



**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



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: September 2, 2025

City Council Meeting Date: September 8, 2025

Agenda Item: Final Plat

Summary: 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 approx. 13.79 acres. The plat will include Verano St. and Scout Rd.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240141

Sept - Agenda

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read Part A completely, then answer each item in Part B. Please print or type. Do not write in Part C. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:
- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

- 1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8940
Address: 102 MARSH HARBOR PKWY, UNIT 103
2. Owner, if not same: KINGSLAND GA. 31548
Name: JOSELYN HOMES
Address: P.O. BOX 5753 ST. MARYS GA. 31558
3. What is your interest if you are not the owner? AGENT
4. Name of proposed subdivision: LAKE JUNIPER PH VI
5. Location of subdivision: Neighborhood: LAKES
Street: VERANO ST.
Parcel Number: 107 005 Lot Number:
6. Present zoning: (PORTION OF) PD R-1
7. Number of proposed lots: 29 LOTS
8. Area of proposed subdivision: 13.79 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
X - Final Plat (Original and 9 copies)
X - Vicinity Map
- Proof of ownership
10. Signed: [Signature] Date: 07-29-2025

Part C - Planning Official Only

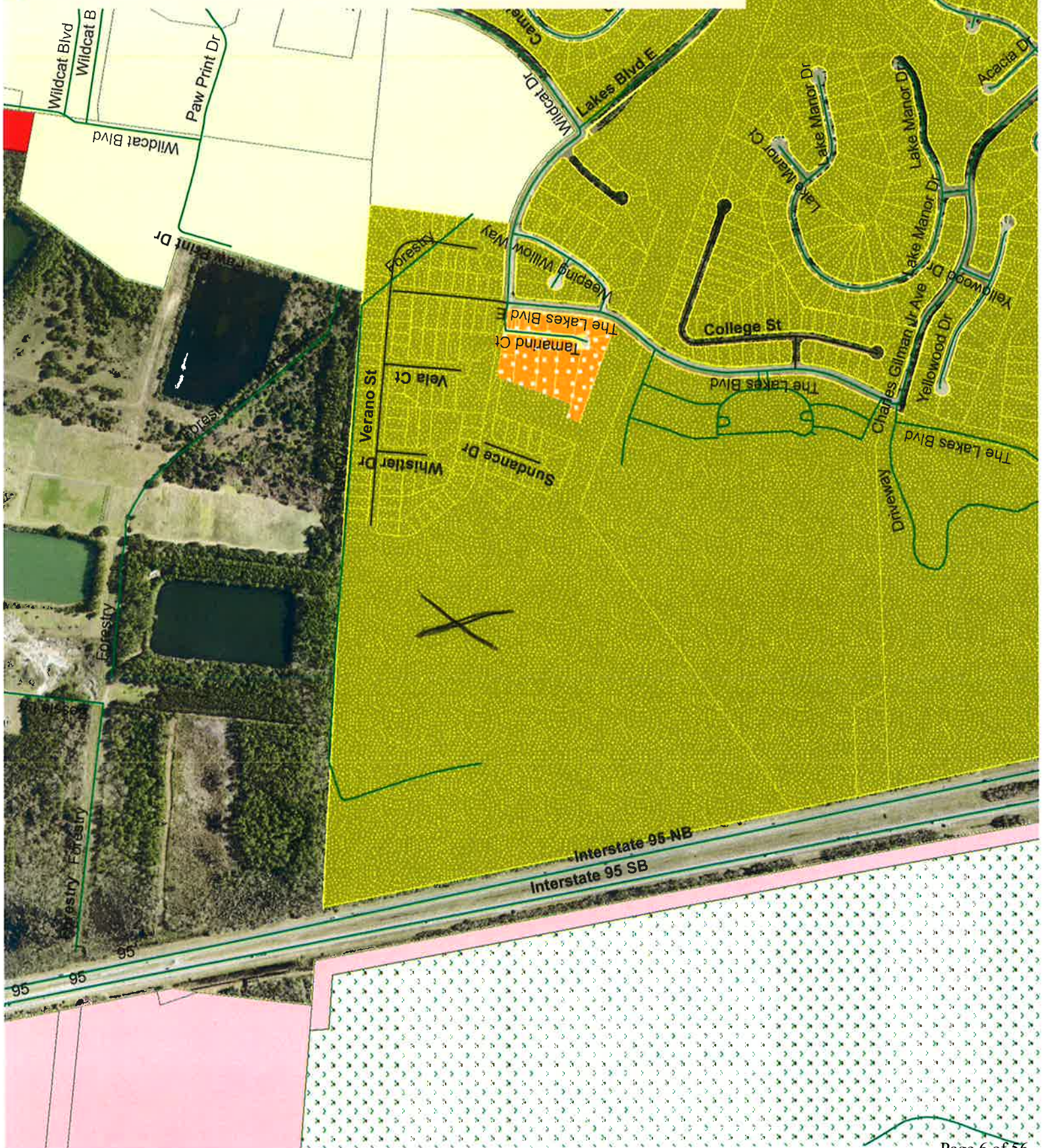
- 1. Date application was filed: 7/30/25
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (X) Yes () No
3. Checked by: Scott & James
4. Are Final Plat and application complete? (X) Yes () No
5. Correct fee paid? (X) Yes () No () Not applicable
6. Date final plat reviewed by Planning Commission: 9/2/25
() Approved () Disapproved
Conditions of approval or reasons for disapproval:

Kingsland Zoning Map

Zoning 2025

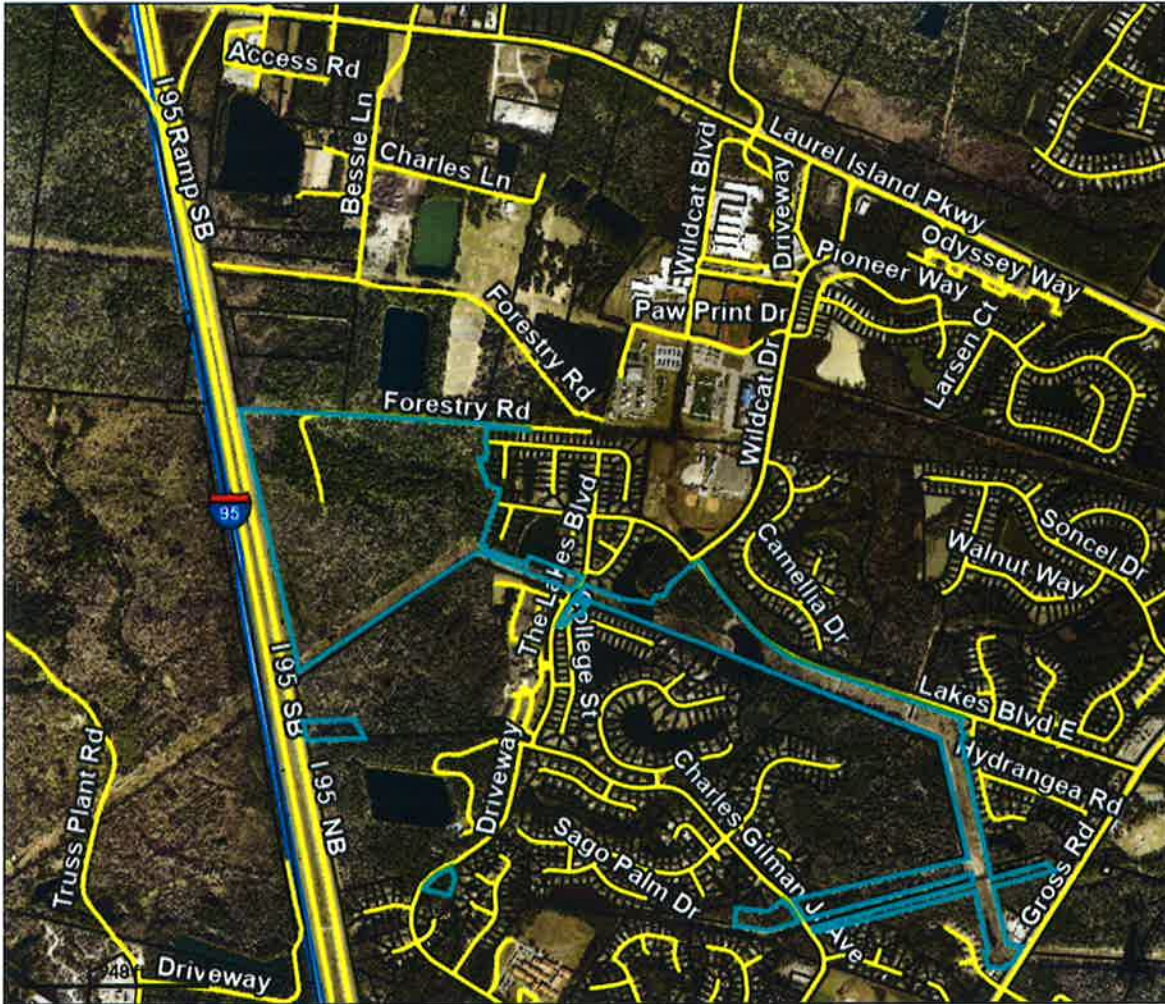
ZONING

C-1	C-1 Overlay	C-1A Overlay	C-2	C-4	C-8	C-ED	C-PLMU	FT- Forest	I-G	HL	LI Overlay	MU	PD	PD/C-2	PD/C-4	PD/MU	PDR-1	PDR-2	PDR-3	R-1	R-2	R-3	R-4	R-5	R-6	R-7
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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	107 005	Owner	GONZALEZ-FALLA SONDR A G	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 3050	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 315483050	9/10/2007	0	NM	U
	KINGSLAND	Physical Address	101 WEEPING WILLOW WAY	1/1/1998	0	UV	U
Acres	144.15	Assessed Value	Value \$468488				

(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.

Date created: 7/29/2025

Last Data Uploaded: 7/28/2025 7:34:56 PM

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GEOSPATIAL



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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: September 2, 2025

City Council Meeting Date: September 8, 2025

Agenda Item: Preliminary Plat

Summary: 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 approx. 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: PD/MU

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

240146

September

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.



Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filling fees and Section 129 for exceptions.

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You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: Matt Jordan / Jonathan McDill Phone: 912-576-8854
Address: 300 Camden Ave, Woodbine GA 31569
2. Owner, if not same:
Name: O'Quinn Family Partnership
Address: Brunswick, Ga. 31521
3. What is your interest if you are not the owner?
Surveyor & Engineer - authorized agent
4. Name of proposed subdivision: KTown
5. Location of subdivision: Neighborhood: _____
Street: Colerain Rd. West of I-95
Parcel Number: 094 025 Lot Number: _____
6. Present zoning: PD/MU
7. Number of proposed lots: 267 135 Acres 8 Acres of
8. Area of proposed subdivision: Parcel 094 025 Commercial.
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - Preliminary Plat (Original and 9 copies)
 - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

Part C - Planning Official Only

1. Date application was filed: 8-7-25
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? (Yes) (No)
 3. Checked by: Scott & Jones
 4. Are Preliminary Plat and application complete? (Yes) (No)
 5. Correct fee paid? (Yes) (No) (Not applicable)
 6. Date preliminary plat reviewed by Planning Commission: 9/2/25
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated 9/2/2015, 2000, by virtue of a deed dated 094 025, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book _____, Page _____.

