report in narrative form to

be referenced if litigation is required regarding flooding issues linked to the proposed development.

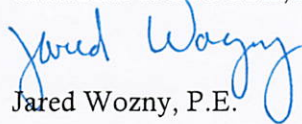
Fourth Review Comment:

Carter & Sloope has reviewed the additional information requested and takes no exception to the findings of the downstream analysis. We expect to review detailed plans and final hydrology report if/when they are submitted by the Engineer.

Should you have any questions or comments, please do not hesitate to contact me. I can be reached by phone (478-477-3923) or e-mail (jwozny@cartersloope.com).

Sincerely,

CARTER & SLOOPE, INC.



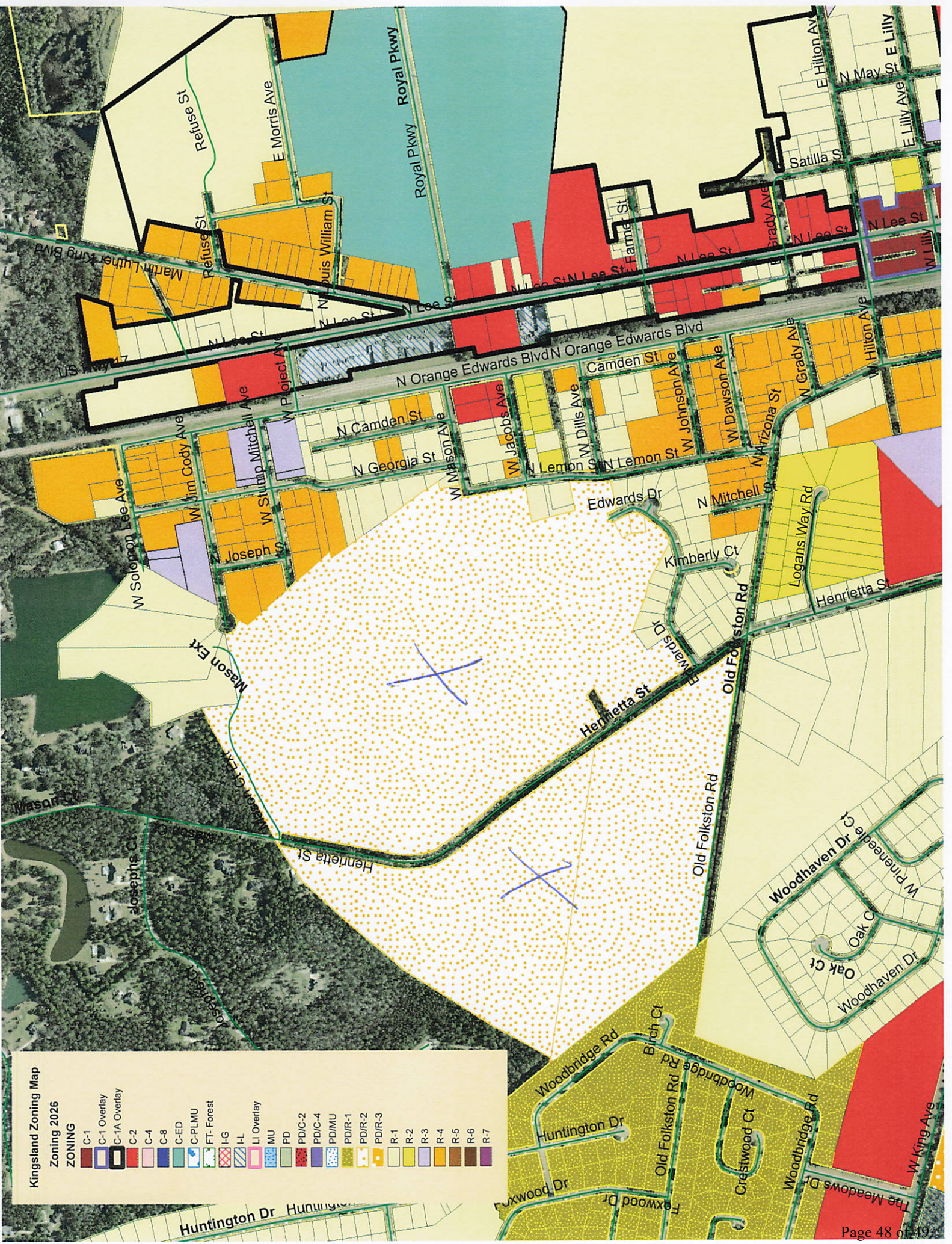
Jared Wozny, P.E.

cc: Mr. Lee Spell, City of Kingsland (by email w/ attachments)

