



# 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](http://www.co.camden.ga.us)

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### AGENDA

#### Camden County Planning Commission

#### Teleconference Regular Meeting

Wednesday, May 27, 2020 6:00 PM

- A) **INVOCATION:**
- B) **ROLL CALL:**
- C) **ADDITION AND/OR DELETIONS TO THE AGENDA:**
- D) **ADOPTION OF AGENDA:**
- E) **APPROVAL OF MINUTES: April 22, 2020**
- F) **NEW BUSINESS:**
  - 1. **Special Use – SU2020-04** – Request for Special Use approval to allow an apartment building to be built in an R-2 zone. Tax Map 120 002D. Property is located on Winding Rd. Wellington Way Housing. LLLP, applicant, Troy Meridith, Owner.
  - 2. **Special Use – SU2020-05** – Request for a Special Use approval to allow a Solar Farm Generating Facility. Properties are located in Waverly. Tax Map 047-001, 061-002C, 047-002 & 061-002B. Weyerhaeuser Co., owner. Beltline Energy LLC, applicant.
  - 3. **Zoning Variance – ZV2020-02** – Request to allow a side & rear yard setback variance in a Single-Family Residential (R-1) zoning. Property is Located on 74 Deals Circle South, Tax Map 106A 004. Danny Smith, owner & applicant.
  - 4. **Zoning Variance – ZV2020-03** – Request to allow the height of a building to exceed the maximum amount of 35'. Property is Located on Winding Rd. Tax Map 120 002D. Wellington Way Housing, LLLP, applicant, Troy Meridith, Owner

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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

**G) OTHER BUSINESS:**

**H) ADJOURNMENT:**

*“Georgia’s Coastal Community of Choice”*

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STEVE L. HOWARD  
County Administrator

JOHN M. MYERS  
County Attorney

LANNIE E. BRANT  
Commissioner, District 1

CHUCK CLARK  
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BEN L. CASEY  
Commissioner, District 5



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### Camden County Planning Commission

#### Minutes

#### Teleconference Regular Meeting

Wednesday, April 22, 2020 6:00 PM

- A) **INVOCATION:** The meeting was called to order at 6:00 pm by Chairman Pocernik. Joey Yacobacci gave the invocation.
- B) **ROLL CALL:** Commissioner High, Commissioner Martin, Chairman Pocernik, Vice Chairman Koski, Commissioner Ivey, Planning Director Joey Yacobacci and Planning Coordinator Cindy Daniels. County Attorney John S. Myers was absent.

C) **ADDITION AND/OR DELETIONS TO THE AGENDA:** N/A

D) **ADOPTION OF AGENDA:** Vice Chairman Koski made a motion, seconded by Commissioner High to adopt the agenda.

*The motion carried unanimously.*

E) **APPROVAL OF MINUTES February 26, 2020:** Commissioner Martin made a motion, seconded by Vice Chairman Koski to approve the February 26, 2020 regular meeting minutes.

*The motion carried unanimously.*

F) **NEW BUSINESS:**

1. **Zoning Variance – ZV2020-01** – Request for a variance to place an accessory structure in the front yard in (R-2) Multi-Family Residential zoning. Parcel ID 131A 076. Property is located at 11 Pelican Cir. Ronald Beichner, owner & applicant.

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

*The motion carried unanimously.*

2. **Rezoning- RZ2020-02** – Request to rezone 4.6 acres from Single-Family Residential (R-1) to Agricultural Forestry (A-F). Tax Parcel 105A 077. Property is located on Harriett's Bluff Rd. Derrick Hurt, owner & applicant.

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

***The motion carried unanimously.***

**3. Rezoning- RZ2020-03** – Request to rezone 7.8 acres from Agricultural Forestry (A-F) to Single-Family Residential (R-1). Tax Parcel 043 005. Property is located on North Springhill Rd. Nikyta Mejia, et al, owner & applicant.

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

***The motion carried unanimously.***

**4. Special Use- SU2020-03-** Request for Special Use approval to allow a Telecommunications Tower to be installed. Parcel ID 017 014A. Property is located on Burnt Fort Rd. Fortified Telecom, applicant, Roy Boyd, 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 6:16 pm.

***The motion carried unanimously.***

**VERBATIM MINUTES ARE AVAILABLE UPON REQUEST**



# Camden County, GA

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

## Planning Report

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**Type:** Public Hearing Agenda  
**Contact:** Joey Yacobacci, Director of Planning and Development  
**Agenda Date(s):** May 27, 2020

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### Request:

**Special Use Application SU2020-04** – Request for Special Use approval to build an Apartment building located in a zoned R-2. Tax Map 120 002D. Property is zoned Multi-Family Residential (R-2) and located on Winding Rd. Wellington Way Housing, applicant, Troy Meridith, owner.

### Background:

The applicant is requesting to build an Apartment Building in an R-2 zoning. The UDC requires the zoning for an apartment building to be an R-3.

Applicant will be buying 4.66 acres of this parcel that will require approval for sub-dividing the land before permitting.