O Quinn Family Partnership _____
Owner's Printed/Typed Name Other Owner's Printed/Typed Name
Kathy McMillin _____
Owner's Signature Date: April 7, 2015 Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize JONATHAN MCDILL to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

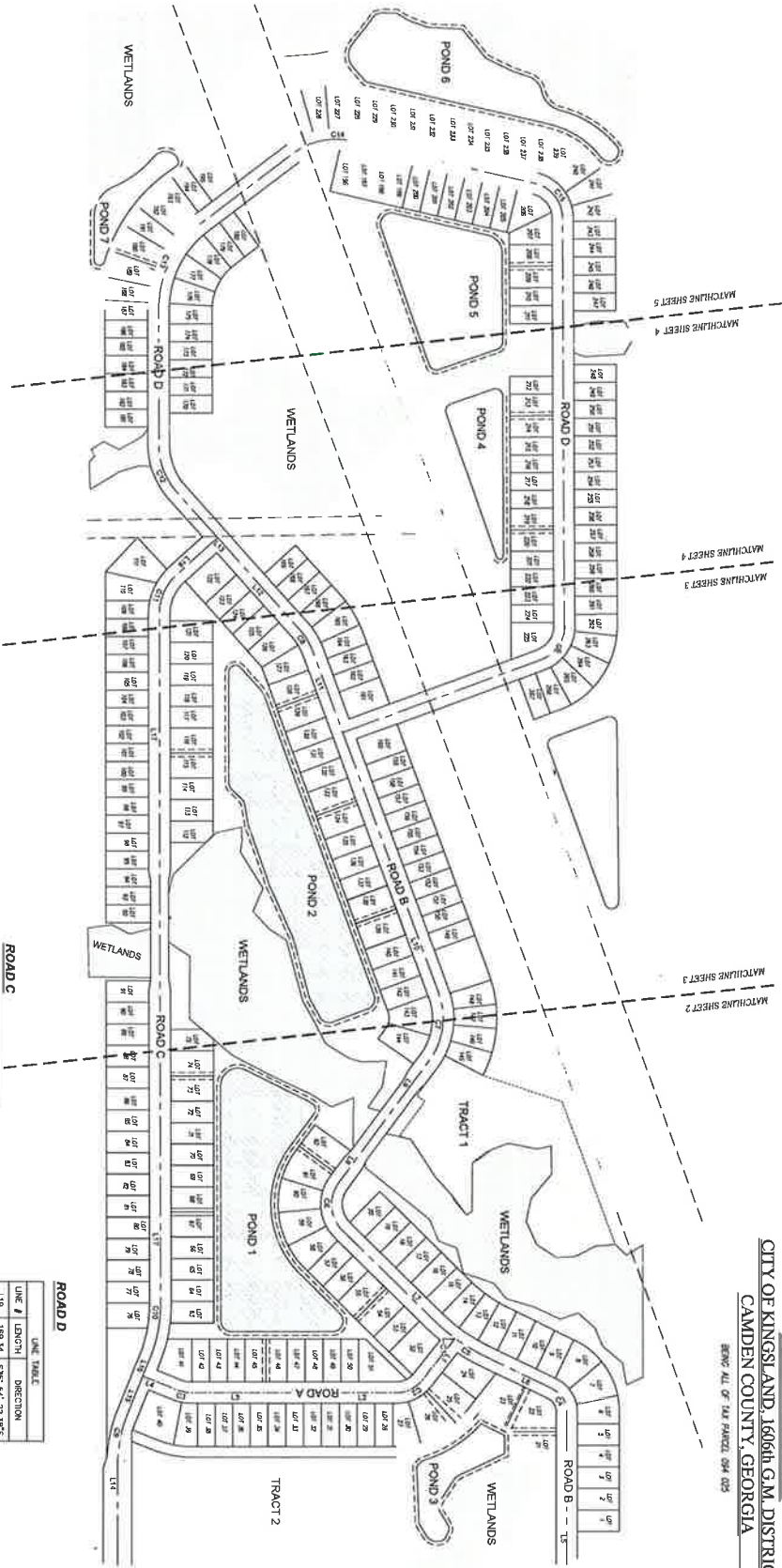
JONATHAN MCDILL _____
Authorized Agent's Name-Printed Authorized Agent's Signature Date

Planning and Zoning

Received by: Scott Verbois Date: 8/7/25

MAP TO SHOW PRELIMINARY SUBDIVISION PLAT FOR
SALT BRANCH PARTNERS
CITY OF KINGSLAND, 1606th G.M. DISTRICT,
CAMDEN COUNTY, GEORGIA
 SHEET #11 OF 148 PARCEL 594 025

LAUREL ISLAND PARKWAY



GENERAL NOTES:
 1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
 2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
 3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
 4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
 5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

PROPERTY OWNED BY:
 OSBORN FLEMING PARTNERSHIP
 PO BOX 2013
 GREENSBORO, NC 27409



SITE
 LAT: N30 827632
 LONG: W81 573980



ROAD A

LINE #	LENGTH	DIRECTION
L1	6.17	N47° 53' 01.08"E
L2	63.46	N85° 16' 28.08"E
L3	402.43	S87° 39' 14.07"E
L4	46.21	S87° 39' 14.07"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	0.25	799	799	799	799	799
C2	141.24	799	799	799	799	799
C3	171.64	799	799	799	799	799

ROAD B

LINE #	LENGTH	DIRECTION
L5	425.27	S87° 02' 15.80"E
L6	213.98	S88° 01' 41.31"E
L7	356.78	S59° 14' 24.95"E
L8	299.08	S42° 28' 56.07"W
L9	127.13	S42° 28' 56.07"W
L10	773.74	S14° 02' 52.45"E
L11	246.32	S14° 02' 52.45"E
L12	244.75	S35° 54' 22.87"E
L13	244.75	S35° 54' 22.87"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C4	78.27	70.00	64.07	525° 59' 43"E	74.26	
C5	113.79	150.00	16.79	S48° 38' 02"E	173.01	
C6	142.63	100.00	81.72	S1° 31' 46"W	130.85	
C7	197.53	200.00	94.53	S14° 13' 02"W	189.42	
C8	76.30	200.00	21.86	S24° 58' 37"E	75.84	

ROAD C

LINE #	LENGTH	DIRECTION
L14	278.24	S6° 08' 11.02"W
L15	162.97	S28° 05' 28.52"W
L16	162.97	S28° 05' 28.52"W
L17	1928.70	S87° 02' 18.07"W
L18	154.19	S44° 05' 42.05"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C9	153.53	600.00	21.99	S17° 03' 52"W	153.59	
C10	153.53	598.25	22.06	S17° 03' 58"W	152.78	
C11	125.88	150.00	48.06	S58° 04' 00"W	122.15	

ROAD D

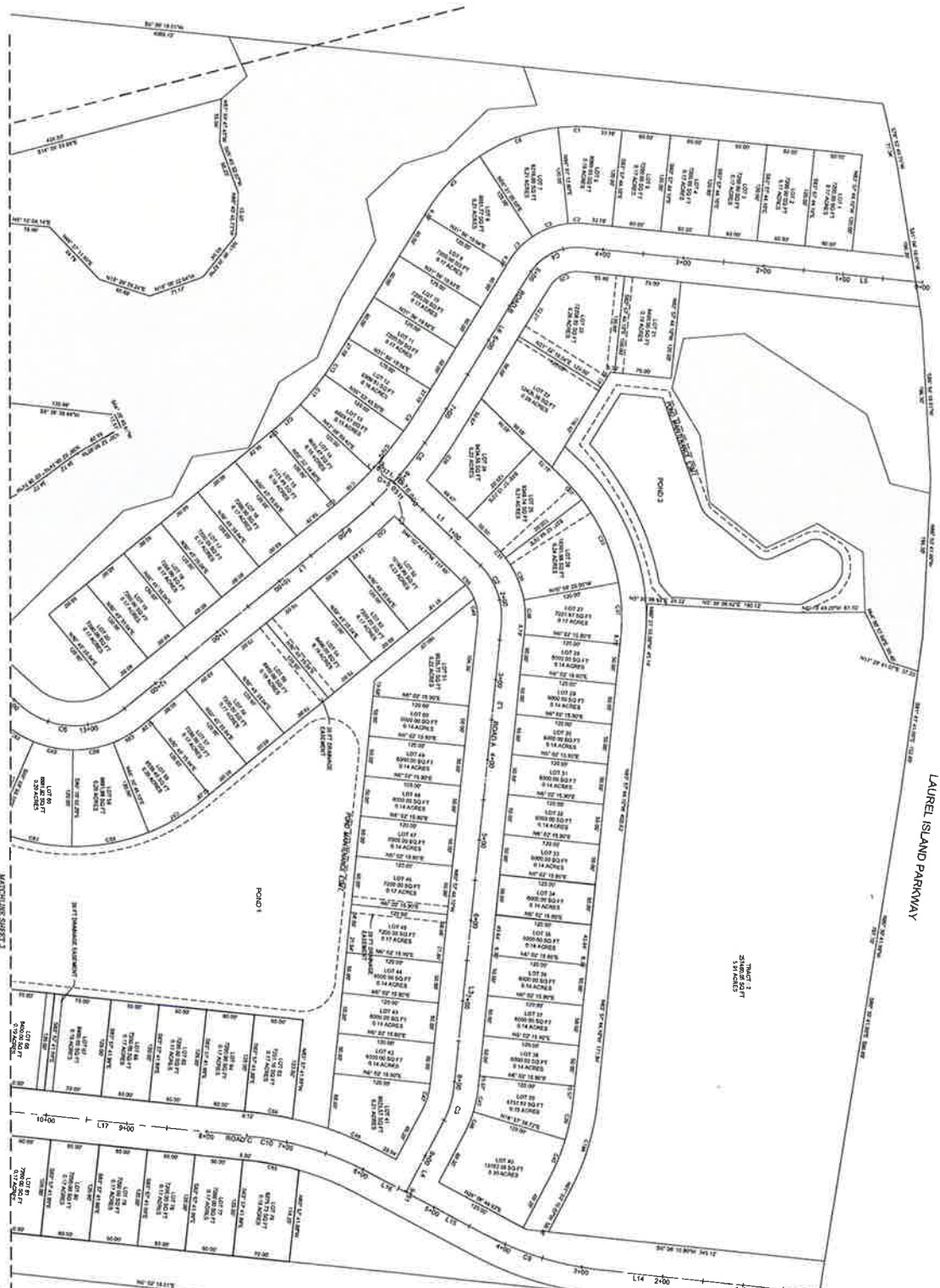
LINE #	LENGTH	DIRECTION
L19	189.34	S37° 54' 22.87"E
L20	389.66	S87° 02' 18.07"W
L21	323.58	S59° 23' 43.53"W
L22	524.48	N07° 44' 58.48"W
L23	1140.80	N5° 55' 04.50"E
L24	996.03	N72° 51' 12.87"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C12	146.41	200.00	41.84	S14° 56' 02"E	143.17	
C13	279.38	300.00	43.94	S12° 42' 07"W	268.38	
C14	174.03	200.00	49.05	S54° 19' 23"W	169.59	
C15	133.81	100.00	78.67	N32° 24' 57"W	124.05	
C16	122.08	100.00	69.94	N47° 57' 08"E	114.82	

CERTIFICATION:
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA AND THAT I HAVE PERSONALLY AND INDEPENDENTLY EXAMINED THE PLAT AND FOUND IT TO BE ACCURATE AND COMPLETELY CORRECT AND THAT I AM NOT PROVIDING ANY SERVICES TO THE CLIENT THAT ARE NOT PERMITTED BY THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF GEORGIA.

COMPULSORY STATEMENTS
 JOE OGDEN, ENGINEER
 (912) 296-8844
 1550 W. MARKET STREET, SUITE 100
 ATLANTA, GA 30331

Cont'd	Comp	Area	Sub	Cont'd	Cont'd
51	4.04	1.28	1.21	107' 0" x 100'	4.04
52	3.02	0.90	1.21	107' 0" x 100'	3.02
53	4.04	1.28	1.21	107' 0" x 100'	4.04
54	3.02	0.90	1.21	107' 0" x 100'	3.02
55	4.04	1.28	1.21	107' 0" x 100'	4.04
56	3.02	0.90	1.21	107' 0" x 100'	3.02
57	4.04	1.28	1.21	107' 0" x 100'	4.04
58	3.02	0.90	1.21	107' 0" x 100'	3.02
59	4.04	1.28	1.21	107' 0" x 100'	4.04
60	3.02	0.90	1.21	107' 0" x 100'	3.02
61	4.04	1.28	1.21	107' 0" x 100'	4.04
62	3.02	0.90	1.21	107' 0" x 100'	3.02
63	4.04	1.28	1.21	107' 0" x 100'	4.04
64	3.02	0.90	1.21	107' 0" x 100'	3.02
65	4.04	1.28	1.21	107' 0" x 100'	4.04
66	3.02	0.90	1.21	107' 0" x 100'	3.02
67	4.04	1.28	1.21	107' 0" x 100'	4.04
68	3.02	0.90	1.21	107' 0" x 100'	3.02
69	4.04	1.28	1.21	107' 0" x 100'	4.04
70	3.02	0.90	1.21	107' 0" x 100'	3.02
71	4.04	1.28	1.21	107' 0" x 100'	4.04
72	3.02	0.90	1.21	107' 0" x 100'	3.02
73	4.04	1.28	1.21	107' 0" x 100'	4.04
74	3.02	0.90	1.21	107' 0" x 100'	3.02
75	4.04	1.28	1.21	107' 0" x 100'	4.04
76	3.02	0.90	1.21	107' 0" x 100'	3.02
77	4.04	1.28	1.21	107' 0" x 100'	4.04
78	3.02	0.90	1.21	107' 0" x 100'	3.02
79	4.04	1.28	1.21	107' 0" x 100'	4.04
80	3.02	0.90	1.21	107' 0" x 100'	3.02
81	4.04	1.28	1.21	107' 0" x 100'	4.04
82	3.02	0.90	1.21	107' 0" x 100'	3.02
83	4.04	1.28	1.21	107' 0" x 100'	4.04
84	3.02	0.90	1.21	107' 0" x 100'	3.02
85	4.04	1.28	1.21	107' 0" x 100'	4.04
86	3.02	0.90	1.21	107' 0" x 100'	3.02
87	4.04	1.28	1.21	107' 0" x 100'	4.04
88	3.02	0.90	1.21	107' 0" x 100'	3.02
89	4.04	1.28	1.21	107' 0" x 100'	4.04
90	3.02	0.90	1.21	107' 0" x 100'	3.02
91	4.04	1.28	1.21	107' 0" x 100'	4.04
92	3.02	0.90	1.21	107' 0" x 100'	3.02
93	4.04	1.28	1.21	107' 0" x 100'	4.04
94	3.02	0.90	1.21	107' 0" x 100'	3.02
95	4.04	1.28	1.21	107' 0" x 100'	4.04
96	3.02	0.90	1.21	107' 0" x 100'	3.02
97	4.04	1.28	1.21	107' 0" x 100'	4.04
98	3.02	0.90	1.21	107' 0" x 100'	3.02
99	4.04	1.28	1.21	107' 0" x 100'	4.04
100	3.02	0.90	1.21	107' 0" x 100'	3.02



- 1.00 CONCRETE DRIVEWAY
- 1.01 CONCRETE DRIVEWAY
- 1.02 CONCRETE DRIVEWAY
- 1.03 CONCRETE DRIVEWAY
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- 1.48 CONCRETE DRIVEWAY
- 1.49 CONCRETE DRIVEWAY
- 1.50 CONCRETE DRIVEWAY



1" = 30'



Know what's below.
Call before you dig.

