



**CITY OF KINGSLAND, GEORGIA
PLANNING & ZONING
AGENDA • SEPTEMBER 2, 2025**

Regular Meeting

City Council Chamber

6:00 PM

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

I. PUBLIC HEARING

1. Special Use Permit

Sherry Maxwell-Hill has applied for a Special Use Permit to be allowed to have a beauty salon business in her home located at 108 Pennington Way, which is not an allowed use under the current city ordinance.

2. Annexation and Zoning Designation-Parcels 119 002, 119 003 and 119 004E

Richard Steveson, with Drapac Investments, LLC, acting agent for Scifanella Properties II, LLC and Earl L. Carter is requesting to annex parcels 119 002, 119 003 and 119 004E containing approximately 571 acres located on the south side of Harriett's Bluff Rd. know as Sheffield Island. The applicant is also requesting a zoning designation of PD/R-1 (Planned Development/Single Family Residential) for the purpose of a proposed residential development consisting of approximately 750 single family homes.

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. Final Plat-Lake Juniper Phase 6

Roger Bennett, acting agent for Josselyn Homes, LLC has submitted a final plat application for Lake Juniper Phase 6 consisting of 29 single family lots on approximately 13.79 acres. The plat will include Verano St. and Scout Rd. Zoning is PD/R-1. Staff recommends approval.

2. Preliminary Plat-K-Town Development

Jonathan McDill, acting agent for O'Quinn Family Partnership has submitted a Preliminary Plat application for K-Town Development consisting of 267 single family lots on approximately 135 acres. The development will also have 8 acres of commercial lots fronting Colerain Rd. The Annexation and PD was approved by City Council on May 12, 2025. Zoning is PD/MU. Staff recommends approval.

3. Special Use Permit-Sherry Maxwell-Hill

Sherry Maxwell-Hill has applied for a Special Use Permit to be allowed to have a beauty salon business at her residence located at 108 Pennnington Way in Brighton Lakes Subdivision. The applicant has stated that due to the increase of rent and rising costs of overhead, she is unable to keep her salon open which is located in the Soncel shopping center at 1204 Hospitality Ave. The business hours will be on Wednesday - Friday 3 PM to 6 PM and Saturday from 7 AM to 11 AM. The Planning Director completed an onsite inspection of the residence and found the home is located on a 3-acre parcel at the end of a cul-de-sac with a vacant lot to the left of the parcel. The driveway is large enough for customer parking which will eliminate any on street parking. The hair salon is in a room totally separate from the main house and is inconspicuous from the street. If approved, the decision should not set a precedent as each case has different circumstances. Zoning is PD/R-1. Staff recommends approval with the following condition:

1) Only one customer at a time is allowed on site.

4. Revised Annexation Request and Zoning Designation-Parcels 119 002, 119 003 & 119 004E

Richard Stevenson, acting agent for Scifanella Properties II, LLC and Earl L. Carter has applied for the Annexation of parcels 119 002, 119 003 and 119 004E containing approximately 571 acres located in the unincorporated area of Camden County on the south side of Harriett's Bluff Rd. and the east side of Simmons Bluff Rd., better known as Sheffield Plantation. The purpose of the Annexation is to have water and sewer access to the parcels for a proposed 750 single family lot subdivision. There are no adjacent city parcels and no water and sewer access in the area. The applicant has agreed to install, at their cost, any necessary water and sewer infrastructure needed to connect to the city's existing water and sewer service. The applicant is also requesting a zoning designation of PD/R-1 (Planned Development/Single Family Residential) if the Annexation is approved, which is consistent for this area and this type of development. The applicant has submitted a PD that has been reviewed by the Planning Staff. Current Zoning is R-1 (Single Family Residential) & LCI (Little Cumberland Island) (County). Staff recommends approval with the following condition:

1) Annexation will be contingent upon Plat Approval.

5. Pd Approval-Sheffield Island

Richard Stevenson with Drapac Investments, LLC/St. Bourke has submitted a PD for Sheffield Island, located on parcels 119 002, 119 003 and 119 004E. The PD will consist of 750 Single Family lots on 571 acres, to include 40, 50, 60, 70 and 80-foot lot sizes. The PD Text and Conceptual Land Use map is attached to this report. All site plans, civil plans, and utility plans will be reviewed and approved by the Planning Dept. and a traffic study has been completed and submitted by the applicant. The Planning staff has reviewed and approved the PD. Current zoning is R-1 (Single Family Residential) & LCI (Little Cumberland Island) (County). Staff recommends approval contingent upon Annexation and Zoning Designation being approved.

V. ADJOURNMENT