



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 February 26, 2020 6:00 PM

- A) INVOCATION & PLEDGE
- B) ROLL CALL
- C) ADDITION AND/OR DELETIONS TO THE AGENDA
- D) ADOPTION OF AGENDA
- E) APPROVAL OF MINUTES January 29, 2020
- F) NEW BUSINESS:
 - 1. **Rezoning- RZ2020-01** – Request to rezone 1.5 acres from Agricultural Forestry (A-F) to Industrial General (I-G). Tax Parcel 106 038. Property is located on 5985 Laurel Island PKWY. William & Heather Pierce, owner, William Pierce, applicant.
 - 2. **Special Use – SU2020-02** – Request for a Special Use approval to allow a place of assembly. Property is located on 496 Stoney Brook Lane. Tax Map 077 019T. Daniel & Kelly Wagner, owners & applicant.
- G) OTHER BUSINESS
- H) ADJOURNMENT

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



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CAMDEN COUNTY PLANNING COMMISSION MINUTES

Wednesday January 29, 2020 6:00 PM

A) **INVOCATION & PLEDGE:** The meeting was called to order at 6:00 pm by County Attorney John Myers. Joey Yacobacci gave the invocation and led us in the Pledge of Allegiance.

B) **ROLL CALL:** Commissioner High, Commissioner Koski, Commissioner Pocernik, Commissioner Martin, Commissioner Ivey, County Attorney John S. Myers, Planning Director Joey Yacobacci, Planning Coordinator Cindy Daniels and Permit Clerk Cassie Turpin were all present.

C) **ELECT A CHAIRMAN AND VICE:** County Attorney John S. Myers took nominations to elect Chairman from the panel.

Commissioner Koski nominated Daren Pocernik, seconded by Commissioner Ivey.

Any nominations from the floor?

None.

The motion carried unanimously.

County Attorney John S. Myers turned the meeting over to Chairman Pocernik. Chairman Pocernik took nominations from the panel for Vice Chairman.

Commissioner Martin made a motion to nominate Don Koski, seconded by Chairman Pocernik.

The motion carried unanimously.

D) **ADDITION AND/OR DELETIONS TO THE AGENDA**

Joey Yacobacci, Planning Director introduced new board members Lili High, District 2 Commissioner and Larry Martin, District 3 Commissioner.

Delete Item #2 and Item #6 from the Agenda.

E) **ADOPTION OF AGENDA**

Vice Chairman Koski made a motion, seconded by Commissioner Ivey to adopt the agenda.

The motion carried unanimously.

F) **APPROVAL OF MINUTES November 20, 2019**

Commissioner Ivey made a motion, seconded by Chairman Pocernik to approve the November 20, 2019 regular meeting minutes.

Commissioner Ivey – Yes

Chairman Pocernik – Yes
Vice Chairman Koski – Yes
Commissioner High – Abstain
Commissioner Martin - Abstain

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.

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

The motion carried unanimously.

- ~~**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.

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

The motion carried unanimously.

- 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.

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

The motion carried unanimously.

- 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.

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

The motion carried unanimously.

- ~~**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.

- 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.

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

The motion carried unanimously.

- 8. Unified Development Code Amendment-** Request to amend sec 303 of the UDC “Exterior Siding”.

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

The motion carried unanimously.

- 9. Alcohol Ordinance Application Fee Amendment-** Request to amend Chapter 6 sec 6-20 of the Alcohol Ordinance.

Vice Chairman Koski made a motion, seconded by Commissioner High to accept staff’s recommendations for approval with the modified changes.

The motion carried unanimously.

G) OTHER BUSINESS: N/A

H) ADJOURNMENT

Vice Chairman made a motion, seconded by Commissioner Martin to adjourn the meeting at 6:30 PM.

The motion carried unanimously.