200 CADDO AVENUE
 HOUSTON, TX 77058
 (713) 261-1111
 WWW.811.COM

Chain #	Length	Area	Area	Chain #	Length	Area	Chain #	Length	Area
1	12.78	0.0000	0.0000	1	12.78	0.0000	1	12.78	0.0000
2	12.78	0.0000	0.0000	2	12.78	0.0000	2	12.78	0.0000
3	12.78	0.0000	0.0000	3	12.78	0.0000	3	12.78	0.0000
4	12.78	0.0000	0.0000	4	12.78	0.0000	4	12.78	0.0000
5	12.78	0.0000	0.0000	5	12.78	0.0000	5	12.78	0.0000
6	12.78	0.0000	0.0000	6	12.78	0.0000	6	12.78	0.0000
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12	12.78	0.0000	0.0000	12	12.78	0.0000	12	12.78	0.0000
13	12.78	0.0000	0.0000	13	12.78	0.0000	13	12.78	0.0000
14	12.78	0.0000	0.0000	14	12.78	0.0000	14	12.78	0.0000
15	12.78	0.0000	0.0000	15	12.78	0.0000	15	12.78	0.0000
16	12.78	0.0000	0.0000	16	12.78	0.0000	16	12.78	0.0000
17	12.78	0.0000	0.0000	17	12.78	0.0000	17	12.78	0.0000
18	12.78	0.0000	0.0000	18	12.78	0.0000	18	12.78	0.0000
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27	12.78	0.0000	0.0000	27	12.78	0.0000	27	12.78	0.0000
28	12.78	0.0000	0.0000	28	12.78	0.0000	28	12.78	0.0000
29	12.78	0.0000	0.0000	29	12.78	0.0000	29	12.78	0.0000
30	12.78	0.0000	0.0000	30	12.78	0.0000	30	12.78	0.0000
31	12.78	0.0000	0.0000	31	12.78	0.0000	31	12.78	0.0000
32	12.78	0.0000	0.0000	32	12.78	0.0000	32	12.78	0.0000
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99	12.78	0.0000	0.0000	99	12.78	0.0000	99	12.78	0.0000
100	12.78	0.0000	0.0000	100	12.78	0.0000	100	12.78	0.0000

- LEGEND
- 1. 1/2" = 1' (SEE NOTES)
 - 2. 1/4" = 1' (SEE NOTES)
 - 3. 1/8" = 1' (SEE NOTES)
 - 4. 1/16" = 1' (SEE NOTES)
 - 5. 1/32" = 1' (SEE NOTES)
 - 6. 1/64" = 1' (SEE NOTES)
 - 7. 1/128" = 1' (SEE NOTES)
 - 8. 1/256" = 1' (SEE NOTES)
 - 9. 1/512" = 1' (SEE NOTES)
 - 10. 1/1024" = 1' (SEE NOTES)
 - 11. 1/2048" = 1' (SEE NOTES)
 - 12. 1/4096" = 1' (SEE NOTES)
 - 13. 1/8192" = 1' (SEE NOTES)
 - 14. 1/16384" = 1' (SEE NOTES)
 - 15. 1/32768" = 1' (SEE NOTES)
 - 16. 1/65536" = 1' (SEE NOTES)
 - 17. 1/131072" = 1' (SEE NOTES)
 - 18. 1/262144" = 1' (SEE NOTES)
 - 19. 1/524288" = 1' (SEE NOTES)
 - 20. 1/1048576" = 1' (SEE NOTES)
 - 21. 1/2097152" = 1' (SEE NOTES)
 - 22. 1/4194304" = 1' (SEE NOTES)
 - 23. 1/8388608" = 1' (SEE NOTES)
 - 24. 1/16777216" = 1' (SEE NOTES)
 - 25. 1/33554432" = 1' (SEE NOTES)
 - 26. 1/67108864" = 1' (SEE NOTES)
 - 27. 1/134217728" = 1' (SEE NOTES)
 - 28. 1/268435456" = 1' (SEE NOTES)
 - 29. 1/536870912" = 1' (SEE NOTES)
 - 30. 1/1073741824" = 1' (SEE NOTES)
 - 31. 1/2147483648" = 1' (SEE NOTES)
 - 32. 1/4294967296" = 1' (SEE NOTES)
 - 33. 1/8589934592" = 1' (SEE NOTES)
 - 34. 1/17179869184" = 1' (SEE NOTES)
 - 35. 1/34359738368" = 1' (SEE NOTES)
 - 36. 1/68719476736" = 1' (SEE NOTES)
 - 37. 1/137438953472" = 1' (SEE NOTES)
 - 38. 1/274877906944" = 1' (SEE NOTES)
 - 39. 1/549755813888" = 1' (SEE NOTES)

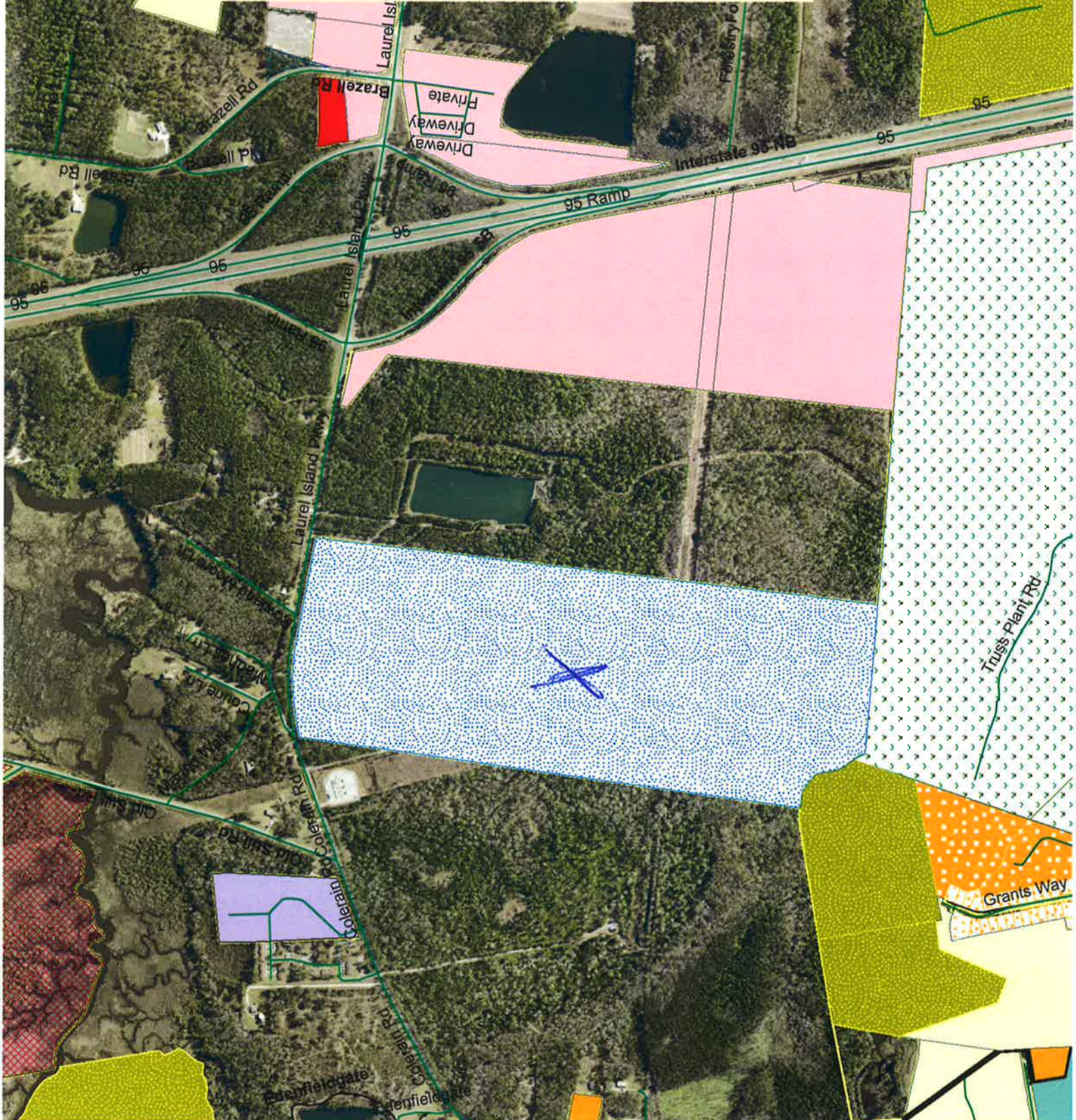
Point	Easting	Northing	Zone
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2	1000000.00	1000000.00	18N
3	1000000.00	1000000.00	18N
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5	1000000.00	1000000.00	18N
6	1000000.00	1000000.00	18N
7	1000000.00	1000000.00	18N
8	1000000.00	1000000.00	18N
9	1000000.00	1000000.00	18N
10	1000000.00	1000000.00	18N
11	1000000.00	1000000.00	18N
12	1000000.00	1000000.00	18N
13	1000000.00	1000000.00	18N
14	1000000.00	1000000.00	18N
15	1000000.00	1000000.00	18N
16	1000000.00	1000000.00	18N
17	1000000.00	1000000.00	18N
18	1000000.00	1000000.00	18N
19	1000000.00	1000000.00	18N
20	1000000.00	1000000.00	18N
21	1000000.00	1000000.00	18N
22	1000000.00	1000000.00	18N
23	1000000.00	1000000.00	18N
24	1000000.00	1000000.00	18N
25	1000000.00	1000000.00	18N
26	1000000.00	1000000.00	18N
27	1000000.00	1000000.00	18N
28	1000000.00	1000000.00	18N
29	1000000.00	1000000.00	18N
30	1000000.00	1000000.00	18N
31	1000000.00	1000000.00	18N
32	1000000.00	1000000.00	18N
33	1000000.00	1000000.00	18N
34	1000000.00	1000000.00	18N
35	1000000.00	1000000.00	18N
36	1000000.00	1000000.00	18N
37	1000000.00	1000000.00	18N
38	1000000.00	1000000.00	18N
39	1000000.00	1000000.00	18N
40	1000000.00	1000000.00	18N
41	1000000.00	1000000.00	18N
42	1000000.00	1000000.00	18N
43	1000000.00	1000000.00	18N
44	1000000.00	1000000.00	18N
45	1000000.00	1000000.00	18N
46	1000000.00	1000000.00	18N
47	1000000.00	1000000.00	18N
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49	1000000.00	1000000.00	18N
50	1000000.00	1000000.00	18N
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91	1000000.00	1000000.00	18N
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93	1000000.00	1000000.00	18N
94	1000000.00	1000000.00	18N
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96	1000000.00	1000000.00	18N
97	1000000.00	1000000.00	18N
98	1000000.00	1000000.00	18N
99	1000000.00	1000000.00	18N
100	1000000.00	1000000.00	18N

