



Board of County Commissioners

Office of Planning & Development

107 N. Gross Road Suite 3 • Kingsland, GA 31548

Phone: (912) 729.5603 • Fax: (912) 729.5543 • www.co.camden.ga.us

CAMDEN COUNTY PLANNING COMMISSION AGENDA

Wednesday January 29, 2020 6:00 PM

- A) INVOCATION & PLEDGE
- B) ROLL CALL
- C) ELECT A CHAIRMAN AND VICE
- D) ADDITION AND/OR DELETIONS TO THE AGENDA
- E) ADOPTION OF AGENDA
- F) APPROVAL OF MINUTES November 20, 2019
- G) NEW BUSINESS:
 - 1. **Rezoning- RZ2019-17** – Request to rezone 21.58 acres from Single-Family Residential (R-1) to Agricultural Forestry (A-F). Tax Parcel 022B 118. Property is located on Claude Rd. Kristen Darley & Kay Odum, owner, Kristen Darley, applicant.
 - 2. **Rezoning- RZ2019-18** – Request to rezone 4.11 acres from Agricultural Forestry (A-F) to Industrial General (I-G). Tax Parcel 099 005. Property is located on Horse Stamp Dr. Joseph Brockington II, owner & applicant.
 - 3. **Rezoning- RZ2019-19** – Request to rezone 3.99 acres from Agricultural Forestry (A-F), Agricultural Residential (A-R) to Commercial General (C-G). Tax Parcel 073 005B & 073 005C. Property is located on US HWY 17 in Waverly. Live Oak Legacy, LLC, owner & applicant.
 - 4. **Zoning Variance – ZV2019-11** – Request to allow a side yard setback variance for a Single-Family Home in (A-F) Agricultural Forestry zoning. Property is Located on Harriett’s Bluff Rd. Tax Map 106 003A. Richard Jones, owner & applicant
 - 5. **Zoning Variance – ZV2019-12** – Request a variance for automobile parking requirements for a Retail Store in (C-G) Commercial General zoning. Property is Located at 1608 Boone St. Tax Map 108 052B. Daniel Wheeler, owner & applicant
 - 6. **Special Use – SU2019-06** – Request for a Special Use approval to operate a junk yard. Property is located on Horse Stamp Dr. Tax Map 099 005. Joseph Brockington II, owner & applicant.

STEVE L. HOWARD
County Administrator

JOHN S. MYERS
County Attorney

LANNIE E. BRANT
Commissioner, District 1

CHUCK CLARK
Commissioner, District 2

JIMMY STARLINE
Commissioner, District 3

GARY BLOUNT
Commissioner, District 4

BEN L. CASEY
Commissioner, District 5

- 7. **Special Use – SU2020-01** – Request for Special Use approval to install a Telecommunications Tower. Parcel ID 118 036. Fortified Telecom applicant, Thomas Stroud, Owner.
- 8. **Unified Development Code Amendment-** Request to amend sec 303 of the UDC “Exterior Siding”.
- 9. **Alcohol Ordinance Application Fee Amendment-** Request to amend Chapter 6 sec 6-20 of the Alcohol Ordinance.

G) OTHER BUSINESS

H) ADJOURNMENT

“Georgia’s Coastal Community of Choice”

STEVE L. HOWARD
County Administrator

JOHN M. MYERS
County Attorney

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Commissioner, District 1

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CAMDEN COUNTY PLANNING COMMISSION MINUTES

Wednesday November 20, 2019 6:00 PM

- A) **INVOCATION & PLEDGE:** The meeting was called to order at 6:00 pm by Chairman Pocernik. Mark Wiseman gave the invocation and Joey Yacobacci led us in the Pledge of Allegiance.
- B) **ROLL CALL:** Chairman Pocernik, Vice Chairman Koski, Commissioner Ivey, County Attorney John S. Myers, Planning Director Joey Yacobacci, Planning Coordinator Cindy Daniels and Permit Clerk Cassandra Turpin. Commissioner Johnnie Robinson was absent.
- C) **ADDITION AND/OR DELETIONS TO THE AGENDA:** Vice Chairman Koski made a motion, seconded by Commissioner Ivey to adopt the agenda.

The motion carried unanimously.

- D) **ADOPTION OF AGENDA:** N/A
- E) **APPROVAL OF MINUTES August 28, 2019:** Vice Chairman Koski made a motion, seconded by Chairman Pocernik to approve the August 28 2018 regular meeting minutes.

The motion carried unanimously.

F) **NEW BUSINESS:**

1. **Rezoning- RZ2019-13**– Request to rezone 1.75 acres from Manufactured Home Park (MHP) to Multi-Family Residential (R-2). Tax Parcel 070 007K. Property is located on Vacuna Rd. Barbara Smith, owner & applicant.

Vice Chairman Koski made a motion, seconded by Commissioner Ivey to accept staff's recommendation for approval.

The motion carried unanimously.

2. **Rezoning- RZ2019-14** – Request to rezone 2.49 acres from Multi-Family Residential (R-2) to Agricultural Residential (A-R). Tax Parcel 125 014A. Property is located on Price Rd. Sharon Dean, owner & applicant.

Vice Chairman Koski made a motion, seconded by Commissioner Ivey to accept staff's recommendation for approval.

The motion carried unanimously.

- 3. **Rezoning- RZ2019-15** -Request to assign an Agriculture Residential zoning (A-R) and a **Future Land Use Map Amendment FLU2019-05** to “Rural”. Parcel ID 095 025E. Danny & Sheryl Brown, owner & applicant.

Vice Chairman made a motion, seconded by Commissioner Ivey to accept staff’s recommendation for approval.

The motion carried unanimously.

- 4. **Rezoning- RZ2019-16** -Request to assign an Agriculture Residential zoning (A-R) and a **Future Land Use Map Amendment FLU2019-06**. Parcel ID 095 025D. Robert & Donna Dinkins, owner & applicant.

Vice Chairman made a motion, seconded by Commissioner Ivey to accept staff’s recommendation for approval.

The motion carried unanimously.

- 5. **Special Use – SU2019-05** – Request for Special Use approval to allow a Telecommunications Tower to be installed on a parcel. Parcel ID 118 036. Fortified Telecom applicant, Thomas Stroud, Owner.

Commissioner Ivey made a motion, seconded by Chairman Pocernik to accept staff’s recommendation for approval.

The motion carried unanimously.

G) OTHER BUSINESS: N/A

H) ADJOURNMENT: Vice Chairman Koski made a motion, seconded by Chairman Pocernik to adjourn the meeting at 6:45 PM.

The motion carried unanimously.

VERBATIM MINUTES ARE AVAILABLE UPON REQUEST

“Georgia’s Coastal Community of Choice”

STEVE L. HOWARD
County Administrator

JOHN M. MYERS
County Attorney

LANNIE E. BRANT
Commissioner, District 1

CHUCK CLARK
Commissioner, District 2

JIMMY STARLINE
Commissioner, District 3

GARY BLOUNT
Commissioner, District 4

BEN L. CASEY
Commissioner, District 5



Camden County, GA

200 East 4th Street
Courthouse Square
P.O. Box 99
Woodbine, Georgia 31569

Planning Report

Type: Public Hearing Agenda
Contact: Joey Yacobacci, Director of Planning and Development
Agenda Date: January 29, 2020

Request:

Zoning Map Amendment -- RZ2019-17– Request to rezone 21.58 acres from Single-Family Residential (R-1) to Agricultural Forestry (A-F), Tax Map 022B 118. Property is located on Claude Rd. Kristen Darley, applicant, Kristen Darley & Kay Odum owner.

Background:

The applicant is interested in residential and agricultural uses for this property.

Planning Conclusions:

The requested rezoning will establish land use regulations for this parcel. The standards for establishing zoning are provided below.

