



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

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.

Mr. Patel, a neighbor of the applicant, sent us a letter stating he has no issues with this item. However, he has concerns about people parking in the cul-de-sac, the number of customers and the number of deliveries.

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.

Richard Stevenson with Drapac Investments, LLC presented a power point presentation. Those who were unable to see or hear the presentation can contact Mr. Stevenson at Richard@stbourke.com or his cell phone at 505-944-6752.

Several citizens made their concerns known regarding school buses, the Fire Dept., taxes, delayed services, traffic, wildlife studies, archeological studies in regards to Indian artifacts, public safety, bridge floods when it rains, school buses are overloaded, dangerous situations when turning in to businesses, Drapac has built in North Shore and hired three different management companies, North Shore has many problems in regards to upkeep of the neighborhood and flooding issues, amenities are not taken care of. Road maintenance, the people do not like this plan, possible sewer plant may be needed, lack of trees, lack of privacy, water availability, red lights at I-95 needed, there was a house fire in the area several years ago and it burned down because there was not enough water, herbicides, pesticides, school buses are late, don't want to pay both county and city taxes, dump trucks, logging trucks ruining the roads, environmental impact study, fix what is wrong now instead of bringing in more housing, attract more businesses so we don't have to go to Jacksonville and Brunswick to shop, there are worries that there may be more rentals and more crime.

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

Kathy Markes made a call to order for this meeting at 7:26 PM. All commissioners were present except Angie Halliwell, Judy Smith-Burris and Mike Anderson.

III. APPROVE MINUTES

1. Minutes of the Previous Meeting

Becci Shannon made a motion to approve the August 2025 minutes. Bill Sopp seconded the motion. The motion was carried unanimously.

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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Sopp
SECONDER:	Becci Shannon
AYES:	Bill Hubener, Kathy Markes, Becci Shannon, and Bill Sopp.

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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Sopp
SECONDER:	Becci Shannon
AYES:	Bill Hubener, Kathy Markes, Becci Shannon, and Bill Sopp.

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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Becci Shannon
SECONDER:	Bill Huebener
AYES:	Bill Huebener, Kathy Markes, Becci Shannon, and Bill Sopp.

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.

RESULT:	TABLED [UNANIMOUS]
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MOVER:	Kathy Markes
SECONDER:	Becci Shannon
AYES:	Bill Huebener, Kathy Markes, Becci Shannon, and Bill Sopp.

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.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Kathy Markes
SECONDER:	Bill Huebener
AYES:	Bill Huebener, Kathy Markes, Becci Shannon, and Bill Sopp.

V. **ADJOURNMENT**

Bill Sopp made a motion to adjourn. The motion carried unanimously. This meeting adjourned at 7:37 PM.

Citizens present at this meeting were Cynthia Langston, Amy Ellis, Matt Ellis, Richard Palazzo, David Rainier, Silvia Rainier, JoAnn Secero, Richard Barry, Will Ello, Jeff & Faith-Anne Bourdon, Ken Honandel, June Maxwell, Laura Brendle, Kat Montgomery with 100 Miles, John Minor, Bridgette Arpin, George "Buddy" Arpin, Sherry Maxwell-Hill, Brandon & Gretchen Miles, Kathy Brown, Keith Pierce, Gennie Salter, Karen Kerner, Steven Griffith, Jeff Harrison, Herbert Collins, Danny Bachhofer, Jeannie Pierce, Tammy Bachhofer, Emily Floore, Steve Pfaff, Christine Gonzalez Falla, Zach Harris, R. Earl Moses, Jutta Moses, Carlos G. Jones, Jr., Jon E. Peterson, Tammy Gordon, Chad Gray, Natalie Gray, Martin Thomas, Ryan Vogel, Judy Delancey, Doug Delancey, Peter Kerner, Yvonne Hawkins, Jerry L. Hawkins, Colleen Winkle, Vaness Foster, R. Gary Boyd, Cheri L. Coen, Kathryn Witten, April Douglas, Virginia Woodley, Cheryl Smith, Heidi Lewis, Cindy Dir, Jack Burke, Mark & Yolanda Lane, Jakeb Eason, Stephanie Jenkins, Patrick Jenkins, Kaylle & Daniel Walt, Douglas and Cheri Coen, Rustie Bullock, Rob Dobbins, Kristie Dobbins, Katie and Michel Tanner, Matt Case, Juanita Carter, Janelle Kelly, Jim Kelly, Laurence Ortiz, John Calas, Brittany Deffell, C W & Mary Stoner, Larry & Barbara Weaver, Troy & Katie Kilner, Andy & Jennie Hasack, Rosalia Dangerfield, Johnny Dangerfield, Lorraine Stopyra, Mary Brown, Patricia Fredericks, Thomas Fredericks, Daniel Fredericks, Deon Fredericks, Logan Burnham, Gary Hetzel, Donna Hetzel,

Kristi McCracken, Gary McCracken, Anne & Robert Doyle, Rebecca Williams, Donna & Chris Rousell, Steve Clark, Karen McKee, Craig McKee, Lisa Bell, Rhea Hvrwitz, Nancy Grove, Patty Bagland, Lala Eason, Ernie Cisco, Anne Thomas, Michael & Caroline Fender, Gwen & Jason Madson, Jessica Mendez of Mad Hatter Teas & Sweets, John & Marilyn McGahn, Anna Sebastian, Jon Weber, Terri Gay, Todd Lee, Kimberly Huyer, Catherine Huyer, Corinne Hoxit, Jasmine Hoxit, Diane Burns, Penny Channey, Carrie Freeman, Susie Heisey, Robert Heisey, Jana Watford, Jay & Abby Pipkins, Robert & Audra Wayne, John & Marilyn MCCahan, June Pounds, Nicki & Sean Lee, Jennifer & Tim Zakensky, Anthony Mason, Julie Stevenson, Howard Stevenson, Jeremy Campbell, Elizabeth & William Best and John Arnold Robertson, III.

Kathy Markes, Chairwoman

ATTEST:

Natalie Moreland, Clerk/Receptionist