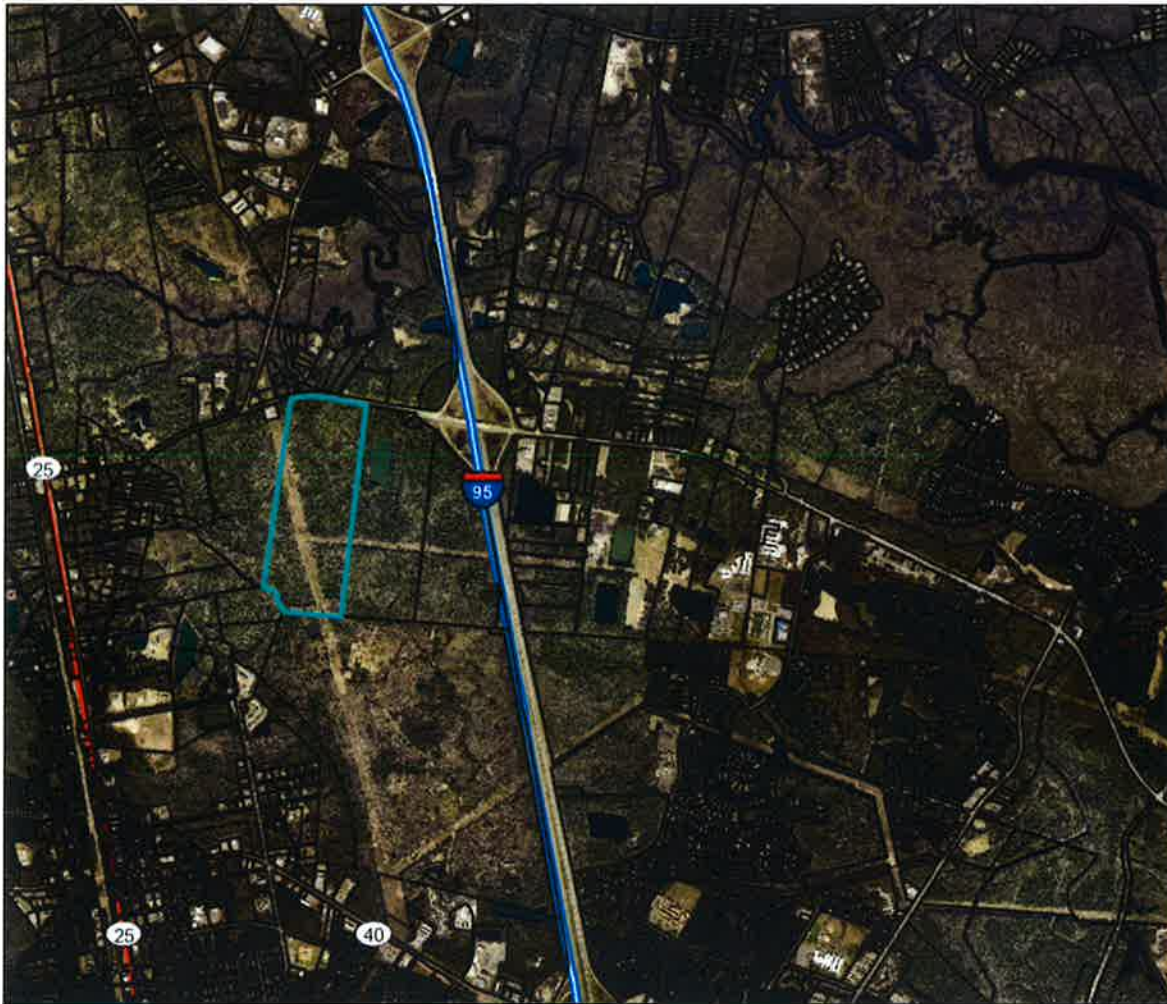
- LEGEND:**
- 1/2" = 100' (1/2" PER INCHES TO BE)
 - 1/4" = 50' (1/4" PER INCHES TO BE)
 - 1/8" = 25' (1/8" PER INCHES TO BE)
 - 1/16" = 12.5' (1/16" PER INCHES TO BE)
 - 1/32" = 6.25' (1/32" PER INCHES TO BE)
 - 1/64" = 3.125' (1/64" PER INCHES TO BE)
 - 1/128" = 1.5625' (1/128" PER INCHES TO BE)
 - 1/256" = 0.78125' (1/256" PER INCHES TO BE)
 - 1/512" = 0.390625' (1/512" PER INCHES TO BE)
 - 1/1024" = 0.1953125' (1/1024" PER INCHES TO BE)
 - 1/2048" = 0.09765625' (1/2048" PER INCHES TO BE)
 - 1/4096" = 0.048828125' (1/4096" PER INCHES TO BE)
 - 1/8192" = 0.0244140625' (1/8192" PER INCHES TO BE)
 - 1/16384" = 0.01220703125' (1/16384" PER INCHES TO BE)
 - 1/32768" = 0.006103515625' (1/32768" PER INCHES TO BE)
 - 1/65536" = 0.0030517578125' (1/65536" PER INCHES TO BE)
 - 1/131072" = 0.00152587890625' (1/131072" PER INCHES TO BE)
 - 1/262144" = 0.000762939453125' (1/262144" PER INCHES TO BE)
 - 1/524288" = 0.0003814697265625' (1/524288" PER INCHES TO BE)
 - 1/1048576" = 0.00019073486328125' (1/1048576" PER INCHES TO BE)
 - 1/2097152" = 0.000095367431640625' (1/2097152" PER INCHES TO BE)
 - 1/4194304" = 0.0000476837158203125' (1/4194304" PER INCHES TO BE)
 - 1/8388608" = 0.00002384185791015625' (1/8388608" PER INCHES TO BE)
 - 1/16777216" = 0.000011920928955078125' (1/16777216" PER INCHES TO BE)
 - 1/33554432" = 0.0000059604644775390625' (1/33554432" PER INCHES TO BE)
 - 1/67108864" = 0.00000298023223876953125' (1/67108864" PER INCHES TO BE)
 - 1/134217728" = 0.000001490116119384765625' (1/134217728" PER INCHES TO BE)
 - 1/268435456" = 0.0000007450580596923828125' (1/268435456" PER INCHES TO BE)
 - 1/536870912" = 0.00000037252902984619140625' (1/536870912" PER INCHES TO BE)
 - 1/1073741824" = 0.000000186264514923095703125' (1/1073741824" PER INCHES TO BE)
 - 1/2147483648" = 0.0000000931322574615478515625' (1/2147483648" PER INCHES TO BE)
 - 1/4294967296" = 0.000000046566128730773928125' (1/4294967296" PER INCHES TO BE)
 - 1/8589934592" = 0.0000000232830643653869640625' (1/8589934592" PER INCHES TO BE)
 - 1/17179869184" = 0.00000001164153218269348125' (1/17179869184" PER INCHES TO BE)
 - 1/34359738368" = 0.000000005820766091346740625' (1/34359738368" PER INCHES TO BE)
 - 1/68719476736" = 0.0000000029103830456730953125' (1/68719476736" PER INCHES TO BE)
 - 1/137438953472" = 0.0000000014551915228365478125' (1/137438953472" PER INCHES TO BE)
 - 1/274877906944" = 0.00000000072759576141827390625' (1/274877906944" PER INCHES TO BE)
 - 1/549755813888" = 0.000000000363797880709136953125' (1/549755813888" PER INCHES TO BE)
 - 1/1099511627776" = 0.0000000001818989403545684765625' (1/1099511627776" PER INCHES TO BE)
 - 1/2199023255552" = 0.00000000009094947017728423828125' (1/2199023255552" PER INCHES TO BE)
 - 1/4398046511104" = 0.000000000045474735088642119140625' (1/4398046511104" PER INCHES TO BE)
 - 1/8796093022208" = 0.0000000000227373675443210595703125' (1/8796093022208" PER INCHES TO BE)
 - 1/17592186044416" = 0.0000000000113686837721605297890625' (1/17592186044416" PER INCHES TO BE)
 - 1/35184372088832" = 0.0000000000056843418860814893953125' (1/35184372088832" PER INCHES TO BE)
 - 1/70368744177664" = 0.0000000000028421709430407447095703125' (1/70368744177664" PER INCHES TO BE)
 - 1/140737488355328" = 0.00000000000142108547152037235478515625' (1/140737488355328" PER INCHES TO BE)
 - 1/281474976710656" = 0.00000000000071054273576018623928125' (1/281474976710656" PER INCHES TO BE)
 - 1/562949953421312" = 0.000000000000355271367880093119640625' (1/562949953421312" PER INCHES TO BE)
 - 1/1125899906842624" = 0.0000000000001776356839400465598203125' (1/1125899906842624" PER INCHES TO BE)
 - 1/2251799813685248" = 0.00000000000008881784197002327991015625' (1/2251799813685248" PER INCHES TO BE)
 - 1/4503599627370496" = 0.000000000000044408920985011645955078125' (1/4503599627370496" PER INCHES TO BE)
 - 1/9007199254740992" = 0.0000000000000222044604925058229775390625' (1/9007199254740992" PER INCHES TO BE)
 - 1/18014398509481984" = 0.0000000000000111022302462529114598876953125' (1/18014398509481984" PER INCHES TO BE)
 - 1/36028797018963968" = 0.000000000000005551115123126455994384765625' (1/36028797018963968" PER INCHES TO BE)
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Kingsland Zoning Map

Zoning 2025

ZONING	Color/Pattern
C-1	Red
C-1 Overlay	Light Blue
C-1A Overlay	White
C-2	Light Purple
C-4	Light Green
C-8	Light Blue
C-ED	Light Green
C-PLMU	Light Blue
FT - Forest	Light Green
I-G	Light Green
I-L	Light Blue
LI Overlay	Light Blue
MU	Light Blue
PD	Light Green
PD/C-2	Light Green
PD/C-4	Light Green
PD/MU	Light Blue
PD/R-1	Light Green
PD/R-2	Light Green
PD/R-3	Light Green
R-1	Light Green
R-2	Light Green
R-3	Light Green
R-4	Light Green
R-5	Light Green
R-6	Light Green
R-7	Light Green





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	094 025	Owner	OQUINN FAMILY PARTNERSHIP	Last 2 Sales			
Class Code	Agricultural		PO BOX 2403	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		BRUNSWICK, GA 31521	7/23/2015	0	RW	U
District	DIST	Physical Address	n/a	7/13/2009	0	GV	U
	42 UNINCORPORATED SERVICE	Assessed Value	Value \$371062				
	DIST						
Acres	143.6						

(Note: Not to be used on legal documents)

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Date created: 8/8/2025

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Planning and Community Development

Staff Report

Planning Commission Meeting Date: September 2, 2025

City Council Meeting Date: September 8, 2025

Agenda Item: Special Use Permit

Summary: Sherry Maxwell-Hill, has applied for a Special Use Permit to be allowed to have a hair salon business at her residence located at 108 Pennington 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 was located in the Soncel shopping center at 1204 Hospitality Ave. The applicant now works for the Camden County School system and the hair salon will be a part time business for her. The business hours will be on Weds. -Friday 3pm to 6pm and Saturdays from 7am to 11am. The Planning Director completed an onsite inspection of the residence and found the home is located on a 3-acre parcel at 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 would eliminate any on street parking. The hair salon is in a room totally separate from the main house and is inconspicuous from the street. It is the Planning Director's opinion that this business would not have a negative effect on the neighborhood. If approved, the decision should not set a precedent as each case has different circumstances.

Zoning: PD/R-1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff Recommends Approval with the following condition:

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

Scott L. Kimball

Planning & Zoning Director



APPLICATION FOR SPECIAL USE PERMIT
Kingsland, Georgia

September
Asenda
240145

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:

1. Your Name: Sherry Maxwell-Hill Phone: (912) 227-1842

Mailing Address: 108 Pennington Way Kingsland

2. 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 _____

3. Location of property: _____
Street Address 108 Pennington Way Kingsland

Parcel No. 108D 031A Lot No. 31 PP/R-1
Present Zoning ~~medium density~~

4. Owner of property, if not you: (Name, Address & Phone Number, please)
Sherry, Tyrone Hill

5. Proposed use of property: HOME SALES

NOTE: PLEASE ATTACH A SITE PLAN OR SURVEY PLAN 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: Sherry Maxwell Hill Date: 8-4-2025

TO BE COMPLETED BY PLANNING & ZONING ADMINISTRATOR:

1. Has the correct fee been paid?
() Yes () No Amount \$ 300.

2. Date complete application filed: 8/6/25

3. List of attachments:
() Simple map with property owner's name
() Site Plan
() Other _____

4. Public hearing:
() Date applicant notified: 8/6/25
() Date hearing advertised: 8/11/25
() Date hearing held: 9/2/25

5. Planning Commission recommended:
() Approval () Denial Date: 9/2/25
Conditions of approval or reasons for denial: _____

6. City Council: () Approved () Denied
Conditions of approval or reasons for denial: _____

7. Date applicant notified of final action: 9/9/25

Mark of Elegance
Sherry Maxwell-Hill-Owner
140 Lakes Blvd., Suite B
Kingsland, GA 31548

August 1, 2025

Kingsland City Council
107 S. Lee Street
Kingsland, GA 31548

Re: Request for Hardship Business License

Dear Honorable Council Members,

This letter formally requests a hardship waiver for a business license for Mark of Elegance located at 140 Lakes Blvd, Suite B.