UDC Section 1213 (a) Standards for consideration of a proposed rezoning (map amendment):

In consideration of a rezoning, the planning commission and the county commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property the commissioners shall consider relevant factors and shall specifically consider the following objective criteria. Emphasis may be placed on those standards most applicable to the specific use proposed:

- 1) *Is this request a logical extension of a zoning boundary that would improve the pattern of uses in the general area?*
- 2) *Is this request an illogical extension of a zone boundary that would intrude a damaging volume of commercial, industrial or high-density use to a stable neighborhood? Would the change be likely to lead to neighborhood deterioration, the spread of blight, and a request for additional zoning of a similar nature which would expand the problem?*
- 3) *Is this zoning change generally unrelated to either existing zoning or the pattern of development of the area?*
- 4) *Would granting this request extend to the applicant development rights denied to others similarly situated in the same area?*
- 5) *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established neighborhoods, lead to congestion, noise and traffic hazards?*
- 6) *Is the proposed zoning in conformity with the community capital improvements staging, or could permitted uses overload existing public facilities, water, sewer, police and fire protection?*
- 7) *Could the uses allowed in this request disrupt existing neighborhood character?*
- 8) *Does this request conform or alter general expectations for population growth and distribution?*
- 9) *Will this request eliminate options for the acquisition by governments of future public facility sites, roads, open spaces, etc.?*
- 10) *Will this request require a major change in existing: a. Levels of public service? b. Municipal services? c. Fiscal stability?*
- 11) *Will this request place irreversible limitations on the area as it is or on future plans for it?*
- 12) *Does this request have the potential of achieving short term, to the disadvantage of long term, development goals?*

- 13) *Could this request have "domino effect" in that it becomes the opening wedge for further rapid growth, urbanization or other land use change beyond what is indicated in the proposal or existing plan?*
- 14) *Could the change in classification adversely affect market values and/or tax rates of nearby properties?*
- 15) *Is the proposed rezoning compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?*

Staff's conclusion after review of Section 1213 is that the request is consistent with the criteria outlined and would therefore recommend approval of the request.

Staff Recommendation:

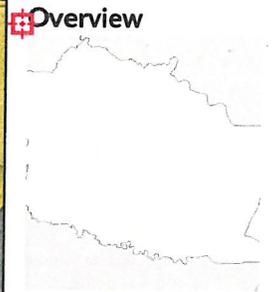
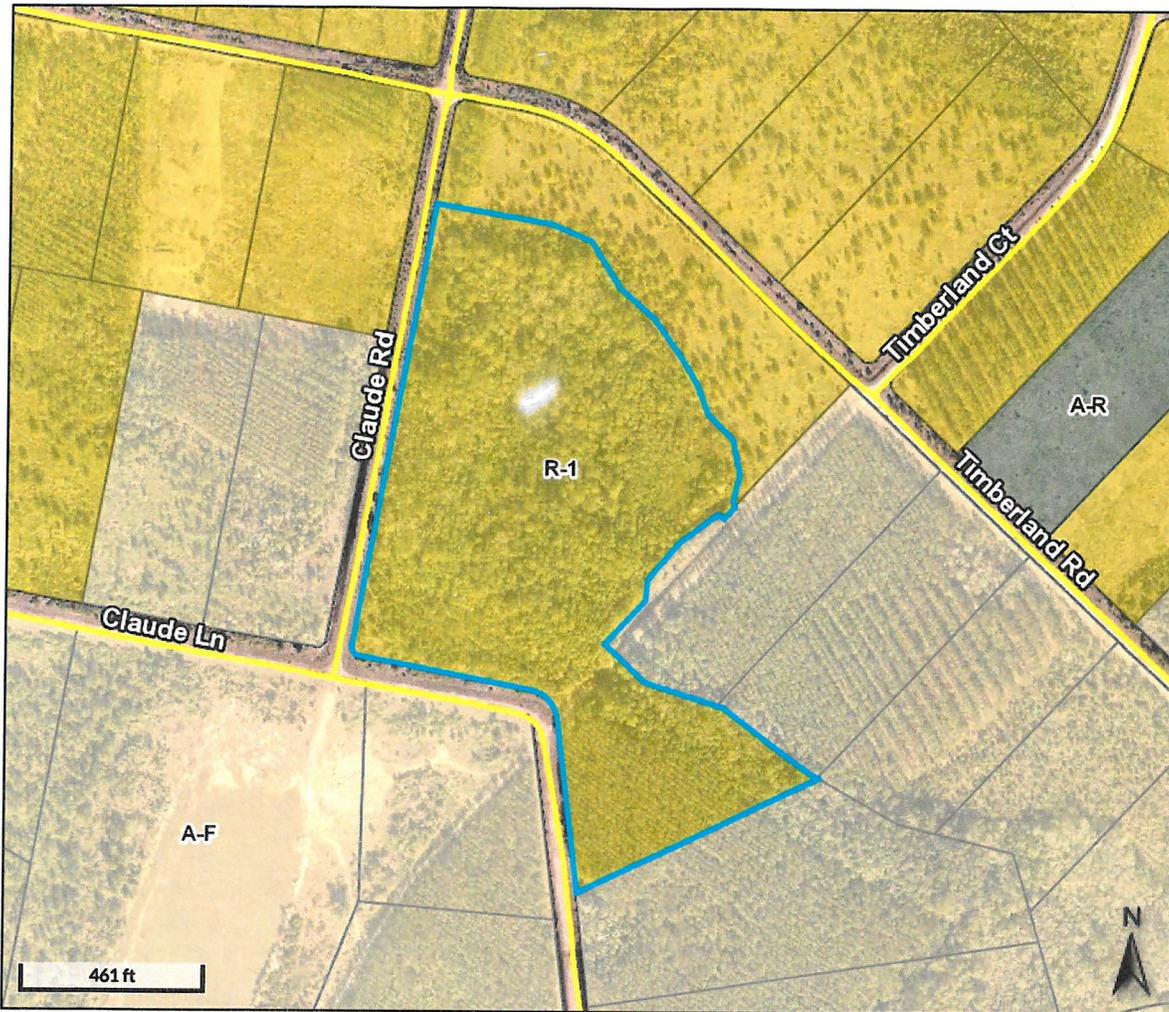
Staff recommends approval of **RZ2019-17**.

Recommended Motion:

I recommend to the Camden County BOC approval of **RZ2019-17**.

Attachments:

1. Zoning/Location Map



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**
- Zoning**
- 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
- RVD
- Unknown

Parcel ID	022B 118	Owner	DARLEY KRISTEN ELAINE & KAY BRADFORD ODUM	Last 2 Sales			
Class Code	Agricultural		POST OFFICE BOX 832	Date	Price	Reason	Qual
Taxing District	43 UNINCORPORATED SERVICE DIST		JESUP GA 31598	8/23/2019	0	GT	U
	43 UNINCORPORATED SERVICE DIST	Physical Address	CLAUDE LN	8/23/2019	\$125500	MP	U
Acres	21.58	Assessed Value	Value \$8867				



Camden County, GA

200 East 4th Street
Courthouse Square
P.O. Box 99
Woodbine, Georgia 31569

Planning Report

Type: Public Hearing Agenda
Contact: Joey Yacobacci, Director of Planning and Development
Agenda Date: January 29, 2020

Request:

Zoning Map Amendment -- RZ2019-18– Request to rezone 4.11 acres from Agricultural Forestry (A-F) to Industrial General (I-G), Tax Map 099 005. Property is located on Horse Stamp Church Rd. Joseph Brockington, applicant & owner.

Background:

The applicant is interested in operating a junk yard on this parcel.

Planning Conclusions:

UDC Section 1213 (a) Standards for consideration of a proposed rezoning (map amendment):

In consideration of a rezoning, the planning commission and the county commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property the commissioners shall consider relevant factors and shall specifically consider the following objective criteria. Emphasis may be placed on those standards most applicable to the specific use proposed:

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- 2) *Is this request an illogical extension of a zone boundary that would intrude a damaging volume of commercial, industrial or high-density use to a stable neighborhood? Would the change be likely to lead to neighborhood deterioration, the spread of blight, and a request for additional zoning of a similar nature which would expand the problem?*
- 3) *Is this zoning change generally unrelated to either existing zoning or the pattern of development of the area?*
- 4) *Would granting this request extend to the applicant development rights denied to others similarly situated in the same area?*
- 5) *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established neighborhoods, lead to congestion, noise and traffic hazards?*
- 6) *Is the proposed zoning in conformity with the community capital improvements staging, or could permitted uses overload existing public facilities, water, sewer, police and fire protection?*
- 7) *Could the uses allowed in this request disrupt existing neighborhood character?*
- 8) *Does this request conform or alter general expectations for population growth and distribution?*
- 9) *Will this request eliminate options for the acquisition by governments of future public facility sites, roads, open spaces, etc.?*
- 10) *Will this request require a major change in existing: a. Levels of public service? b. Municipal services? c. Fiscal stability?*
- 11) *Will this request place irreversible limitations on the area as it is or on future plans for it?*
- 12) *Does this request have the potential of achieving short term, to the disadvantage of long term, development goals?*
- 13) *Could this request have "domino effect" in that it becomes the opening wedge for further rapid growth, urbanization or other land use change beyond what is indicated in the proposal or existing*

plan?

14) Could the change in classification adversely affect market values and/or tax rates of nearby properties?

15) Is the proposed rezoning compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

Staff's conclusion after review of Section 1213 is that the request is consistent with the criteria outlined and would therefore recommend approval of the request.