VERBATIM MINUTES ARE AVAILABLE UPON REQUEST

DRAFT



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: February 26, 2020

Request:

Zoning Map Amendment -- RZ2020-01– Request to rezone 1.5 acres from Agricultural Forestry (A-F) to Industrial General (I-G). Property is located at 5985 Laurel Island PKWY. Tax Map 106 038. William Pierce, applicant & William & Heather Pierce, owners.

Background:

There has been a nonconforming business on this parcel since 2009 and the owner would like to be bring it into compliance by rezoning to Industrial General (I-G).

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:

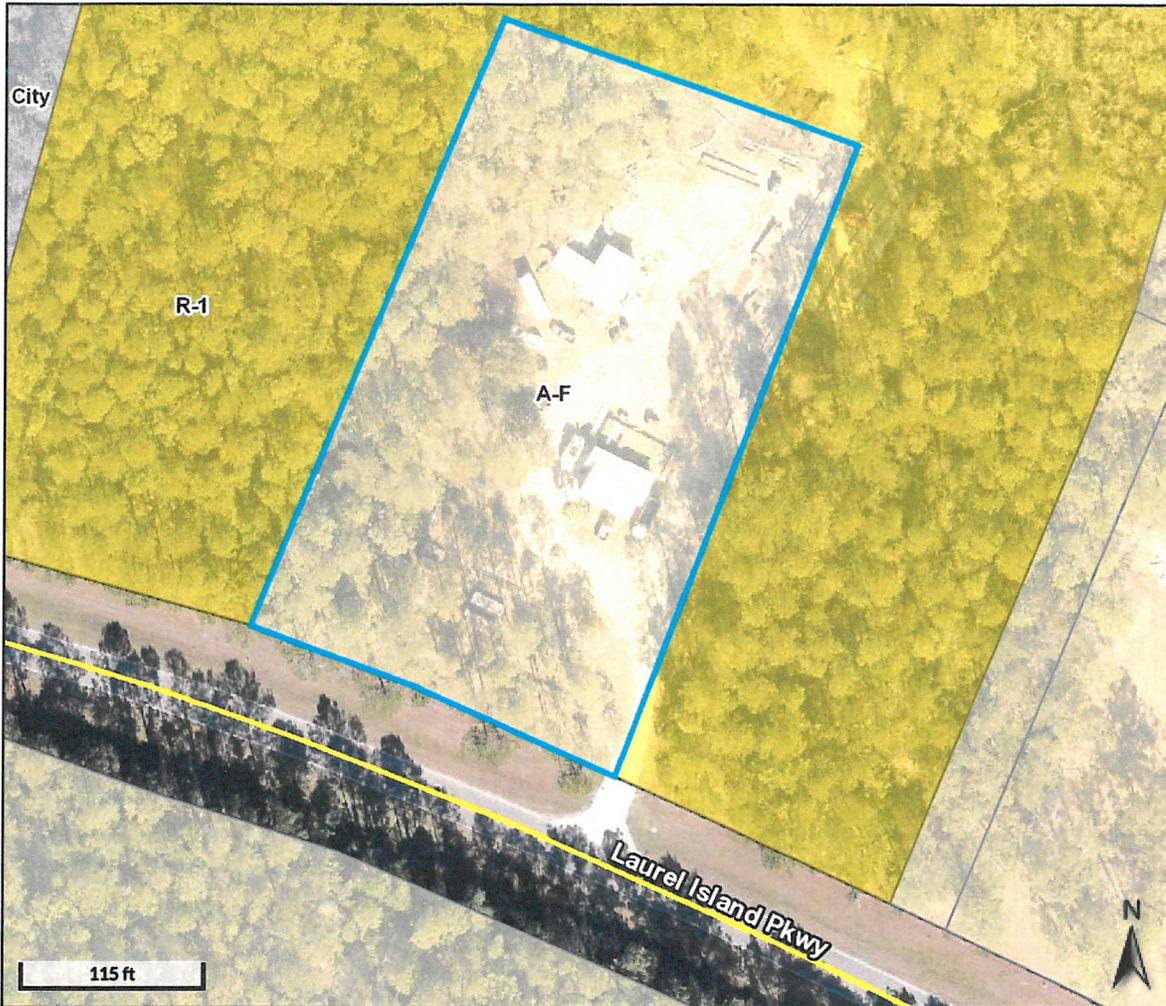
Staff recommends approval of **RZ2020-01**.