After 15 years of providing hair salon services in the city of Kingsland, I've made a difficult decision to end my lease with Soncel due to rising overhead, the cost of hair care products, and a decline in clients, stemming from economic uncertainty. I have also recently experienced unforeseen financial costs in aiding my son during a legal situation that I am still trying to recover from. I am requesting a special permit to continue services for my elderly clients at my residence located at 108 Pennington Way, Kingsland, GA. Relocation to my residence will not overwhelm my neighborhood because my home is on a lot that is over three acres, a vacant lot on one side, and the other residence next to me is a vacation home.

I will service clients in a separate area from my living quarters and a separate bathroom for client use. I have additional employment during the day to supplement my business. Clients will be served from Wednesday to Friday from 3 p.m. to 6 p.m. and on Saturday from 7 a.m. to 11 a.m. Granting this hardship waiver will allow my business to continue to provide the hair services that my clients depend on. Please feel free to come by for any necessary inspections. I am available at (912) 227-1842 for any further information or clarification.

Sincerely,

Sherry Maxwell-Hill
Mark of Elegance

Ga. Comp. R. & Regs. r. 130-4-.02 Use of Facility for Home Salon/Shop

Georgia Administrative Code

Department 130. RULES OF GEORGIA STATE BOARD OF COSMETOLOGY

Chapter 130-4. DEALING WITH ESTABLISHMENT

Current through Rules and Regulations filed through July 17, 2025

Rule 130-4-.02. Use of Facility for Home Salon/Shop

Space used for a cosmetology facility must be separated by tight, ceiling high partitions from residence rooms and must have separate restrooms. The cosmetology facility shall have a separate outside entrance. Separate space must be provided for a cosmetology facility. The use of any such space for sleeping, dining or any other domestic purpose is prohibited.

Cite as Ga. Comp. R. & Regs. R. 130-4-.02

Authority: O.C.G.A. Secs. 43-10-2, 43-10-6, 43-10-8, 43-10-11, 43-10-18.

History. Original Rule entitled "Use of Premises for Domestic Purposes" adopted. F. and eff. June 30, 1965.

Amended: F. Mar. 17, 1969; eff. Apr. 5, 1969.

Repealed: New Rule of same title adopted. F. Feb. 25, 1986; eff. Mar. 17, 1986.

Repealed: New Rule entitled "Use of Facility for Home Salon/Shop" adopted. F. Mar. 29, 2007; eff. Apr. 18, 2007.

FILING INFORMATION

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED USING FIELD EQUIPMENT AND REQUIREMENTS CONSISTENT WITH GEORGIA BOARD RULE 189-07-.03. THE CALCULATED POSITIONAL TOLERANCE IS 0.04 FEET. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 129,986 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
 LINEAR: CARLSON 8807 ANGLAR: CARLSON 8807

MAP TO SHOW SURVEY OF

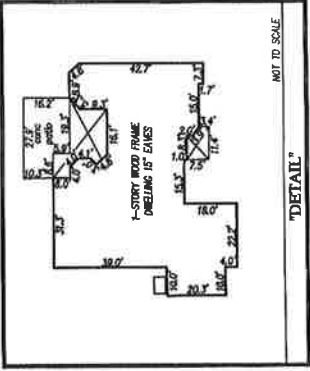
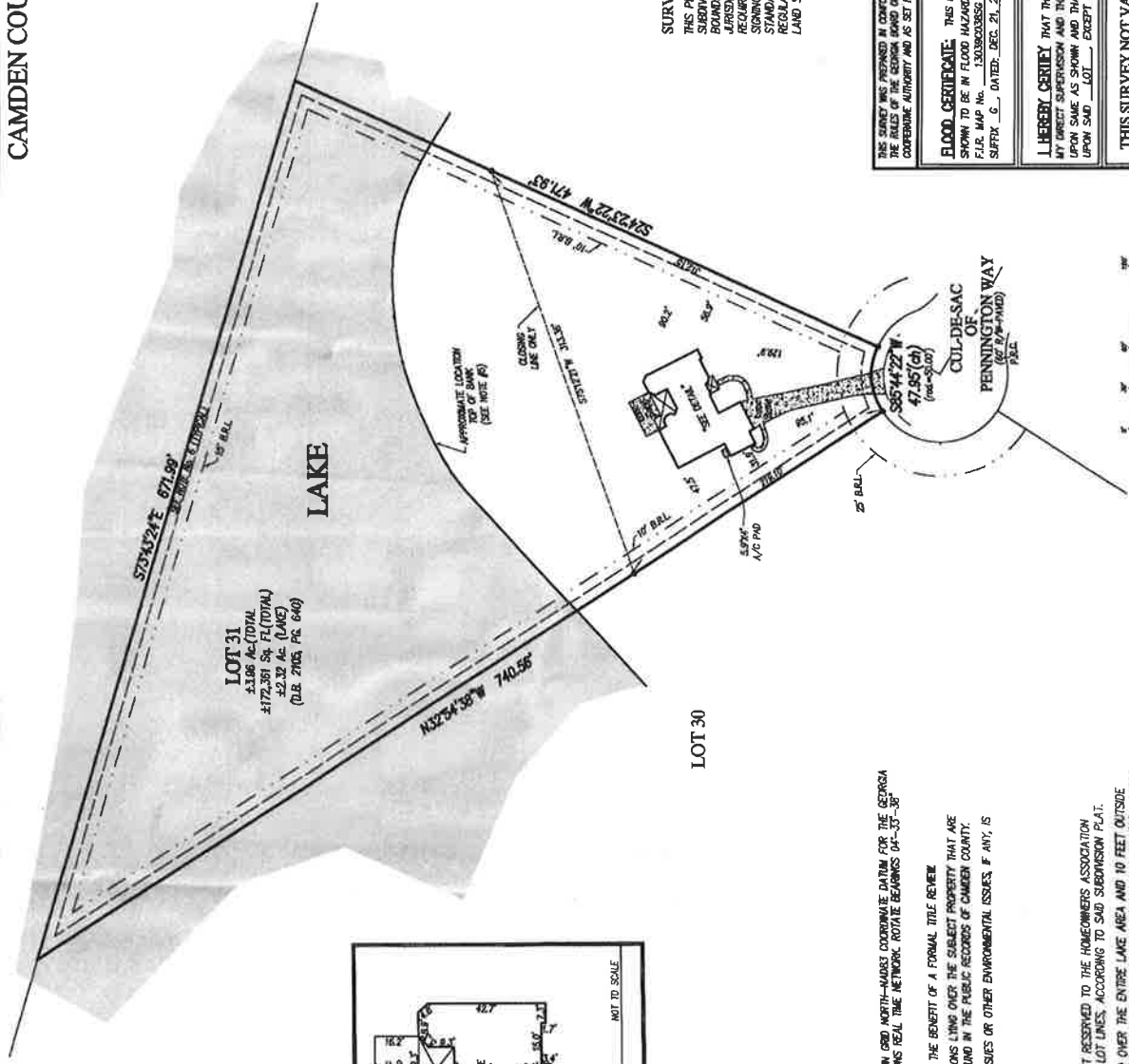
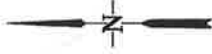
LOT 31, BRIGHTON LAKES ~ PHASE II, CITY OF KINGSLAND, 1606th G.M.D., CAMDEN COUNTY, GEORGIA

(ACCORDING TO PLAT RECORDED IN P.D. 21, MAP No. 59, PUBLIC RECORDS OF CAMDEN COUNTY)

**FOR: TYRONE HILL AND SHERRY MAXWELL-HILL
 CAMDEN COUNTY TAX PARCEL No. 108D 031A**

LEGEND

- DENOTES 1/2" REBAR (UNLESS NOTED OTHERWISE)
- DENOTES RD. CONC. MKN.
- DENOTES SET 1/2" REBAR
- R/W - RIGHT-OF-WAY
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.R.C. - POINT OF REVERSE CURVATURE
- RAO - RADIUS
- (R) - RADIAL
- (ch) - CHORD
- B.L.L. - BUILDING RESTRICTION LINE
- D.B. - DEED BOOK
- PG. - PAGE
- P.B. - PLAT BOOK
- P.D. - PLAT DRAINER
- P.C.C. - POINT OF COMPOUND CURVATURE
- ARC - ARC LENGTH
- ID - IDENTIFICATION
- FD. = FUND
- L.B. = LICENSED BUSINESS
- CONC. = CONCRETE
- MON. = MONUMENT
- ID = IDENTIFICATION
- ORB = OFFICIAL RECORDS BOOK



SURVEYORS CERTIFICATION:

THIS PLAT IS A RETRACEMANT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. REFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL ORDINANCES OR REGULATIONS OR ANY STATE OR FEDERAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE. THE SURVEYOR HAS REVIEWED THE SIGNING LAND SURVEYOR CERTIFICES THAT THIS PLAT COMPLES 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 AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

NOTES:

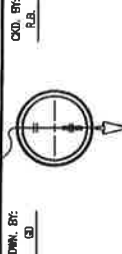
- 1) BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH-WARDS COORDINATE DATA FOR THE GEORGIA EAST ZONE UTILIZING THE GCS SOLUTIONS REAL TIME NETWORK FOR THE BEARINGS 04-10-15 CLOSURE TO MATCH PLAT BEARINGS.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW
- 3) THERE MAY EXIST ADDITIONAL RESTRICTIONS LIVING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREIN WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF CAMDEN COUNTY.
- 4) NO ATTEMPT TO DETERMINE WETLAND ISSUES OR OTHER ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SURVEY.
- 5) BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 25'
 SIDES: 10'
 REAR: 15'
- 6) THERE EXISTS A 7.5' WIDE EASEMENT RESERVED TO THE HOMEOWNERS ASSOCIATION ALONG THE FRONT, SIDE AND REAR LOT LINES, ACCORDING TO SAID SUBDIVISION PLAT.
- 7) A BLANKET EASEMENT IS RESERVED OVER THE ENTIRE LAKE AREA AND 10 FEET OUTSIDE THE TOP OF BANK FOR THE CITY OF KINGSLAND AND OR HOMEOWNERS ASSOC. FOR ACCESS AND MAINTENANCE FOR THE ORIGINAL SUBDIVISION PLAT.

THIS SURVEY WAS PERFORMED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 189-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE GEORGIA SUPPLEMENTARY COURT OF CLAIMS AND COMPENSATION AUTHORITY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE _____ AS PER F.L.R. MAP No. 1309203859 COMM No. 130238, PANEL No. 0385, SUFFIX _____, DATED DEC. 21, 2017, FOR: CAMDEN COUNTY, GEORGIA.