Staff Recommendation:

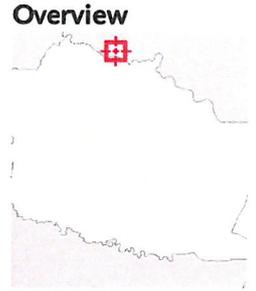
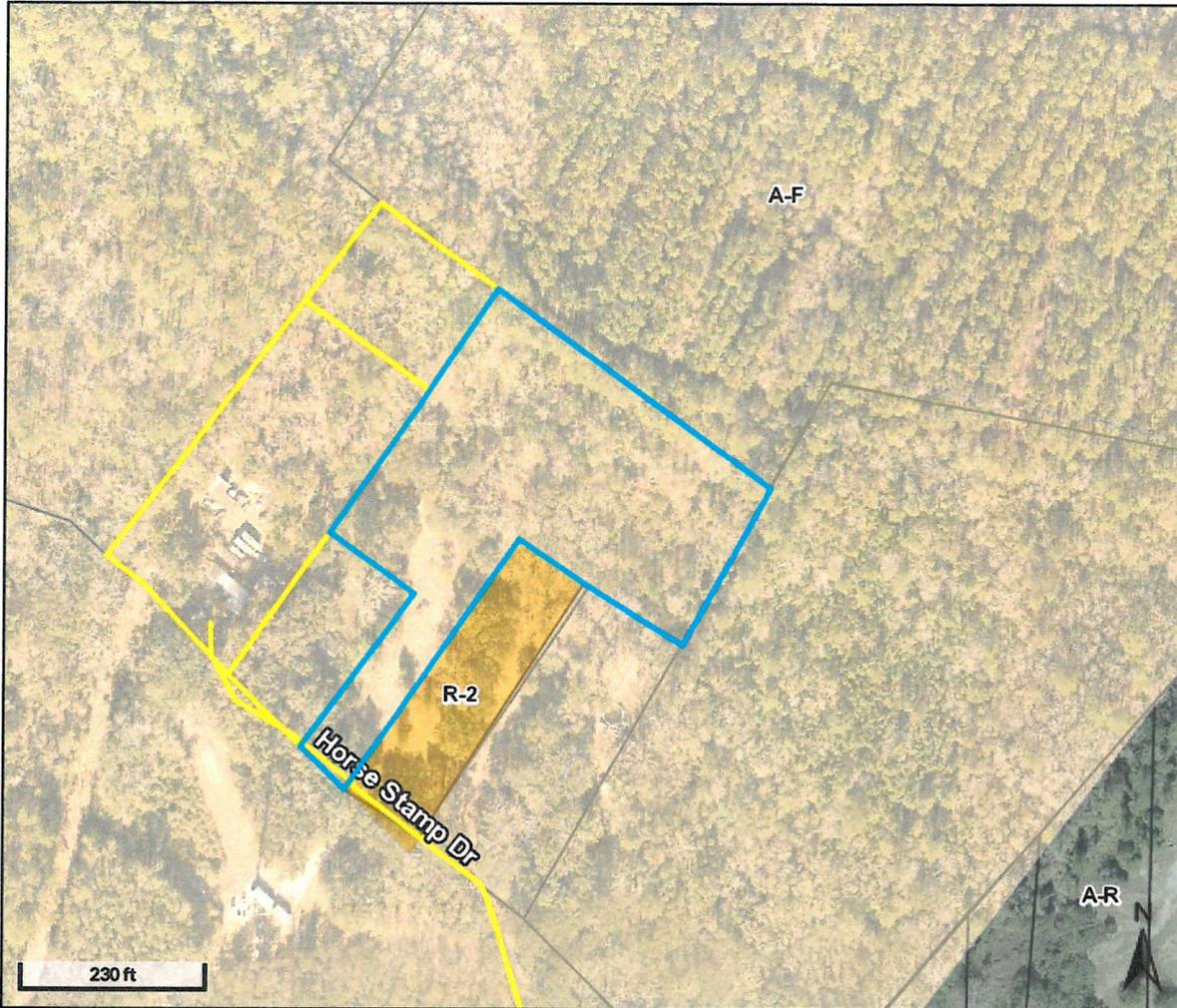
Staff recommends approval of **RZ2019-18**.

Recommended Motion:

I recommend to the Camden County BOC approval of **RZ2019-18**.

Attachments:

1. Zoning/Location Map



- Legend**
-  Parcels
 -  Roads
 - USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
 - City Labels**
 - Zoning**
 -  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
 -  RVD
 -  Unknown

Parcel ID	099005	Owner	BROCKINGTON JOSEPH DANIEL	Last 2 Sales			
Class Code	Residential		II	Date	Price	Reason	Qual
Taxing District	43 UNINCORPORATED SERVICE DIST	Physical Address	281 BAUMGARDNER ROAD BRUNSWICK GA 31523	5/28/2019	0	NM	U
	43 UNINCORPORATED SERVICE DIST		HORSE STAMP DR	8/28/2017	0	NM	U
Acres	4.11	Assessed Value	Value \$18780				



Camden County, GA

200 East 4th Street
Courthouse Square
P.O. Box 99
Woodbine, Georgia 31569

Planning Report

Type: Public Hearing Agenda
Contact: Joey Yacobacci, Director of Planning and Development
Agenda Date: January 29, 2020

Request:

Zoning Map Amendment -- RZ2019-19– Request to rezone 3.99 acres from Agricultural Residential (A-R) & Agricultural Forestry (A-F) to Commercial General (C-G), Tax Map 073 005B & 073 005C. Property is located on US HWY 17 in Waverly. Live Oak Legacy Estates, LLC, applicant & owner.

Background:

The applicant is interested in operating a land clearing business with an office on this parcel.

Planning Conclusions:

The requested rezoning will establish land use regulations for this parcel. The standards for establishing zoning are provided below.

UDC Section 1213 (a) Standards for consideration of a proposed rezoning (map amendment):

In consideration of a rezoning, the planning commission and the county commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property the commissioners shall consider relevant factors and shall specifically consider the following objective criteria. Emphasis may be placed on those standards most applicable to the specific use proposed:

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- 4) *Would granting this request extend to the applicant development rights denied to others similarly situated in the same area?*
- 5) *Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established neighborhoods, lead to congestion, noise and traffic hazards?*
- 6) *Is the proposed zoning in conformity with the community capital improvements staging, or could permitted uses overload existing public facilities, water, sewer, police and fire protection?*
- 7) *Could the uses allowed in this request disrupt existing neighborhood character?*
- 8) *Does this request conform or alter general expectations for population growth and distribution?*
- 9) *Will this request eliminate options for the acquisition by governments of future public facility sites, roads, open spaces, etc.?*
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- 11) *Will this request place irreversible limitations on the area as it is or on future plans for it?*
- 12) *Does this request have the potential of achieving short term, to the disadvantage of long term, development goals?*

- 13) *Could this request have "domino effect" in that it becomes the opening wedge for further rapid growth, urbanization or other land use change beyond what is indicated in the proposal or existing plan?*
- 14) *Could the change in classification adversely affect market values and/or tax rates of nearby properties?*
- 15) *Is the proposed rezoning compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?*

Staff's conclusion after review of Section 1213 is that the request is consistent with the criteria outlined and would therefore recommend approval of the request.

Staff Recommendation:

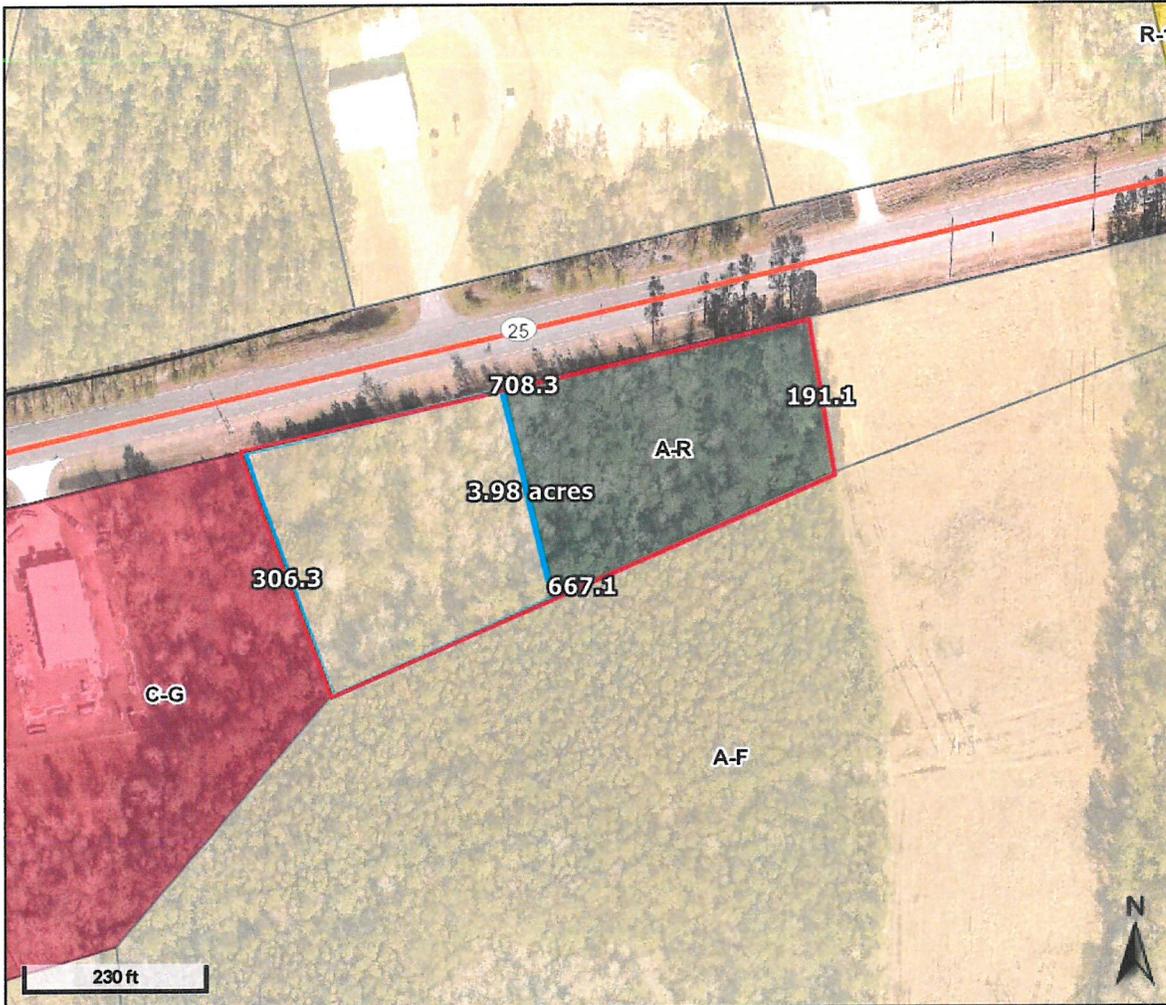
Staff recommends approval of **RZ2019-19**.

Recommended Motion:

I recommend to the Camden County BOC approval of **RZ2019-19**.

Attachments:

1. Zoning/Location Map



Legend

- Parcels
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**
- Zoning**
- 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
- RVD
- Unknown

Parcel ID	073005B	Owner	LIVE OAK LEGACY ESTATES	Last 2 Sales			
Class Code	Residential		LLC	Date	11/18/2019	Price	\$39000
Taxing	43 UNINCORPORATED SERVICE		POST OFFICE BOX 131		10/30/2017	Reason	NM
District	DIST		WAVERLY GA 31565			Qual	Q
	43 UNINCORPORATED SERVICE	Physical Address	n/a				
	DIST	Assessed Value	Value \$14552				
Acres	2						

(Note: Not to be used on legal documents)



Camden County, GA

200 East 4th Street
Courthouse Square
P.O. Box 99
Woodbine, Georgia 31569

Planning Commission Report

Type: Public Hearing Agenda
Contact: Joey Yacobacci, Director of Planning & Development
Agenda Date(s): January 29, 2020

Request:

Special Exception Variance ZV2019-11- Request to reduce the minimum side yard setbacks to 10'. Property is zoned Agricultural Forestry (A-F) and is 1.3 acres. Located at Harriett's Bluff Rd. Tax Map 106 003A. Richard Jones, owner & applicant.

Background: Homeowner is asking for the 10' side setback due to the width of the parcel only being around 48' wide.

Proposed side setback: 10'

A-F required side setback: 40'

Section 1303 of the UDC provides the standards and limitations on variance approval as provided below:

Standards for special exception variance approval.

A special exception variance may be granted by the Planning Commission upon a finding that relief, if granted:

- (1) Would not cause substantial detriment to the public good; and*
- (2) Would comply with all fire safety, utility and environmental health code requirements; and*
- (3) Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and*
- (4) Would not diminish and impair property values within the surrounding neighborhood; and*
- (5) Would not impair the purpose and intent of this Development Code.*

Planning Staff Conclusions:

Staff recommends approval of this request based on the information provided and the standards for approval.

Alternatives:

- a. *Recommend approval, approval with conditions or denial of the request; or,*
- b. *Table the variance for consideration at its next scheduled meeting; or,*
- c. *Allow withdrawal of the variance at the request of the appellant.*

Staff Recommendation:

Staff recommends approval of the variance request **ZV2019-11**.

Recommended Motion:

I move to approve application **ZV2019-11**.

Attachments:

- 1. Zoning/ Location Map

Johnny Lanham
134 W Woodhaven Dr
Kingsland, Ga 31548

December 13, 2019

To: Camden County Planning and Development

Re: Special Exception Variance ZV2019-11

To the members of the board,

I own parcel 106-003B which adjoins Mr Jones's Parcel 106-003A.

I have no problem with the board approving Mr. Jones's request for a proposed 10' setback variance.

Sincerely,

A handwritten signature in cursive script that reads "Johnny Lanham".

Johnny Lanham

Fernando Nunes
365 Deals Circle S
Woodbine, GA 31569

December 13, 2019

To: Camden County Planning and Development

Re: Special Exception Variance ZV2019-11

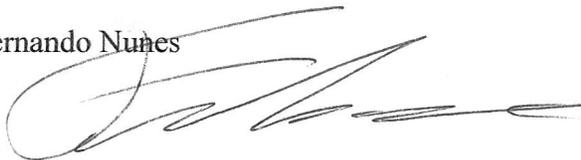
To the members of the board,

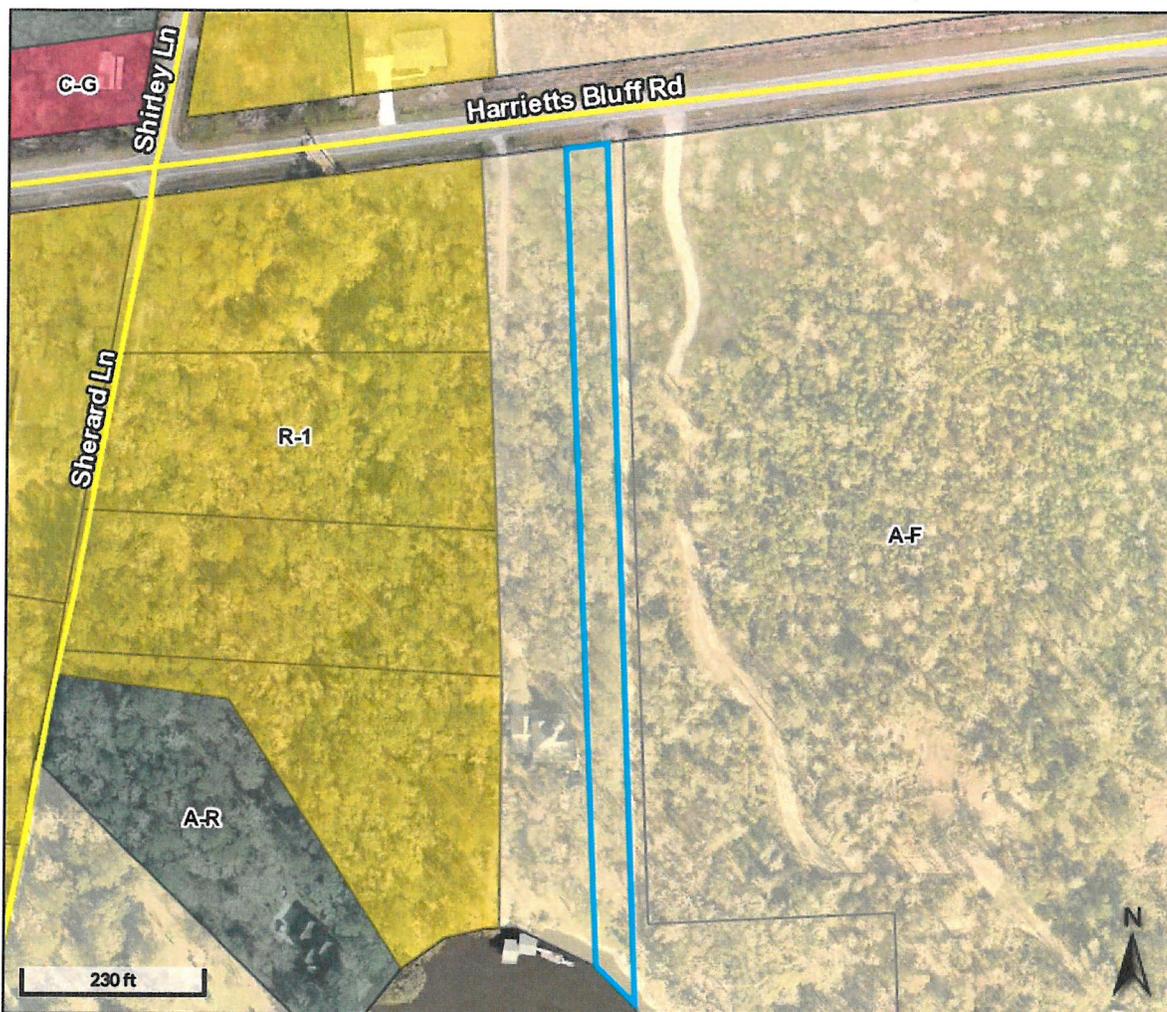
I own parcel 106-003 which is across the driveway from Mr Jones's Parcel 106-003A.

