



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

**Regular
Meeting**

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

6:00 PM

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. Zoning is I-G (General Industrial)

Doug Stanley addressed his concerns about the possibility of noise, odor, water run off.

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. Zoning is C-2 (General Commercial)

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 (ABSENT)

Chairwoman Markes called for an Amendment to add all zoning designations to Agenda items 3,4 and 5.

PRESENT: 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: Planning Commission Mike Anderson

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

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

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.**

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

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.**

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

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 storage and mini-warehouse storage facility at 1800 Village Drive, containing approximately 9.59 acres. Zoning is C-2.

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.

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

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. Zoning is I-G (General Industrial)

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.

RESULT:	PASSED [4]-[2]
MOVER:	Planning Commission Becci Shannon
SECONDER:	Planning Commission William Sopp
AYES:	Judy Smith-Burris, William Sopp, Kathryn Markes, Becci Sha
NAYS:	Angela Halliwell, William Huebener

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. Zoning is PD/R-2.

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 Department that shall be signed and stamped by an engineer. These plans must be reviewed and approved by the City Planning Department and its third party engineers, Carter & Sloope, confirming that the proposed development will not increase the amount of storm water discharge from the property post development. A staff report, along with the final opinion report from Carter & Sloope will be provided to the Planning Commission and the City Council prior to a final plat being submitted or any construction taking place.

Planning Commission approves with the listed conditions.

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

V. ADJOURNMENT

The meeting was called for adjournment at 6:40 pm.

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