I HEREBY CERTIFY THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE DIMENSIONS & IMPROVEMENTS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR



BENNETT SURVEYING, INC.
 Surveyors and Land Planners
 102 MARKET STREET, SUITE 103
 CAMDEN, GEORGIA 31601

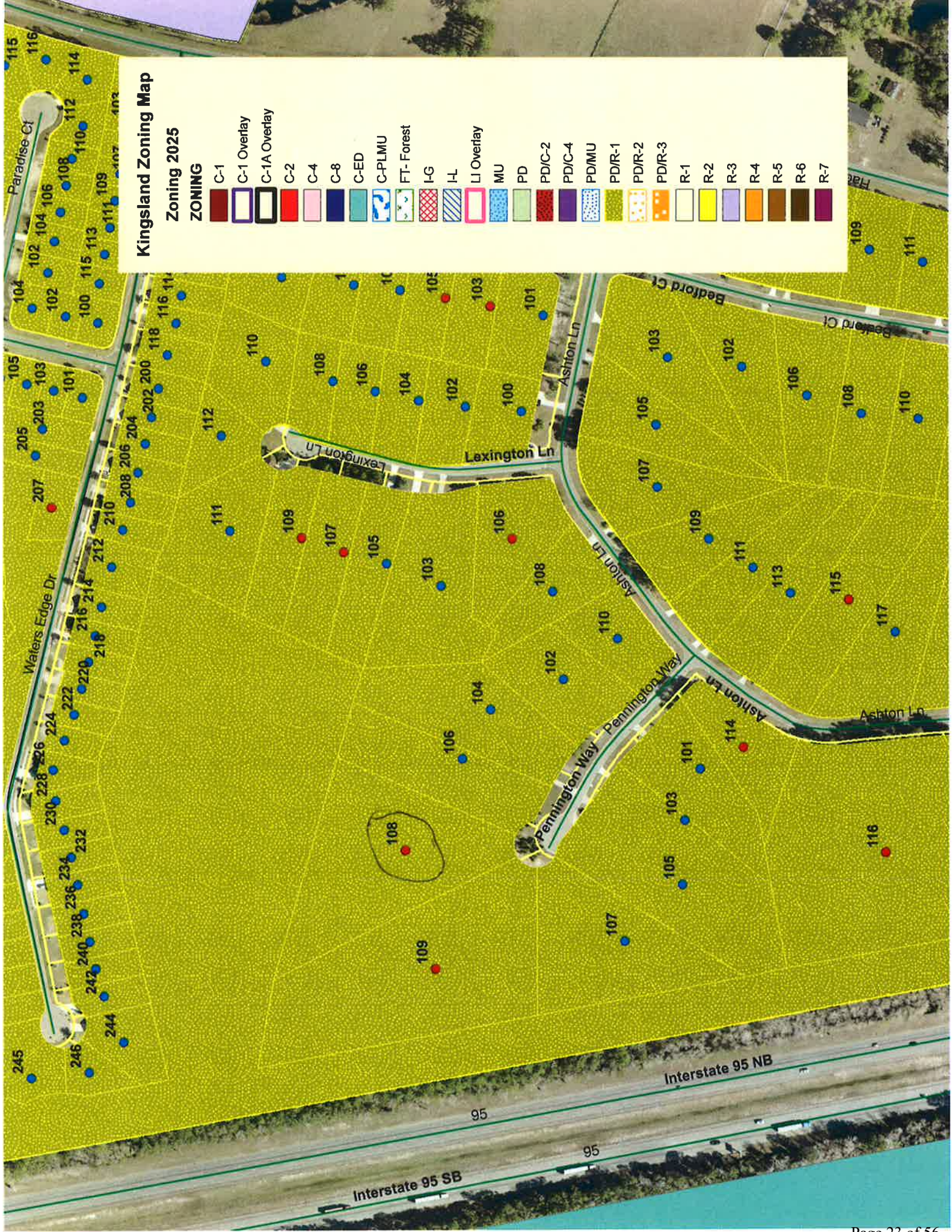


Kingsland Zoning Map

Zoning 2025

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	108D 031A	Owner	HILL TYRONE & SHERRY T MAXWELL	Last 2 Sales			
Class Code	Residential		11717 HAYDEN LAKES	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		JACKSONVILLE, FL 32218	3/24/2021	\$58000	LM	Q
	KINGSLAND	Physical Address	108 PENNINGTON WAY	1/22/2007	0	FY	U
Acres	3.96	Assessed Value	Value \$60000				

(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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Planning and Community Development

Revised Staff Report

Planning Commission Meeting Date: September 2, 2025

City Council Meeting Date: September 8, 2025

Agenda Item: Annexation Request and Zoning Designation

Summary:

Richard Stevenson, acting agent for Schifanella Properties II, LLC and Earl L. Carter has applied for the Annexation of parcels 119 002, 119 003, and 119 004E containing approx. 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 parcel 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 the city's existing water and sewer service. The applicant is also requesting a zoning designation of **PD/R-1 (Single Family Residential)** if the annexation is approved, which is consistent for this area of the and this type of development. The Applicant has submitted a PD that has been reviewed by the Planning Dept. Staff.

After city staff met with County Officials and the developer about this project, several concerns were raised about increased traffic this project would bring to the area. Sheffield Island Rd. which turns into Simmons Bluff Rd. is the only access road to the property. There is a history of flooding on these roads during heavy rains and hurricanes due to the box culvert for the crossing on Sheffield Island Rd being broken. The box culvert needs to be replaced or repaired. However, the county has no plans nor the money to fix the issue at this time. The conceptual site plan does not show two different entrance/exits points because the property is surrounded by marsh and wetlands, which would not allow this to happen. Life/Safety requires subdivisions that have over a 100 units to have the two entrances/exits. At full buildout there would be approx. 2,000 residents in the neighborhood that could potentially be stranded with no way out if a major hurricane or flood impacted this area without another entrance exit point that would not direct the traffic flow to Simmons Bluff Rd.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Current Zoning: R-1 (Single Family) & LCI (Little Cumberland Island) (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval with the following condition:

- 1) Annexation will be contingent upon Plat Approval.

Scott L. Kimball
Planning Director



from
the
ground
up

August 7, 2025

Mr. Scott L. Kimball
Planning Director
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

Subject: Annexation Request for Parcel 119 002 & 119 003

Dear Mr. Kimball,

Drapac Investments, LLC / St. Bourke, acting agent for Schifanella Properties II, LLC is seeking annexation of parcels 119 002 and 119 003, containing approximately 99.6 acres located off Simmons Bluff Rd in the unincorporated area of Camden County. The purpose of the annexation is to service the property with water supply and sewer collection by the City of Kingsland as part of a single family planned development.

Sincerely,

Richard Stevenson, P.E.
St. Bourke

Sept 2025

240147



APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map _____, Block _____, Parcel ^{119 002}/_{119 003}, has a street address of _____, and is more fully and completely described in Exhibit "A" attached hereto and hereby made a part hereof. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned R-1 by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of PD R1 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

39.43 Acres (Parcel ID 119 002)

Square footage: _____

or

Number of Acres: 60.20 Acres (Parcel ID 119 003)

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: _____ Future population: _____

The undersigned further state that the undersigned is/are all of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

Date 7/31/25

[Signature] Schifanella Properties II, LLC
Signature (Signed and Printed) of Owner
1352 Avondale Avenue, Jacksonville, FL 32205
Address of above Owner

Date 7/31/25

[Signature]
Signature (Signed and Printed) of Owner
1352 Avondale Ave, Jacksonville, FL 32205
Address of above Owner

CONTINUED ON BACK

Date

Signature (Signed and Printed) of Owner

Address of above Owner

Owner(s) signed the above in the presence of:

Elaine Felker / Elaine Felker

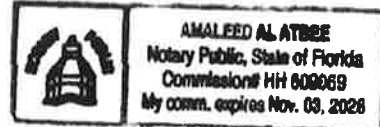
Witness

Amaleed Alatbee ~~*Amaleed*~~

NOTARY PUBLIC, State of *Florida*

My commission expires: *Nov 03, 2028*

(NOTARY SEAL)



ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS

1. COMPLETED APPLICATION FORM, PROPERLY EXECUTED, WITNESSED AND NOTARIZED
2. TEN (10) COPIES OF PLAT (SURVEY) OF THE SUBJECT PROPERTY (ONE COPY FOR DE-ANNEXATION)
3. TEN (10) COPIES OF CORRECT LEGAL DESCRIPTION OF THE PROPERTY (ONE COPY FOR DE-ANNEXATION)
4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION. PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

The current property is zoned R-1 with the jurisdiction of Camden County. The annexation of this parcel to the City of Kingsland is requested to allow the city to provide water and sewer services. The requested zoning will be PD-R1 which will be required for the proposed residential uses for the property.

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated January 25, 2025, by virtue of a deed dated January 25, 2012, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1598, Page 285.

Schifanella Properties II, LLC
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

[Signature]
Owner's Signature Date: 7/9/25

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Drapac Investments, LLC / St. Bourke to act as Agent in submitting and representing the above identified application in my/our behalf.

[Signature]
Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Richard Stevenson
Authorized Agent's Name-Printed

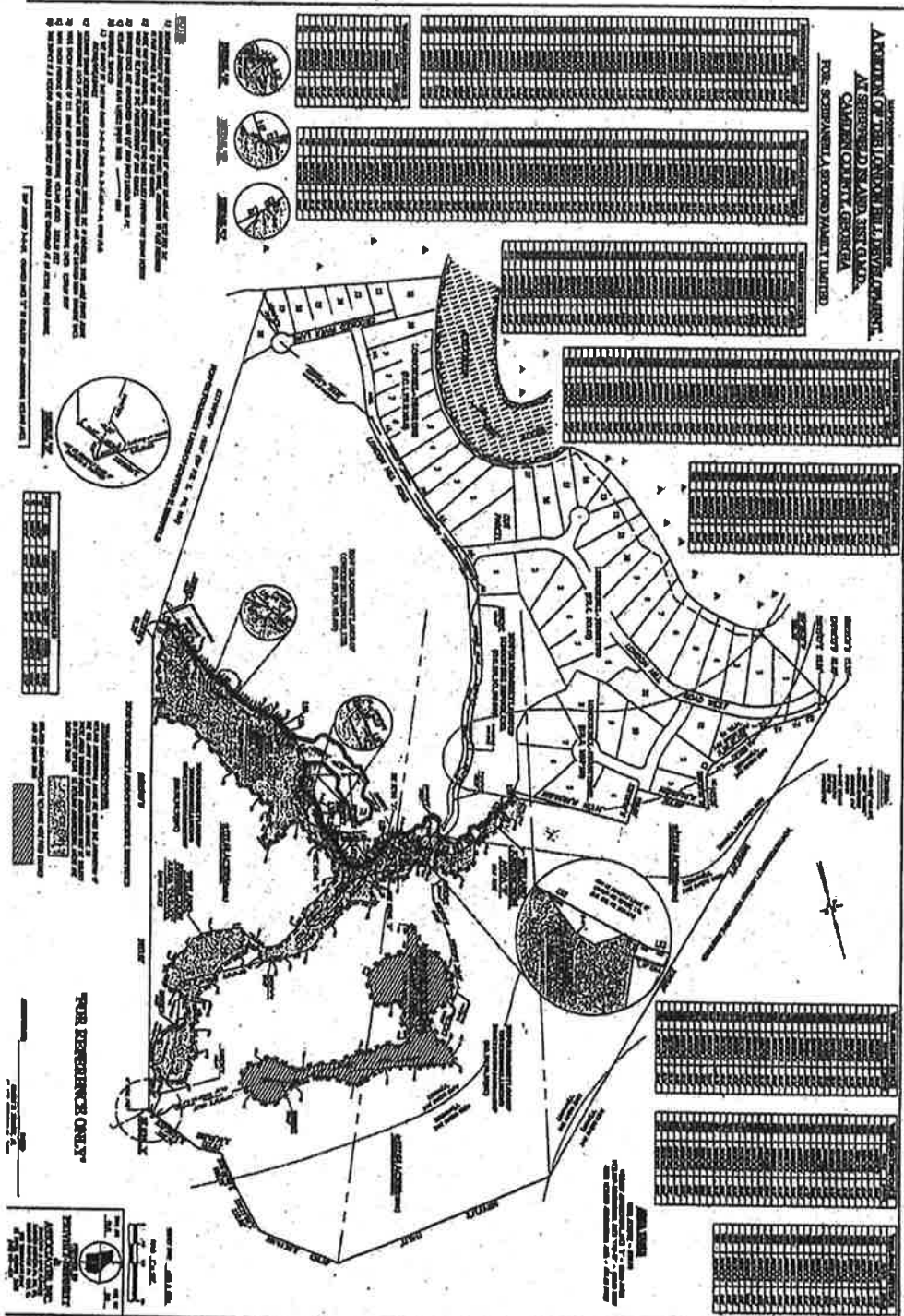
Richard Stevenson
Authorized Agent's Signature

8/4/2025
Date

Planning and Zoning

Received by: Scott Kimball

Date: 8/8/25



Recorded JAN 30 2012

James W. Walden
 Clerk Superior Court



from
the
ground
up

August 7, 2025

Mr. Scott L. Kimball
Planning Director
City of Kingsland, Georgia
P.O. Box 250
Kingsland, GA 31548

Subject: Annexation Request for Parcel 119 004E

Dear Mr. Kimball,

Drapac Investments, LLC / St. Bourke, acting agent for the property owner, Earl L. Carter, is seeking annexation of parcel 119 004E, containing approximately 471.5 acres located off Simmons Bluff Rd in the unincorporated area of Camden County. The purpose of the annexation is to service the property with water supply and sewer collection by the City of Kingsland as part of a single family planned development.