Recommended Motion:

I recommend to the Camden County BOC approval of **RZ2020-01**.

Attachments:

1. Zoning/Location Map



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	106 038	Owner	PIERCE WILLIAM A & HEATHER	Last 2 Sales			
Class Code	Commercial		B	Date	Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		801 BRISTOL HAMMOCK CIRCLE	11/15/2019	\$35000	NM	U
	42 UNINCORPORATED SERVICE DIST		KINGSLAND GA 31548	10/10/2014	0	NM	U
Acres	1.5	Physical Address	5985 LAUREL ISLAND PKWY				



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 for Planning and Development
Agenda Date(s): February 26, 2020

Request:

Special Use Application SU2020-02 – Request for Special Use approval to allow a place of assembly on a property that is zoned Agricultural Forestry (A-F). This parcel is 11.95 acres and located at 496 Stoney Brook Lane. Tax Map 077 019T Daniel & Kelly Wagner, Owners.

Background:

The applicant is requesting a special use to allow weddings and public gatherings in an existing structure located on the parcel.

Section 310 of the UDC “Churches and Other Places of Assembly” requires Special Use approval if the assembly is to be accessed from a local road. Since the property is using Stoney Brook Lane, Special Use approval by the BOC is required.

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 Section 1213 of the UDC is that this application does meet the standards for special use approval. The applicant is proposing to use an existing structure on the site and the use will not require the additional clearing of land or further development of the property.

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:

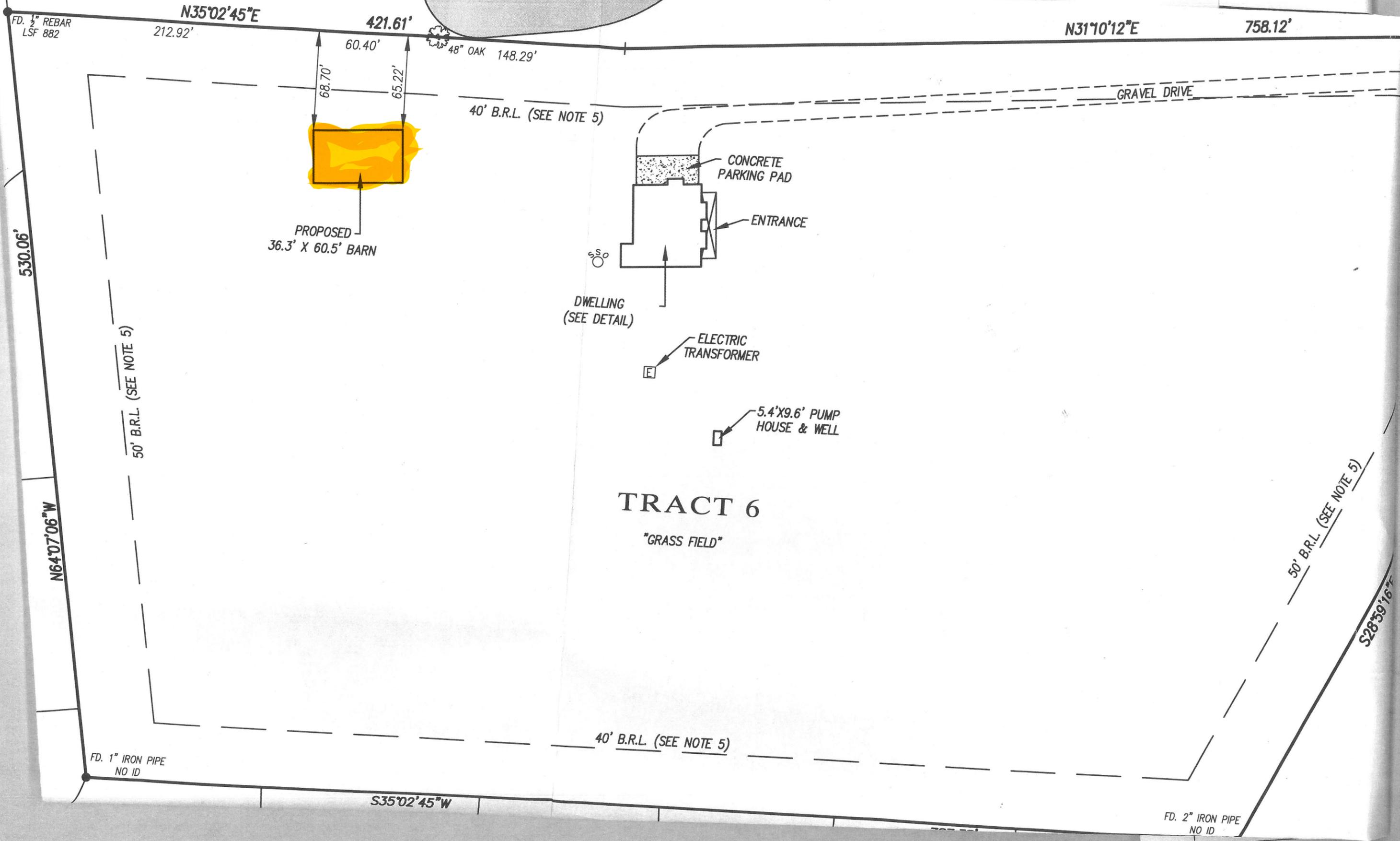
Staff recommends approval of **Special Use Application SU2020-02** based on the standards of Section 1213 of the Unified Development Code.