I have no problem with the board approving Mr. Jones's request for a proposed 10' setback variance.

Sincerely,

Fernando Nunes

A handwritten signature in black ink, appearing to read 'Fernando Nunes', written over the printed name.



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**
- 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
- RVD
- Unknown

Parcel ID 106 003A
Class Code Residential
Taxing District 42 UNINCORPORATED SERVICE DIST
 42 UNINCORPORATED SERVICE DIST
Acres 1.3

Owner JONES RICHARD S
 3198 HARRIETTS BLUFF ROAD
 WOODBINE GA 31569
Physical Address n/a
Assessed Value Value \$15351

Last 2 Sales			
Date	Price	Reason	Qual
10/29/2008	\$8000	NM	U
4/25/2006	0	NM	U



Camden County, GA

200 East 4th Street
Courthouse Square
P.O. Box 99
Woodbine, Georgia 31569

Planning Commission Report

Type: Public Hearing Agenda
Contact: Joey Yacobacci, Director of Planning & Development
Agenda Date(s): January 29, 2020

Request:

Special Exception Variance ZV2019-12- Request a variance for automobile parking requirements for a Retail Store in (C-G) Commercial General zoning. Property is Located at 1608 Boone St. Tax Map 108 052B. Daniel Wheeler, owner & applicant

Background: Applicant is asking for a variance to have 20 parking spaces instead of the required 30 as indicated in the Unified Development Code.

Section 1303 of the UDC provides the standards and limitations on variance approval as provided below:

Standards for special exception variance approval.

A special exception variance may be granted by the Planning Commission upon a finding that relief, if granted:

- (1) Would not cause substantial detriment to the public good; and*
- (2) Would comply with all fire safety, utility and environmental health code requirements; and*
- (3) Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and*
- (4) Would not diminish and impair property values within the surrounding neighborhood; and*
- (5) Would not impair the purpose and intent of this Development Code.*

Planning Staff Conclusions: Staff recommends approval of this request based on the information provided and the standards for approval.

Alternatives:

- a. *Recommend approval, approval with conditions or denial of the request; or,*
- b. *Table the variance for consideration at its next scheduled meeting; or,*
- c. *Allow withdrawal of the variance at the request of the appellant.*

Staff Recommendation:

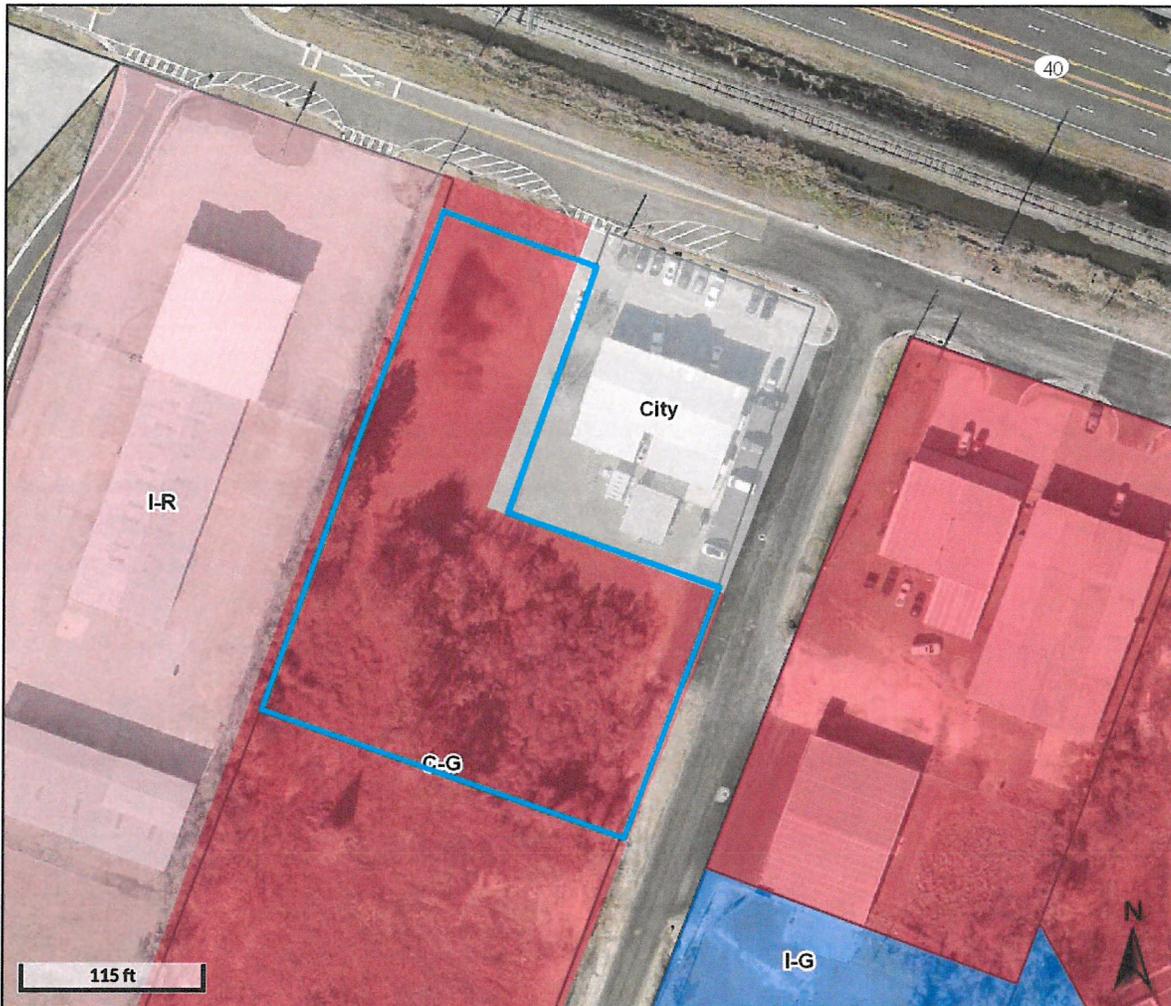
Staff recommends approval of the variance request **ZV2019-12**.

Recommended Motion:

I move to approve application **ZV2019-12**.

Attachments:

- 1. Zoning & Map location
- 2. Site plan



Overview



Legend

- Parcels
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**
- Zoning**
- 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
- RVD
- Unknown

Parcel ID	108 052B	Owner	BEAKING LLC	Last 2 Sales			
Class Code	Commercial		2410 ISLES OF SAINT MARYS	Date	Price	Reason	Qual
Taxing	42 UNINCORPORATED SERVICE		WAY	9/26/2016	0	NM	U
District	DIST		ST MARYS GA 31558	12/21/2005	\$120000	LM	Q
	42 UNINCORPORATED SERVICE	Physical Address	1608 BOONE ST				
	DIST	Assessed Value	Value \$111000				
Acres	1.26	Value					

(Note: Not to be used on legal documents)



Camden County, GA

200 East 4th Street
Courthouse Square
P.O. Box 99
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Planning Report

Type: Public Hearing Agenda
Contact: Joey Yacobacci, Director of Planning and Development
Agenda Date(s): January 29, 2020

Request:

Special Use Application SU2019-06 – Request for Special Use approval to operate a junk yard. Tax Map 099 005, Property is located on Horse Stamp Church Road. Joseph Brockington, applicant & owner.

Background:

The applicant is requesting a special use to operate a junk yard. The property has a natural buffer between parcels and applicant has indicated they will install a six ft. high fence as well.

Section 1213 (b) of the UDC Standards for Consideration of a Proposed Special Use:

“A Special Use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria. Emphasis may be placed on those criteria most applicable to the specific use proposed”

- 1) *Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?*
- 2) *Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?*
- 3) *Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?*
- 4) *Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?*
- 5) *Is or will the type of street providing access to the use is adequate to serve the proposed special use?*
- 6) *Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?*
- 7) *Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?*
- 8) *Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?*
- 9) *Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?*

10) *Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?*

Planning Staff Conclusions:

Staffs conclusion after review of the UDC is that this application does meet the standards for special use approval.