Sincerely,

Richard Stevenson, P.E.
St. Bourke





APPLICATION TO CITY OF KINGSLAND, GEORGIA
TO ANNEX LANDS/ DE-ANNEX

The undersigned desire to annex/de-annex certain land into/out of the City of Kingsland, Georgia, which land is shown on Tax Map _____, Block _____, Parcel 119 004E has a street address of N/A, and is more fully and completely described in *Exhibit "A" attached hereto and hereby made a part hereof*. Such land is currently located in the unincorporated area of Camden County, Georgia, and is currently zoned R-1 by the City of Kingsland/Camden County. I/We, the undersigned, desire to have this property annexed/de-annexed into/from the City of Kingsland, Georgia. I/We further desire to have a zoning classification of PD R1 at the time the subject property is annexed. If the requested zoning is different from the County's zoning, you must complete Number 4 on the following page.

Please give the square footage or acreage of the land to be annexed/de-annexed:

Square footage: _____ or Number of Acres: 471.46

This Application is being submitted by the undersigned pursuant to Official Code of Georgia Annotated 36-36-3, et. seq., and said owner(s) request the governing body of Kingsland to annex/de-annex said property to/from the existing corporate limit of Kingsland, Georgia.

In accordance with requirements of the Department of Justice Voting Section, please provide an estimate of the current population of the property being annexed/de-annexed and an estimate of the future population: Current population: _____ Future population: _____

The undersigned further state that the undersigned is/are *all* of the owner(s) of the subject property, and that all facts contained herein are true, to the best of the undersigned's belief.

7/31/25
Date

Earl L. Carter
Signature (Signed and Printed) of Owner
194 Hampton Point Drive Saint Simons Island, GA 31522-5426
Address of above Owner

7/31/25
Date

Earl L. Carter
Signature (Signed and Printed) of Owner
194 Hampton Pt. Dr. St. Simons Isl, GA 31522
Address of above Owner

CONTINUED ON BACK

Date
Signature (*Signed and Printed*) of Owner

Address of above Owner

Owner(s) signed the above in the presence of:

Kaylee Berclay

Witness
[Signature]

NOTARY PUBLIC, State of GA
My commission expires: 7/23/28
(NOTARY SEAL)



ITEMS REQUIRED FOR SUBMISSION WITH THE ATTACHED APPLICATION TO CITY OF KINGSLAND, GEORGIA, TO ANNEX/DE-ANNEX LANDS

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4. IF THE CITY'S ZONING CLASSIFICATION REQUESTED BY APPLICANT IS DIFFERENT THAN THE COUNTY'S ZONING CLASSIFICATION, PLEASE STATE BELOW WHY YOU ARE REQUESTING DIFFERENT ZONING FOR THE SUBJECT PROPERTY:

The current property is zoned R-1 with the jurisdiction of Camden County. The annexation of this parcel to the City of Kingsland is requested to allow the city to provide water and sewer services. The requested zoning will be PD-R1 which will be required for the proposed residential uses for the property.

AGENT AUTHORIZATION FORM

Ownership Certification

**State of Georgia
County of Camden**

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated _____, 200____, by virtue of a deed dated May 8, 2018, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1917, Page 767-773.

EARL L. CARTER
Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Earl L Carter
Owner's Signature Date: 7/31/25

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Drapac Investments, LLC / St. Bourke to act as Agent in submitting and representing the above identified application in my/our behalf.

Earl L Carter
Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Richard Stevenson
Authorized Agent's Name-Printed

Richard Stevenson
Authorized Agent's Signature

8/1/2025
Date

Planning and Zoning

Received by: Scott Hiball

Date: 8/8/25

**MAP TO SHOW SECTOR OF
A PORTION OF SHEPHERD ISLAND,
31st G.M.D., CAMDEN COUNTY, GEORGIA**
FOR PURPOSES OF RECORDING A DEED IN CASE NO. 14-12345-0000, FILED IN THE OFFICE OF CAMDEN COUNTY
FOR: **Challenged Investments, LLC &
First American Title Insurance Company**

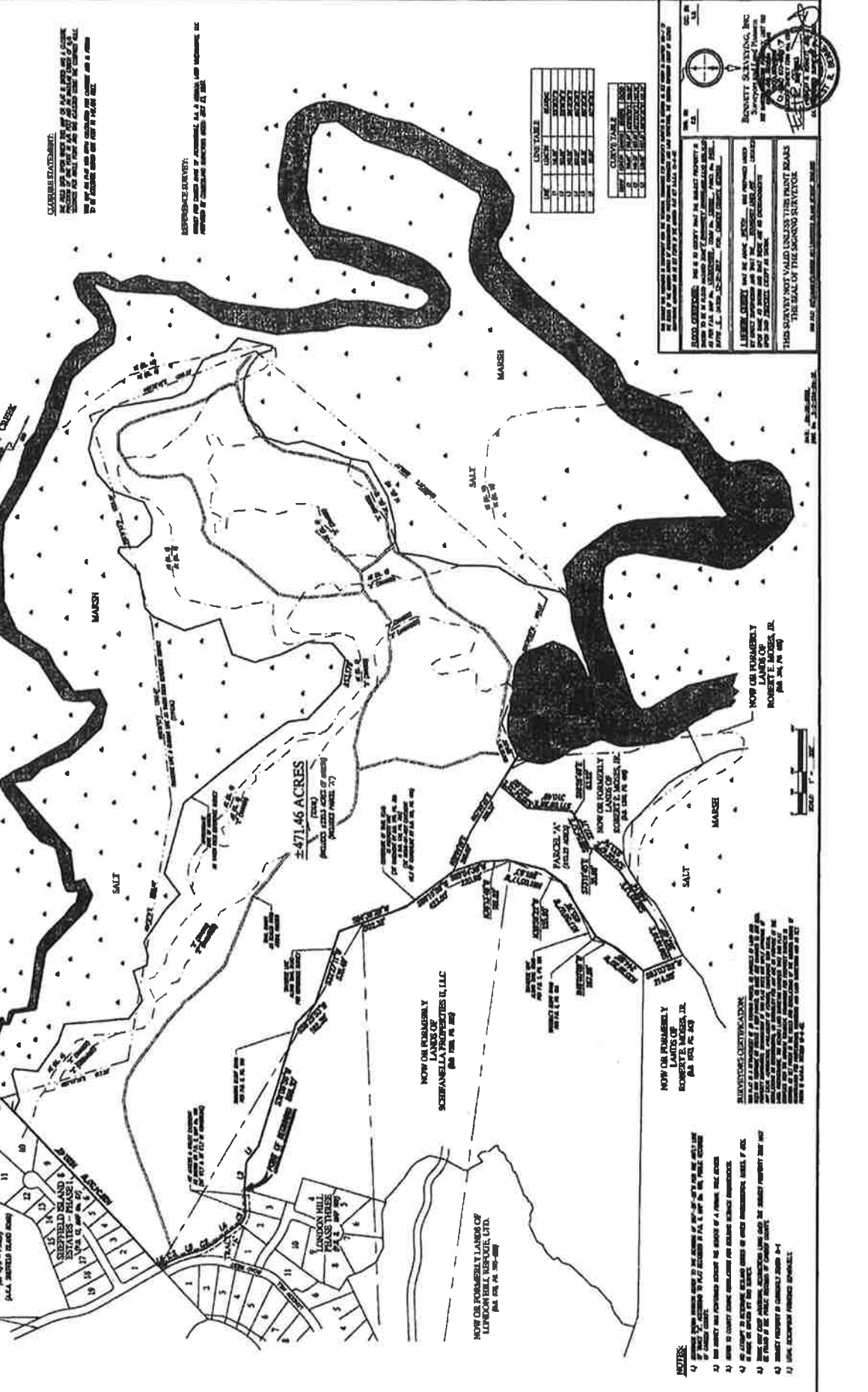
CLAIMABLE STATEMENT:
THE AREA SHOWN ON THIS MAP WAS SURVEYED BY THE SURVEYOR AND HIS ASSISTANTS IN THE FIELD ON THE 14th DAY OF APRIL, 2014. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA.

RESPONSIBILITY SURVEY:
THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LANDS SHOWN ON THIS MAP AND HAS FOUND THAT THE SAME ARE AS SHOWN ON THIS MAP.

GENERAL NOTE:
THE AREA SHOWN ON THIS MAP WAS SURVEYED BY THE SURVEYOR AND HIS ASSISTANTS IN THE FIELD ON THE 14th DAY OF APRIL, 2014. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA.

RECORDED DATA:
SHEPHERD ISLAND
31st G.M.D., CAMDEN COUNTY, GEORGIA
FILED IN THE OFFICE OF CAMDEN COUNTY
FOR: **Challenged Investments, LLC &
First American Title Insurance Company**

NOTES:
1) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA.
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LINE TABLE

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CURVE TABLE

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PROPERTY SURVEYING, INC.
Surveyors and Geodesists
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: 404.525.2000
Fax: 404.525.2001
www.property-surveying.com

NOTES:
1) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA.
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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	119 003	Owner	SCHIFANELLA PROPERTIES II	Last 2 Sales			
Class Code	Residential		LLC	Date	Net	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		1352 AVONDALE AVE		Price		
District	DIST		JACKSONVILLE, FL 32205	1/25/2012	0	FY	U
	42 UNINCORPORATED SERVICE	Physical	n/a	8/1/1994	0	NM	U
	DIST	Address					
Acres	85.0	Assessed Value	Value \$488024				

(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: 8/11/2025

Last Data Uploaded: 8/8/2025 7:30:02 PM

Developed by SCHNEIDER
GEO SPATIAL



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	119 004E	Owner	CARTER EARL L	Last 2 Sales			
Class Code	Residential		194 HAMPTON POINT DRIVE	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		SAINT SIMONS ISLAND, GA	5/8/2018	\$2050000	XX	U
District	DIST		315225426	4/8/2010	0	NM	U
	42 UNINCORPORATED SERVICE	Physical Address	n/a				
	DIST	Assessed Value	Value \$2500000				
Acres	471.46	Assessed Value					

(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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Developed by SCHNEIDER
GEO SPATIAL



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	119 002	Owner	SCHIFANELLA PROPERTIES II LLC	Last 2 Sales			
Class Code	Residential		1352 AVONDALE AVE	Date	Net Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		JACKSONVILLE, FL 32205	1/25/2012	0	FY	U
District	DIST	Physical Address	n/a	8/18/1994	0	NM	U
	42 UNINCORPORATED SERVICE						
	DIST						
Acres	40.0	Assessed Value	Value \$320000				

(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 LINWORK 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: 8/11/2025

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Developed by SCHNEIDER GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**
- Zoning**
- RVD
- Unknown
- A-F
- A-R
- C-G
- C-I
- C-N
- C-P
- City
- I-G
- I-R
- LCI
- MHP
- PD
- R-1
- R-2
- R-3

Parcel ID 119 004E
Class Code Residential
Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
Acres 471.46

Owner CARTER EARL L
 194 HAMPTON POINT DRIVE
 SAINT SIMONS ISLAND, GA
 315225426
Physical Address n/a
Assessed Value Value \$2500000

Last 2 Sales			
Date	Net Price	Reason	Qual
5/8/2018	\$2050000	XX	U
4/8/2010	0	NM	U



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: September 2, 2025

City Council Meeting Date: September 8, 2025

Agenda Item: PD Approval

Summary:

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 approves the PD.

Current Zoning: R-1 (Single Family Residential) & LIC (Little Cumberland Island) (County)

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval contingent upon annexation and zoning designation being approved.

Scott L. Kimball
Planning Director

**Rezoning Application for a Planned Development
With Land Use Plan and Development Standards**

Submitted to:

The Kingsland Planning Commission and the Kingsland City Council

August 2025

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Summary

This application is for the rezoning of certain property to a planned development zoning district pursuant to Section 72 of the City of Kingsland Zoning and Land Use Ordinance. The property being rezoned is identified as Camden County tax parcels 119 004E, 119 002, 119 003, which contiguous parcels are located approximately 1.5 miles east of the intersection of Harrietts Bluff Rd (Exit 7) and Sheffield Island Road, and consist of approximately ±572 acres.

The property is being annexed into the City of Kingsland at the same time as this rezoning. Upon the completion of the annexation and approval of this planned development zoning district, the zoning for the Property will change from the Camden County R-1 zoning district to the City of Kingsland Sheffield Island Planned Development, as described in this application, which, when approved, will constitute the zoning text for the Sheffield Island Planned Development District.

Sheffield Island
Planned Development Text

Section 1 General

A. The Property and Project.

The Sheffield Island Planned Development District applies to property within the City of Kingsland currently identified as Camden County tax parcels 119 004E, 119 002, and 119 003. Deeds and legal descriptions for the property (the “Property”) are included as attachments to this amendment. The Property is located approximately 1.5 miles east of the intersection of Harrietts Bluff Rd (Exit 7) and Sheffield Island Road and consists of approximately ±572 acres.