Kingsland Zoning Map

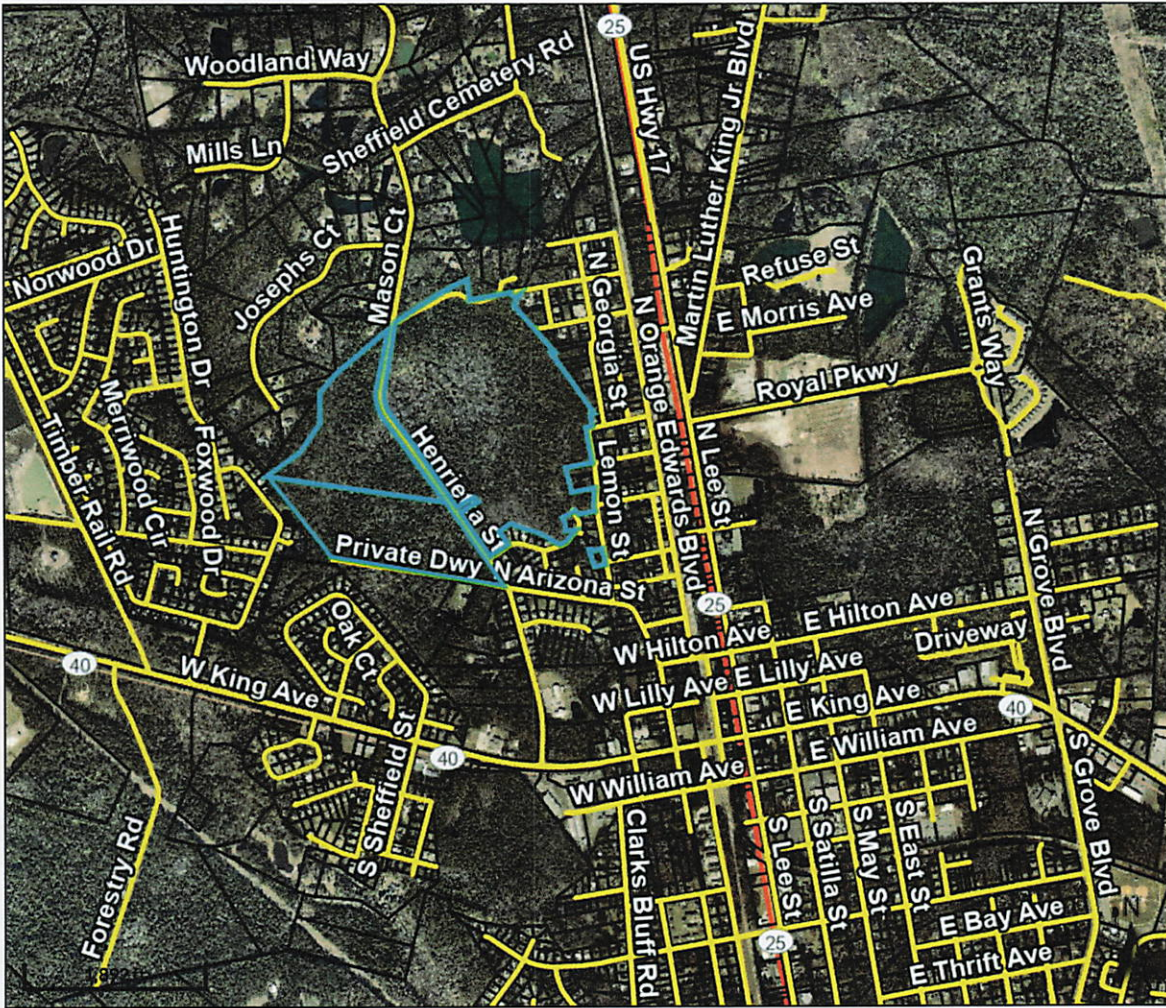
Zoning 2026

	C-1
	C-1 Overlay
	C-1A Overlay
	C-2
	C-4
	C-8
	C-ED
	C-PLMU
	FT-Forest
	H-G
	H-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





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	082 005	Owner	BBC INVESTMENT GROUP LLC	Last 2 Sales			
Class Code	Consv Use		5726 KENNEDY ROAD	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		SUWANEE, GA 30024	3/13/2018	\$150000	MN	U
	KINGSLAND	Physical Address	HENRIETTA ST	8/14/2012	0	QC	U
Acres	111.93	Assessed Value	Value \$354363				

(Note: Not to be used on legal documents)

THE PARCEL LINES SHOWN ON THIS SITE ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED FOR LEGAL DOCUMENTS. THE PARCEL LINEWORK ARE FOR LOCATING PARCELS FOR TAX PURPOSES ONLY. THEY ARE NOT SURVEYS DUE TO THE NATURE OF HOW THE ARE PRODUCED. LEGAL BOUNDARIES SHOULD BE TAKEN FROM LEGALLY DOCUMENTED PLATS AND DEEDS.

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