Recommended Motion:

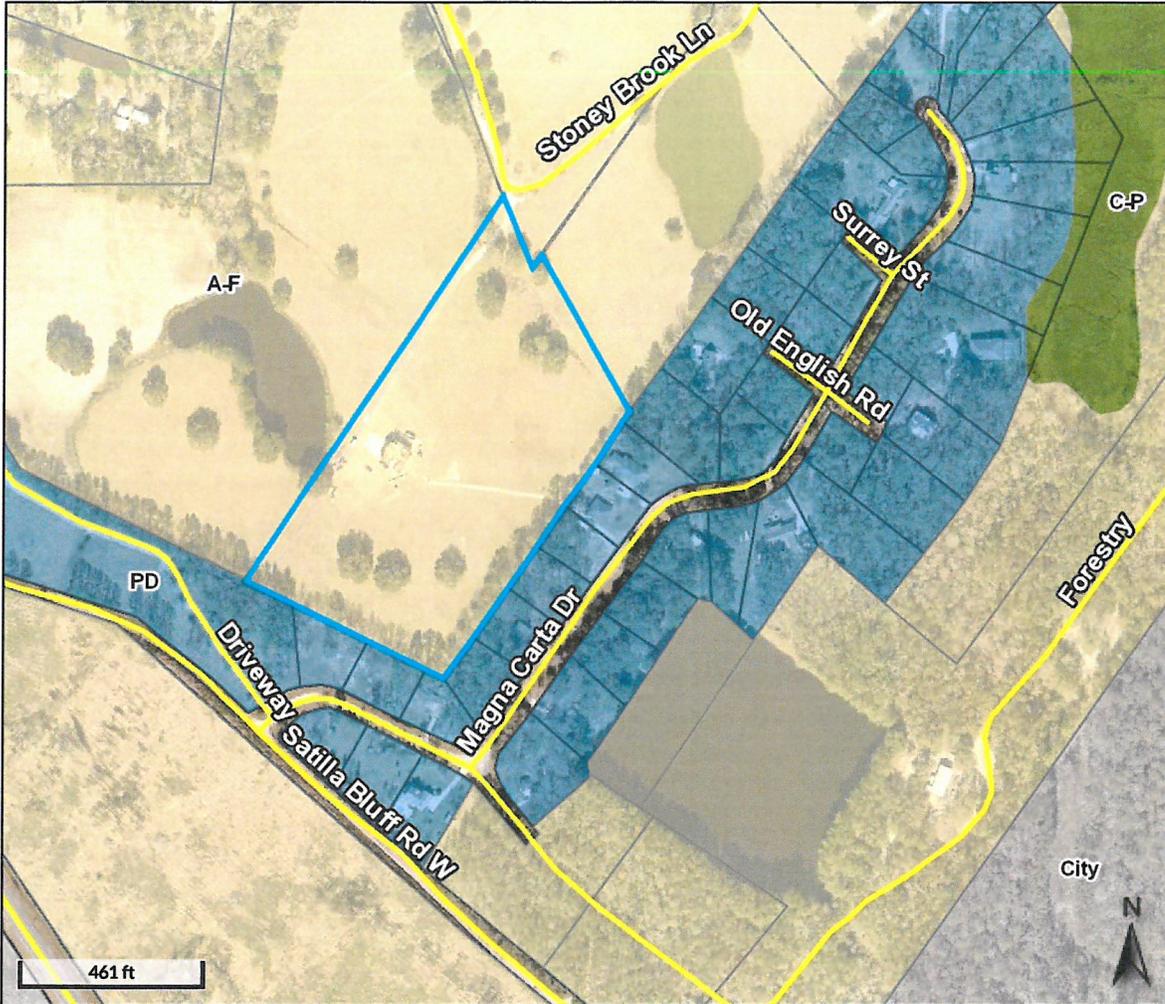
I move to approve **Special Use Application SU2020-02** to allow a place of assembly.

Attachments:

1. Zoning/Location Map
2. Survey – Site Plan
3. Letters



TRACT 6
"GRASS FIELD"



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	077 019T	Owner	WAGNER DANIEL & KELLY	Last 2 Sales			
Class Code	Consv Use		POST OFFICE BOX 1045	Date	Price	Reason	Qual
Taxing District	43 UNINCORPORATED SERVICE DIST		WOODBINE GA 31569	9/16/2015	\$55000	LM	Q
	43 UNINCORPORATED SERVICE DIST	Physical Address	496 STONEY BROOK LN	12/29/2010	0	XS	U
Acres	11.95	Assessed Value	Value \$366743				

Cindy Daniels

From: Jason Lubin <JasonL@jaru.com>
Sent: Friday, February 7, 2020 10:06 AM
To: Cindy Daniels
Subject: Daniel and Kelly Wagner - Special Use Approval - SU2020-02

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

Cindy – Thanks for your time. Please share with the Board and Community –

RE: Special Use Approval – SU2020-02 – Daniel and Kelly Wagner

To The Board of County Commissioners (Office of Planning and Development),

Unfortunately, due to business travel, I will not be able to be present on the February 26th 2020 public hearing with regards to the “Special Use “ request for the Wagners (077-019T ,496 Stoney Brook) Lane so I would like to take this opportunity to express **our absolute support.**

- I currently own the home (077019C 508 Stoney Brook Lane)
- & 7.7 Acres (077019F) which touches their Property line.

We purchased both properties roughly 5 years ago which happens to be the same time that the Wagners acquired their property. Over these five years, both Daniel and Kelly have been excellent neighbors with a proactive & respectful approach to shared matters (down trees, hurricanes, shared drive , etc).

In short, the Wagners have shown a high level of personal and neighborly character which is the foundation of our absolute support.

The Lubins have No issues and we have No concerns with their special use request.

Jason Lubin & Julie Lubin