Alternatives:

- a. *Recommend approval, approval with conditions or denial of the request; or,*
- b. *Table for consideration at its next scheduled meeting; or,*
- c. *Allow withdrawal at the request of the appellant.*

Staff Recommendation:

Staff recommends approval of **Special Use Application SU2019-06.**

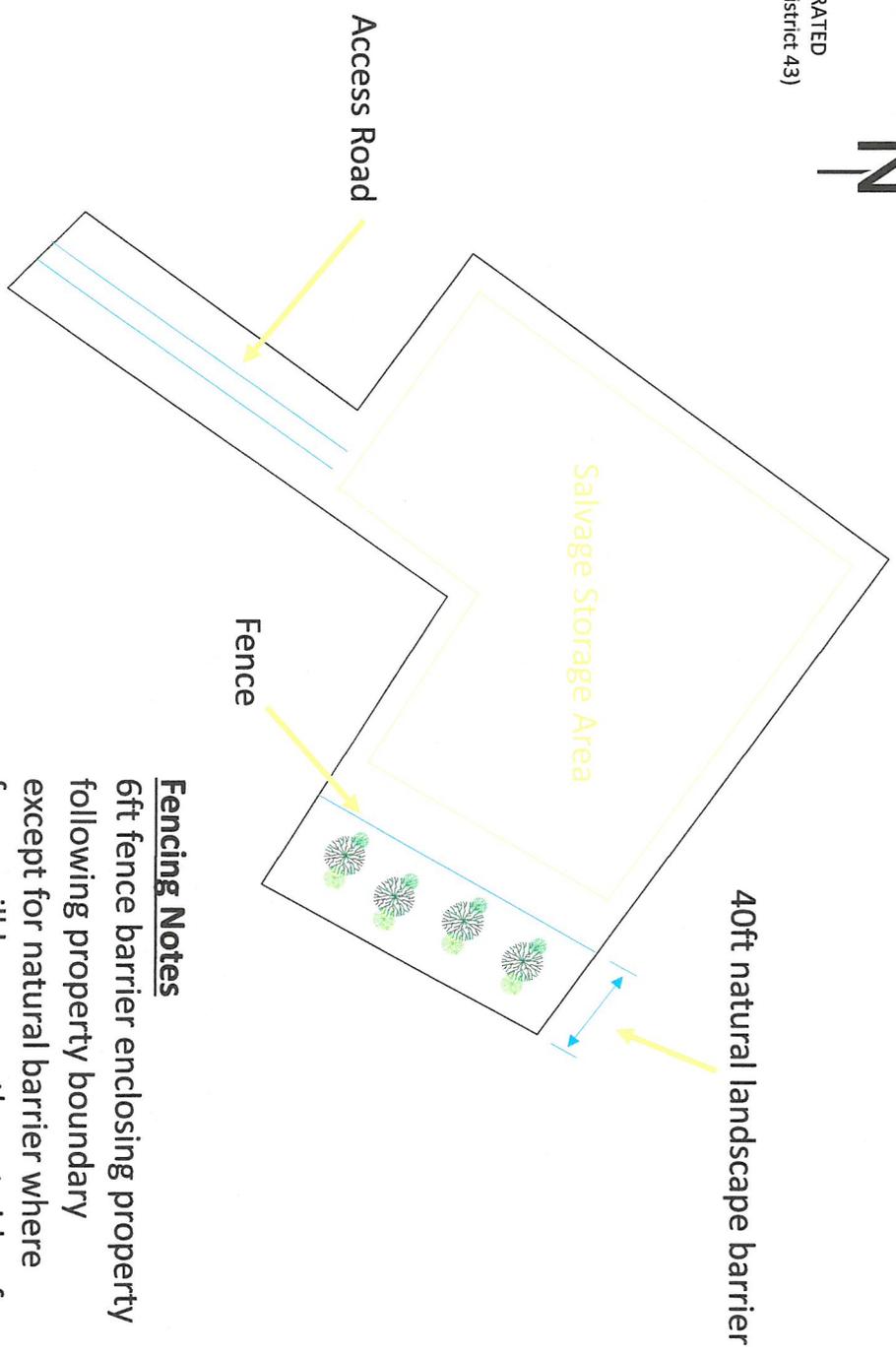
Recommended Motion:

I recommended to the Camden County BOC, approval of **Special Use Application SU2019-06.**

Attachments:

- 1. Zoning/Location Map
- 2. Signatures
- 3. Site Plan
- 4. Buffer Pictures

Parcel Number 099 005
 Location Address HORSE STAMP DR
 V/L JOHN B BROCKINGTON
 TRACT
 Legal Description
 Class R3-Residential
 Tax District 43 UNINCORPORATED
 SERVICE DIST (District 43)
 Millage Rate 30.61
 Acres 4.11
 Homestead Exemption No (S0)
 Landlot/District N/A



Fencing Notes
 6ft fence barrier enclosing property following property boundary except for natural barrier where fence will be on northwest side of natural landscape barrier

Site Plan Parcel #099-005

TO WHOM IT MAY CONCERN:

My residence is in close proximity to the property known as 234 Horse Stamp Church Road, located in Waverly, Georgia and owned by Joseph D. Brockington. This is to advise that I do not have any problem, nor do I foresee any future problems arising out of Mr. Brockington's property being used as an auto junk yard.

SIGNED: Amanda Hayes
Printed Name

DATE: 11.10.2019, 20

SIGNATURE: Amanda Hayes

ADDRESS: 212 Horse Stamp Church
Road Waverly, Ga. 31565

TELEPHONE: 912 282 7362

TO WHOM IT MAY CONCERN:

My residence is in close proximity to the property known as 234 Horse Stamp Church Road, located in Waverly, Georgia and owned by Joseph D. Brockington. This is to advise that I do not have any problem, nor do I foresee any future problems arising out of Mr. Brockington's property being used as an auto junk yard.

SIGNED:

Charlotte Johnson
Printed Name

DATE: 11/22, 2019

SIGNATURE:



ADDRESS:

24995 US Hwy
17 Waverly GA 31565

TELEPHONE:

912-506-8276

TO WHOM IT MAY CONCERN:

My residence is in close proximity to the property known as 234 Horse Stamp Church Road, located in Waverly, Georgia and owned by Joseph D. Brockington. This is to advise that I do not have any problem, nor do I foresee any future problems arising out of Mr. Brockington's property being used as an auto junk yard.

SIGNED: Jay T. Hulstander DATE: 12-26, 2019
Printed Name

SIGNATURE: J T A

ADDRESS: 2221 Horse Stamp Church Rd
Waverly GA 31565

TELEPHONE: 912-576-5908

Joey A. Yacobacci

From: Jenny Lovell <mjlovell1@hotmail.com>
Sent: Thursday, January 16, 2020 2:25 PM
To: Joey A. Yacobacci
Subject: Joseph Brockington - SU2019-06 & RZ2019-18

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mary J. Lovell
1036 Sundown Road
Springfield, OH. 45503
937/631-0379

January 16, 2020

Camden County Board of County Commissioners
Office of Planning & Development
107 N. Gross Road, Suite 3
Kingsland, GA 31548

RE:
Joseph Brockington
Zoning Map Amendment - RZ2019-18
Special Use Approval - SU2019-06
Tax Map 099 005

I oppose the Special Use Permit and rezoning of the property listed above. Some of my reasons are:

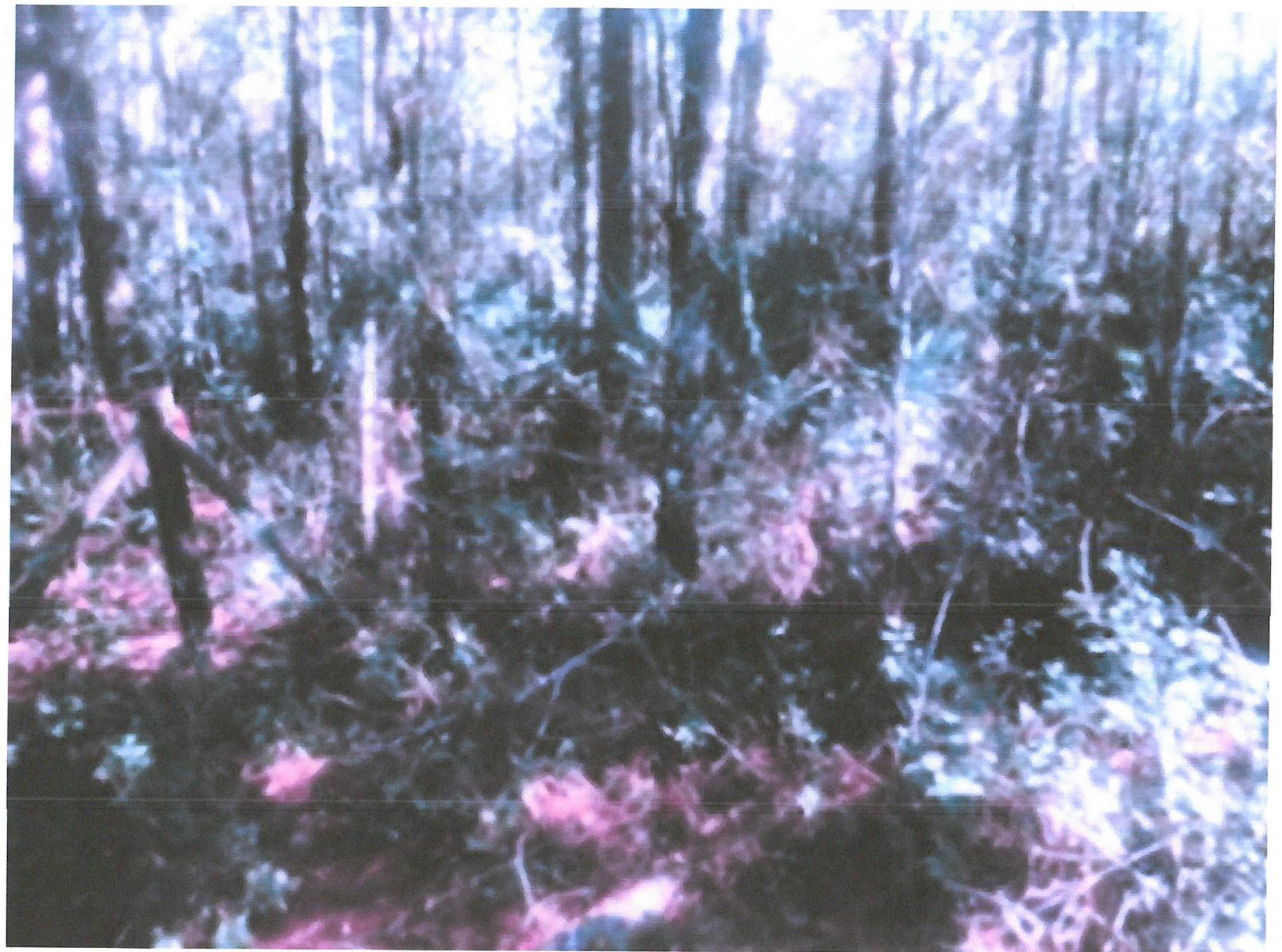
1. Mr. Brockington is turning his small portion of family land into a JUNK YARD with no consideration of all surrounding landowners.
2. This junk yard will have a negative impact on the property value of my land, as well as the land of all surrounding landowners.
3. There is a natural spring on my property. I am very concerned about possible contamination from oil or other toxins that may spill or be dumped at the junk yard.
4. My sister and her husband, Peggy & Marcus Black live next door to this property. The county no longer maintains the road that accesses both properties. Since Mr. Brockington began bringing large trucks down the road, it has become almost impassable. My sister requires dialysis three times a week and this poses a serious health issue to her.
5. The junk yard has employed men of dubious character who were caught red-handed by my brother-in-law, Marcus Black, trying to steal the catalytic converter from their only vehicle. Had Marcus not walked outside just after they had jacked up his truck, they would have succeeded in stealing his catalytic converter and the truck would've been undriveable. Again, this would have had a serious impact on my sister's health.
6. Horse Stamp Methodist Church, a small historical Church, is set back, only about ten feet from the edge of the road leading to the junk yard. There are sometimes large trucks going by during Church Services that causes a disruption of Church Services.

It is for all of these reasons that I respectfully ask that you not give a "Special Use Approval" or Re-zoning of this property to Industrial General.

Respectfully,

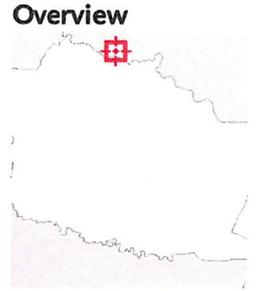
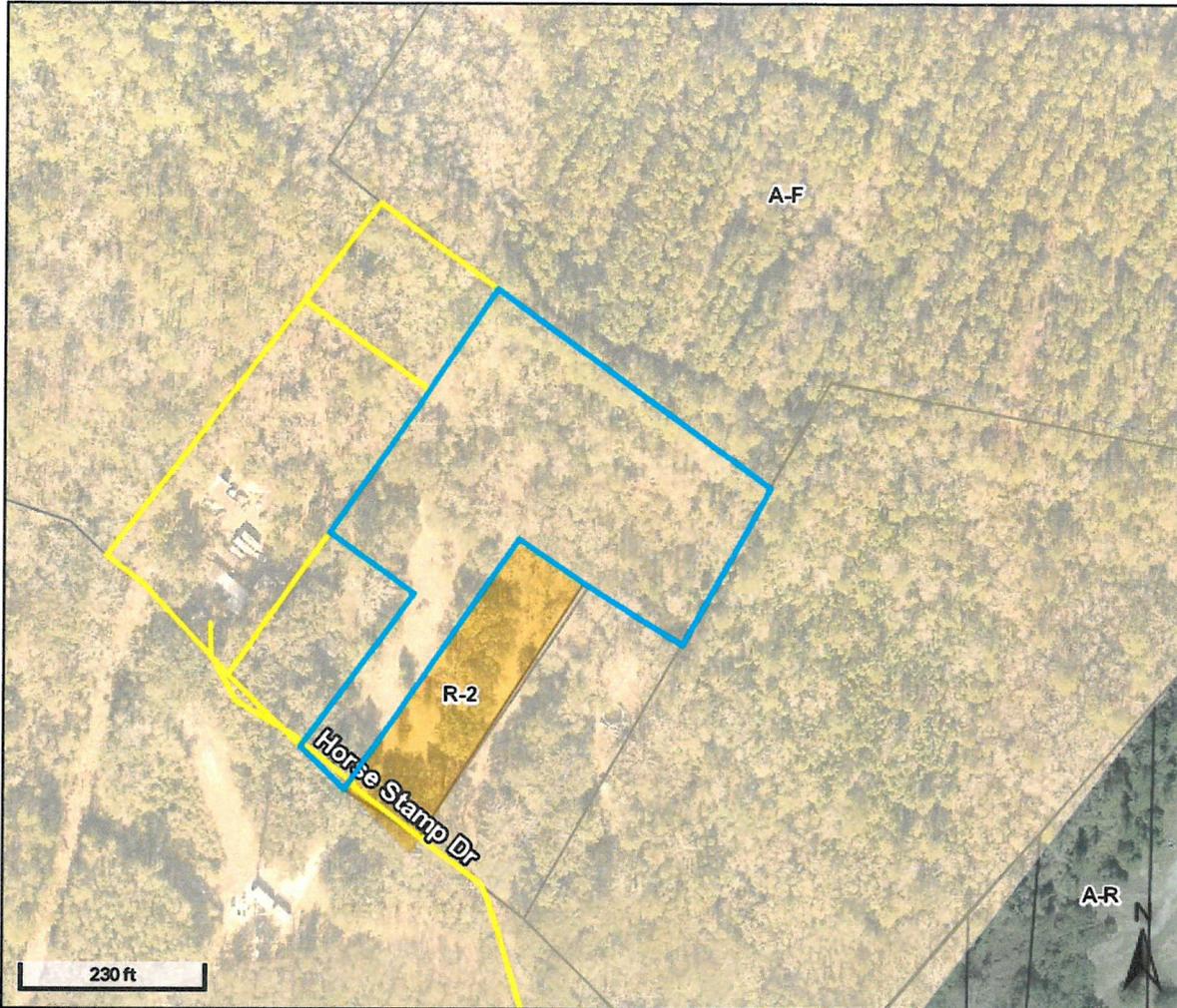
Mary J. Lovell

j









- Legend**
- Parcels
 - Roads
 - USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
 - City Labels**
 - Zoning**
 - 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
 - RVD
 - Unknown

Parcel ID	099005	Owner	BROCKINGTON JOSEPH DANIEL	Last 2 Sales			
Class Code	Residential		II	Date	Price	Reason	Qual
Taxing District	43 UNINCORPORATED SERVICE DIST	Physical Address	281 BAUMGARDNER ROAD BRUNSWICK GA 31523	5/28/2019	0	NM	U
	43 UNINCORPORATED SERVICE DIST	Assessed Value	HORSE STAMP DR	8/28/2017	0	NM	U
Acres	4.11		Value \$18780				



Camden County, GA

200 East 4th Street
Courthouse Square
P.O. Box 99
Woodbine, Georgia 31569

Planning Report

Type: Public Hearing Agenda
Contact: Joey Yacobacci, Director of Planning and Development
Agenda Date(s): January 29, 2020

Request:

Special Use Application SU2020-01 – Request for Special Use approval to allow a Telecommunications Tower to be installed on a parcel. Tax Map 118 036, Property is located on Harriett’s Bluff Road. Fortified Telecom, applicant, Thomas Stroud, owner.