The current owners of the parcels are: Earl L. Carter (parcel 119-004E) and Schifanella Properties, LLC (parcel 119-002 and parcel 119-003). Drapac Investments, LLC / St. Bourke, as agent for the owners, is the applicant.

As stated in Section 72.1 of the City of Kingsland Zoning and Land Development Ordinance (the “Ordinance”), “[t]he objective of the Planned Development District is to encourage ingenuity, imagination, and flexibility of design efforts on the part of builders, architects, site planners and developers to produce developments which are in keeping with density and open space objectives of the Ordinance, while departing from the strict application of use, setback, height, and minimum lot size requirements of the Ordinance.”

This amendment establishes the Sheffield Island Planned Development District, a planned development district for the development of a predominantly single family residential community, with lots of varying sizes, common areas and facilities, open spaces, and roads and utility and other infrastructure, pursuant to Section 72 of the Ordinance.

B. Satisfaction of Section 72.2 Requirements.

Pursuant to Section 72.2 of the Ordinance:

(1) The Property contains approximately ±572 acres (meeting the requirements of Section 72.2 and Section 72.9 of the Ordinance).

(2) The Property has a minimum width between any two opposite boundary lines of at least 450 feet and adjoins or has direct access to a public street (Sheffield Island Road/Simmons Bluff Road) (meeting the requirements of Section 72.2 and Section 72.9 of the Ordinance).

(3) All of the owners of the Property have joined in the application for this amendment.

(4) A conceptual land use plan is attached as a part of this amendment for consideration by the Planning Commission and the City Council as the approved plot plan.

(5) This amendment includes the written report describing the planned development - and required by the Ordinance - for consideration by the Planning Commission and the City Council.

C. Zoning Amendment.

Pursuant to Section 72.3 of the Ordinance, the approval of planned development will constitute an amendment to the Ordinance as it relates to the Property. In the event of a conflict between the Ordinance and this amendment, this amendment will control. Section 2 of this amendment includes all of the information required from Article VII of the Ordinance.

D. Phased Development.

The project includes development of residential single family residential lots, community open space, common areas, and amenities, and supporting road and utility infrastructure. The applicant contemplates that the development of the project will take place in phases over ten or more years. To facilitate the development in phases, this amendment permits the applicant to provide the attached conceptual land use plan as the “plot plan” contemplated by Section 72.1 of the Ordinance.

The locations and types of the lots, roads, community open space, common areas, and amenities, and supporting road and utility infrastructure, shown on the conceptual land use plan may change as the property is developed, including without limitation because of land conditions, wetlands, or market conditions. The final locations of lots, roads, community open space, common areas, amenities, roads and utility infrastructure, will be considered and finally determined by the owner and the City of Kingsland during the platting process for each phase of the Property under Article XV of the Ordinance.

E. Satisfaction of Section 72.6 Requirements.

This subsection constitutes the written report required by Section 72.6 of the Ordinance.

(1) The general description of the project is stated in Section 1(A) of this

amendment.

(2) The legal description of the Property is stated in Section 1(A) of this amendment.

(3) The proposed standards for development of the Property are as follows:

- a. The Property will be restricted to uses allowed by this amendment.
- b. The density, yard, and height requirements are stated in Section 2 of this amendment.
- c. The lots will be made subject to a declaration of residential covenants and restrictions when they are platted. The declaration will establish rules for the subdivision (including without limitation rules for architectural control), impose assessments, and establish a community association that will further govern the lot owners and activities within the Property. The community association will be established prior to the sale of the first lot in the project.

(4) There are no proposed dedications or reservations of land for public use, including streets, easements, parks, and school sites, except as follows:

- a. The owner will construct the roads within the Property in accordance with the City of Kingsland standards. All roads that are intended to be open to the public will be dedicated to the City of Kingsland. Roads that are not dedicated will be private roads. The determination of whether a road is public or private will be made when the road is platted. Once a public road is dedicated and accepted by the City of Kingsland, the City of Kingsland will be responsible for its ownership, maintenance, and operation.
- b. The water and wastewater systems constructed within the Property will be dedicated to the City of Kingsland upon completion. Once a water or wastewater system is dedicated and accepted by the City of Kingsland, the City of Kingsland will be responsible for its ownership, maintenance, and operation.

(5) Exceptions or variations from the requirements of the Ordinance are stated in Section 2(C) of this amendment.

(6) The plans for the provision of utilities, including water, sewer, and storm drainage facilities are as follows:

- a. Electricity and gas will be provided by third party providers.

b. Water supply and wastewater collection will be provided by the City of Kingsland. The details of this service, including the need to extend facilities to individual parcels within the Property, will be coordinated with the City of Kingsland as the development plans for the project progress. These facilities will be constructed and connected to the existing utility systems owned and operated by the City of Kingsland. The need, location, and design of all utility facilities, both onsite and offsite, will be coordinated with the City of Kingsland when required. Approval of this Ordinance also constitutes will-serve for up to 750 Equivalent Residential Unit (ERU) for single-family units if appropriate infrastructure is constructed to supply the project with water supply and wastewater collection. The applicant shall extend services as necessary to service the development and shall be constructed by the applicant in accordance with current City specifications and requirements.

c. Storm drainage facilities will be constructed in phases as the lots are developed. Each phase of the project will include a plan for runoff and storm water management meeting the requirements of the City of Kingsland and the State of Georgia. The plan will provide the surface water storage, conveyance, and control systems needed to comply will all applicable laws. As part of the development process, the owner will also implement best management practices for storm water management. The owner's storm drainage and storm water management systems will meet or exceed the City of Kingsland's quantity and quality requirements for such systems.

(7) Descriptions of the percentage of land within the development to be provided for various uses are as follows:

- a. Residential and related uses – Maximum 80%
- b. Open Space – Minimum 20%

The actual percentage of land within the Property to be used for these purposes may change at full build-out, including without limitation because of land conditions, wetlands, or market conditions. However, Open/Green Space will not fall below a minimum of 15%.

F. Section 72.7 Permitted Uses.

The permitted uses in the Planned Development District are stated in Section 2(B) and are compatible with the surrounding districts.

G. Satisfaction of Section 72.8 Requirements.

- (1) Overall site design will be harmonious in terms of landscaping, enclosure of

principal and accessory uses, sizes and street patterns, and use relationships. Site design, as shown on the conceptual land use plan, will be finally determined when the lots, roads, community open space, common areas, amenities, roads and utility infrastructure, are platted.

(2) This amendment permits a variety in building types, heights, placement on lots and size of open spaces, in a manner that encourages a safe, healthy and aesthetically pleasing living environment.

(3) A buffer strip with plant cover, trees and/or an attractive fence is required as stated in Section 2(B), unless the adjoining use is compatible.

(4) The Sheffield Island Planned Development District does not share boundaries with commercial or industrial uses.

(5) This amendment does not modify the sign and parking regulations of the Ordinance.

H. Satisfaction of Section 72.12 Requirements.

This amendment provides for appropriate uses around the boundaries of the Property (residential to residential) and within the planned development district (residential and related uses). The limitations on the uses stated in this amendment will insure that adjacent property, and property within the planned development district, will not be adversely affected by incompatible uses. Access for fire protection to all parts of the developed property will be established during the platting process.

Section 2 Land Use Designation, Development Standards, and Definitions.

A. Intent of District.

The intent of the Sheffield Island Planned Development District is to provide a flexible arrangement for the development of a predominantly single-family residential project on the Property, including lots and houses of varying sizes, community and common area amenities, open space, and roads and utility infrastructure. This amendment establishes the development standards for the project, which are intended to provide the flexibility to adapt the development plan as necessary to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters.

B. Permitted and Special Uses and Development Standards.

(1) Permitted Uses. Within the Sheffield Island Planned Development District, the following uses are permitted: Any use permitted in an R-1 District under Section 60.1.2.

(2) Special Uses. Within the Sheffield Island Planned Development District, the following uses are permitted by special exceptions by the City Council in accordance with the Provisions of Article XXIV of the Ordinance: any use permitted by special exception in an R-1 District under Section 60.1.3.

(3) General Requirements for Lots. The Sheffield Island Planned Development District permits a variety of lot sizes. Lots in this planned development district shall conform to one of the following standards (i.e., for a 40 foot, 50 foot, 60 foot, 70 foot, or 80 foot lot):

	Approved Residential Uses				
Min. Lot Area	4,000 SF/DU	5,000 SF/DU	6,000 SF/DU	7,000 SF/DU	8,000 SF/DU
Min. Lot Width	40 feet	50 feet	60 feet	70 feet	80 feet
Min. Front Yard ¹	25 feet	25 feet	25 feet	25 feet	25 feet
Min. Side Yard	5 feet	5 feet	5 feet	5 feet	5 feet
Min. Rear Yard	20 feet	20 feet	20 feet	20 feet	20 feet
Max Height	35 feet	35 feet	35 feet	35 feet	35 feet
Max Lot Coverage	50%	50%	50%	50%	50%
Density ²	9 DU/Acre	8 DU/Acre	7 DU/Acre	6 DU/Acre	5 DU/Acre
Max Lot Percentage	10%	20%	50%	50%	50%

All 40-ft lots shall be rear loaded and accessed from a rear alleyway.

These minimum requirements for lots are not applicable to parcels that are used for roads, common areas, utility facilities, or other non-residential but permitted uses, which may be of irregular shape or size.

(4) **Density.** The maximum residential density for the Sheffield Island Planned Development District may not exceed the following:

Land Use	Total
Single Family Residential	750 Dwelling Units

Any increase in the maximum density will require the owner to submit an amendment to this planned development to the City Council for approval.

(5) **Off-street parking and loading.** The Sheffield Island Planned Development District is subject to all standards stated in the Ordinance pertaining to off-street parking and loading. Single family residential use in the planned development district must have a minimum of two off-street parking spaces for each lot.

(6) **Buffers.** A 25-ft buffer strip with plant cover, trees, or an attractive fence is required along the boundary of the Property adjacent to other upland areas, unless the

¹ Front yard setbacks for residential lots may be reduced to 15 ft as measured from a front property line if the home is to be accessed from the rear property line (for example alley loaded lots).

² DU (Dwelling Unit per acre) will be calculated utilizing developable area (defined in Section 2(C)).

adjoining use is compatible.

C. Exceptions to the Ordinance.

The nature of the development and the creation of a planned development district provides the opportunity to modify certain portions of the Ordinance. This subsection details exceptions to the Ordinance incorporated into this amendment.

Definitions.

The definitions from the Ordinance are incorporated in this amendment, except to the extent a term is defined in this amendment and the Ordinance, in which case the definition from this amendment will control and be considered an exception to the Ordinance.

Phasing.

This amendment permits the development of the Property in phases, and the use of the conceptual land use plan as the acceptable “plot plan”, with the final locations of lots, roads, community open space, common areas, amenities, roads and utility infrastructure, being considered and finally determined by the owner and the City of Kingsland during the platting process for each phase of the Property under Article XV of the Ordinance. Development plans will be submitted as required for approval to the City for each phase to be developed. The development plans will describe specific development in detail as studies and designs are prepared. Specific development standards will be in accordance with those established in this amendment, unless the owner requests a minor modification to address site or other conditions and the minor modification is approved by the City of Kingsland Planning and Zoning Director.

Open Space.

Total open space for the planned development district will be calculated utilizing the boundary line of the tax parcels in the district as they exist on the date this amendment is approved by the City of Kingsland. Open space means any area of upland that is not used for or occupied by a driveway, off street parking, loading space, drying yard, or refuse storage space.

Roads.

The project will have roads designed to the standards of the City of Kingsland Design Guidance and Regulations. Roads indicated on the conceptual land use plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental concerns, wetlands, and physical constraints and

design parameters.

Lot Sizes, Setbacks, and Buffers.

This amendment modifies the lot sizes, setbacks, lot coverage, buffers, and density for the lots and other parcels within the Property as stated in this amendment.

Developable Area.

For consideration of density or site coverage, the developable area will mean the total area of upland property that is not within an unmitigated jurisdictional wetland.

Section 72.9.

This amendment creates a planned development under Section 72.2 of the Ordinance. To the extent the requirements for a planned development under Section 72.9.1, Section 72.9.2, or Section 72.9.3, differ from the requirements under Section 72.2, the requirements of Section 72.2 will control.

Section 72.10.

The conceptual land use plan attached to this amendment is approved in satisfaction of the requirement for a preliminary site plan as stated in Section 72.10 of the Ordinance.

Section 72.15.

This amendment creates a planned development under Section 72.2 of the Ordinance. To the extent the requirements for a planned development under Section 72.15 differ from the requirements stated in this amendment, the requirements of this amendment will control.