Background:

The applicant is requesting to install a 189’ Monopole Tower. The tower will move 50’ southwest from the previous location which is indicated on the map.

Section 1213 (b) of the UDC Standards for Consideration of a Proposed Special Use:

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Planning Staff Conclusions:

Staffs conclusion after review of the UDC is that this application does meet the standards for special use approval.

Alternatives:

- a. *Recommend approval, approval with conditions or denial of the request; or,*
- b. *Table for consideration at its next scheduled meeting; or,*
- c. *Allow withdrawal at the request of the appellant.*

Staff Recommendation:

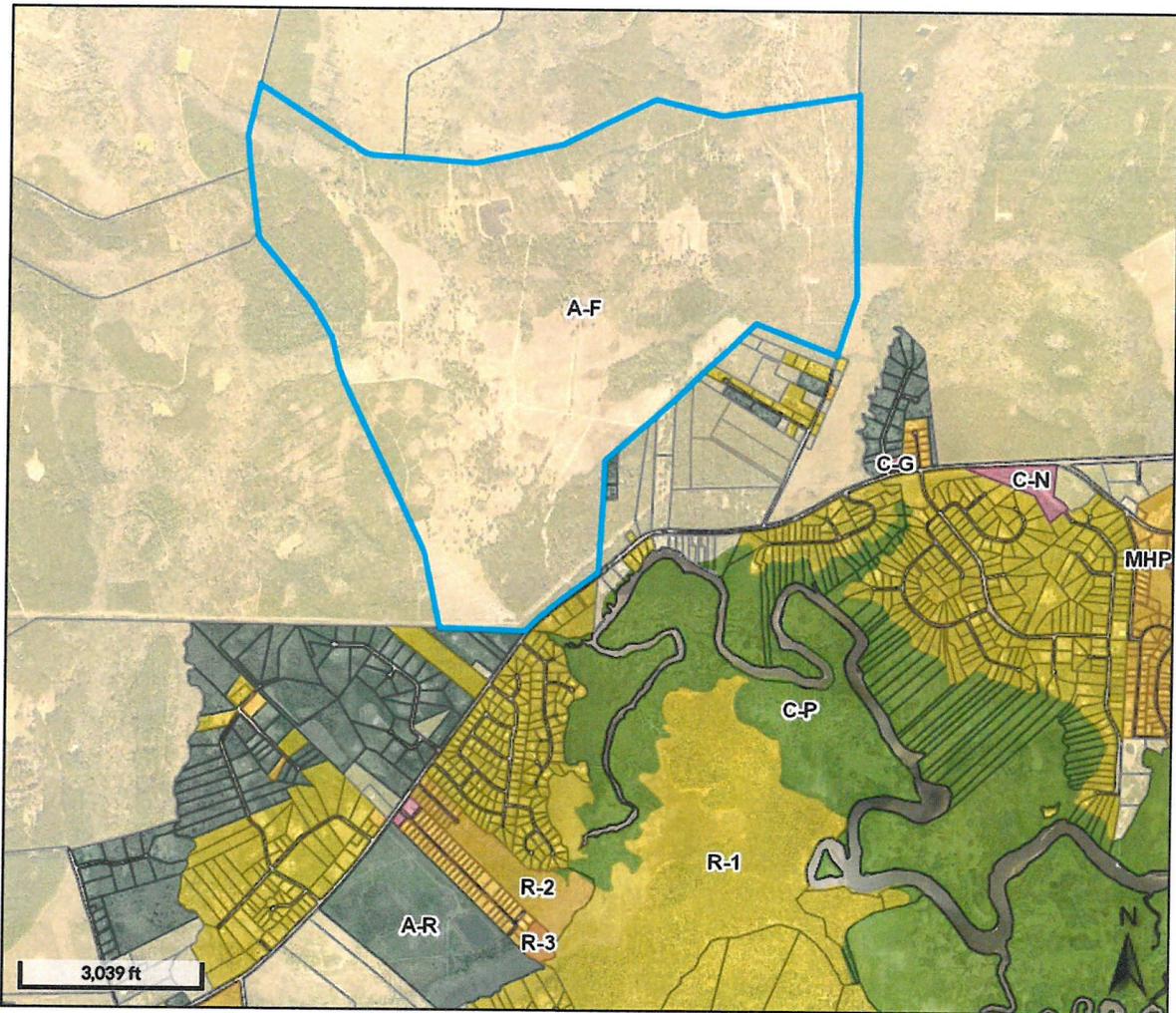
Staff recommends approval of **Special Use Application SU2020-01.**

Recommended Motion:

I recommended to the Camden County BOC, approval of **Special Use Application SU2020-01.**

Attachments:

- 1. Zoning/Location Map
- 2. Plans



- Legend**
-  Parcels
 -  Roads
 - USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
 - City Labels**
 - Zoning**
 -  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
 -  RVD
 -  Unknown

Parcel ID	118 036	Owner	STATESBORO VENTURES	Last 2 Sales			
Class Code	n/a		LLC	Date	Price	Reason	Qual
Taxing District	43 UNINCORPORATED SERVICE DIST	Physical Address	2303 GLOUCESTER STREET	2/1/2016	\$2000000	FM	Q
	43 UNINCORPORATED SERVICE DIST		BRUNSWICK GA 31520	12/30/2004	0	FY	U
Acres	1137	Assessed Value	5452 HARRIETTS BLUFF RD	Value \$1056403			



Board of County Commissioners

Camden County Planning and Development Division

107 N. Gross Road, Suite 3 • Kingsland, GA 31548

Phone: (912) 729.5603 • Fax: (912) 729.5543 • www.co.camden.ga.us

Memo

To: Camden County Board of Commissioners

From: Joey Yacobacci, Planning and Development Director

Date: 12-18-19

Re: Proposed amendment for Section 303 of the UDC

The UDC amendment is proposed to create consistency with current building codes and trends within the county. Currently the UDC is in conflict with any single-family dwelling wanting to use metal as an exterior siding.

The proposed amendment will delete the section that does not allow metal exterior siding

Below is the proposal to amend UDC Sec. 303. Deletions are shown with strikethrough.

(c) Exterior siding.

Exterior siding materials shall consist of any combination of wood, brick, stucco or stone finish, shake shingle siding, custom log construction, vinyl certified by the Vinyl Siding Institute as conforming to the standards of ASTM D3679, or painted wood lap or fiber cement siding. ~~Except for manufactured homes in the M-H zoning district, metal siding, corrugated metal and vinyl-covered metal siding is not permitted.~~

“Award-Winning Government”

STEVE L. HOWARD
County Administrator

JOHN S. MYERS
County Attorney

LANNIE E. BRANT
Commissioner, District 1

CHUCK CLARK
Commissioner, District 2

JIMMY STARLINE
Commissioner, District 3

GARY BLOUNT
Commissioner, District 4

BEN L. CASEY
Commissioner, District 5



Board of County Commissioners

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Memo

To: Camden County Board of Commissioners

From: Joey Yacobacci, Planning and Development Director

Date: 11-22-19

Re: Application Fee for Alcohol License Amendment

Due to a recent law change, Planning and Development staff is required to be certified to perform background checks on individuals that apply for an Alcohol License through the State of Georgia, GBI NCJ Division. Due to this change, our office will incur an additional \$41.00 cost for each applicant from the State of Georgia, GBI Division.

In an effort to offset the cost for this expense, we would need to add this to our Application fee that is currently \$85 for renewals and \$240 for new applicants. Bringing the cost to \$126 and \$281 respectively. As well as any transfer of an Alcohol License fee of \$240.00 to \$281.00.

Amendment #1 of the Alcohol Ordinance Chapter 6

Sec. 6-20 Application for license; application for license renewal; wholesale dealer application.

4. All applications for a new license shall be accompanied by a certified check in the full amount of the license fee, together with a separate certified check or cash in the amount of ~~\$240.00~~ \$281.00 to defray administrative costs associated therewith.

5. Applications for license renewal shall be filed with the license officer before November 15 of each year, together with a separate certified check or cash in the amount of ~~\$85.00~~ \$126.00 to defray the administrative costs associated therewith.

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Commissioner, District 5

Amendment #2 of the Alcohol Ordinance Chapter 6

Sec. 6-30 Transferability

(4) A transfer fee of ~~\$240.00~~ \$281.00 per license to be transferred shall accompany any application for transfer.

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