### 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:**

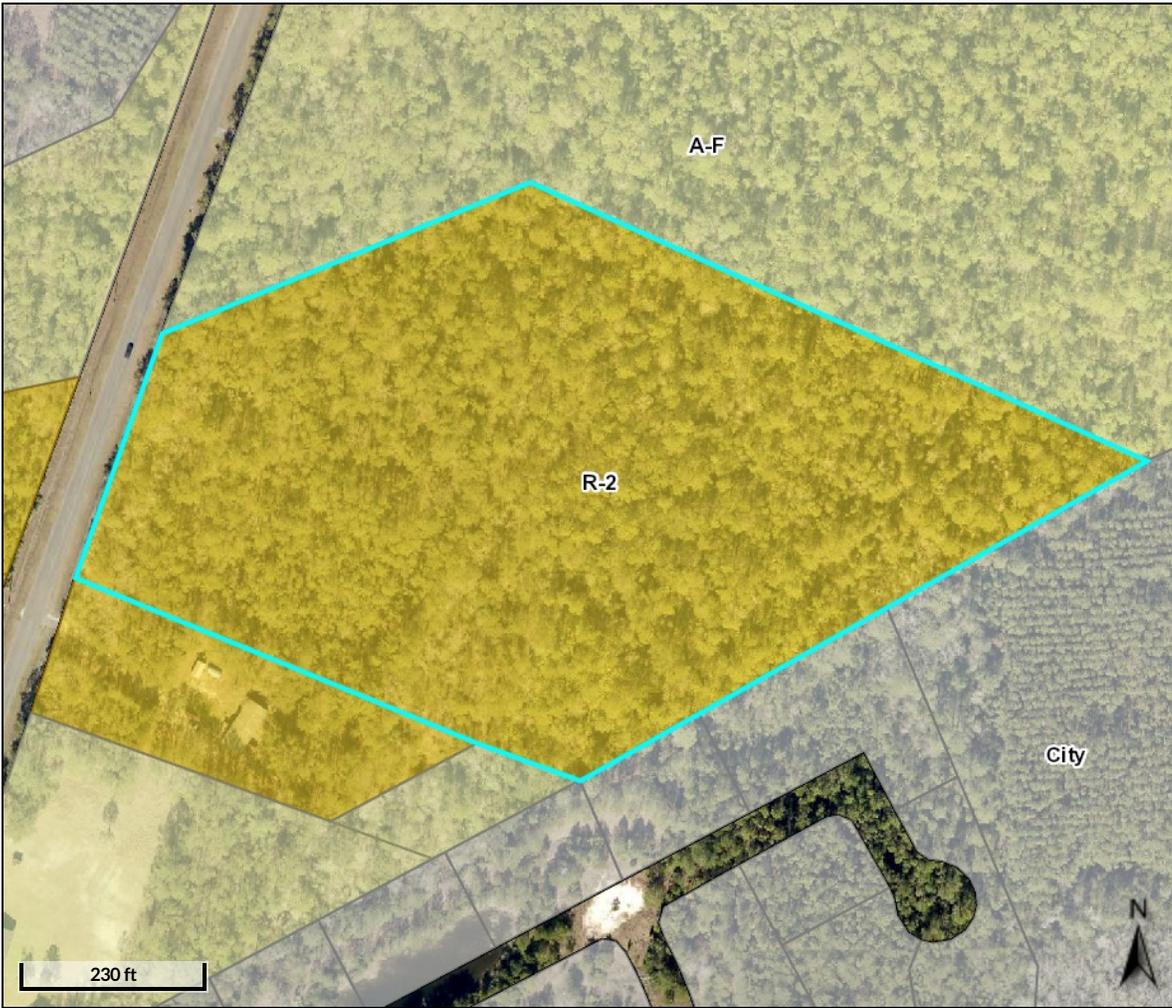
Staff recommends approval with the condition that the final plat is approved and then the Special Use will remain with the new parcel created from the sub-divide.

**Recommended Motion:**

I recommended to the Camden County BOC, approval with condition of **Special Use Application SU2020-04.**

**Attachments:**

1. Zoning/Location Map
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** 120 002D  
**Class Code** Agricultural  
**Taxing District** 41 UNINCORPORATED SERVICE DIST  
 41 UNINCORPORATED SERVICE DIST  
**Acres** 11.84

**Owner** MERIDITH TROY  
 154 MILLER COURT  
 KINGSLAND GA 31548  
**Physical Address** 562 WINDING RD  
**Assessed Value** Value \$64659

Last 2 Sales			
Date	Price	Reason	Qual
11/14/2018	\$75000	NM	U
1/7/2009	0	FY	U

(Note: Not to be used on legal documents)



MAP TO SHOW ZONING SKETCH OF  
**A PORTION OF THE ARDENIA MUNGIN ESTATE**  
**29th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA**  
 (ACCORDING TO DEED RECORDED IN D.B. 1954, PG. 219, PUBLIC RECORDS OF SAID COUNTY)

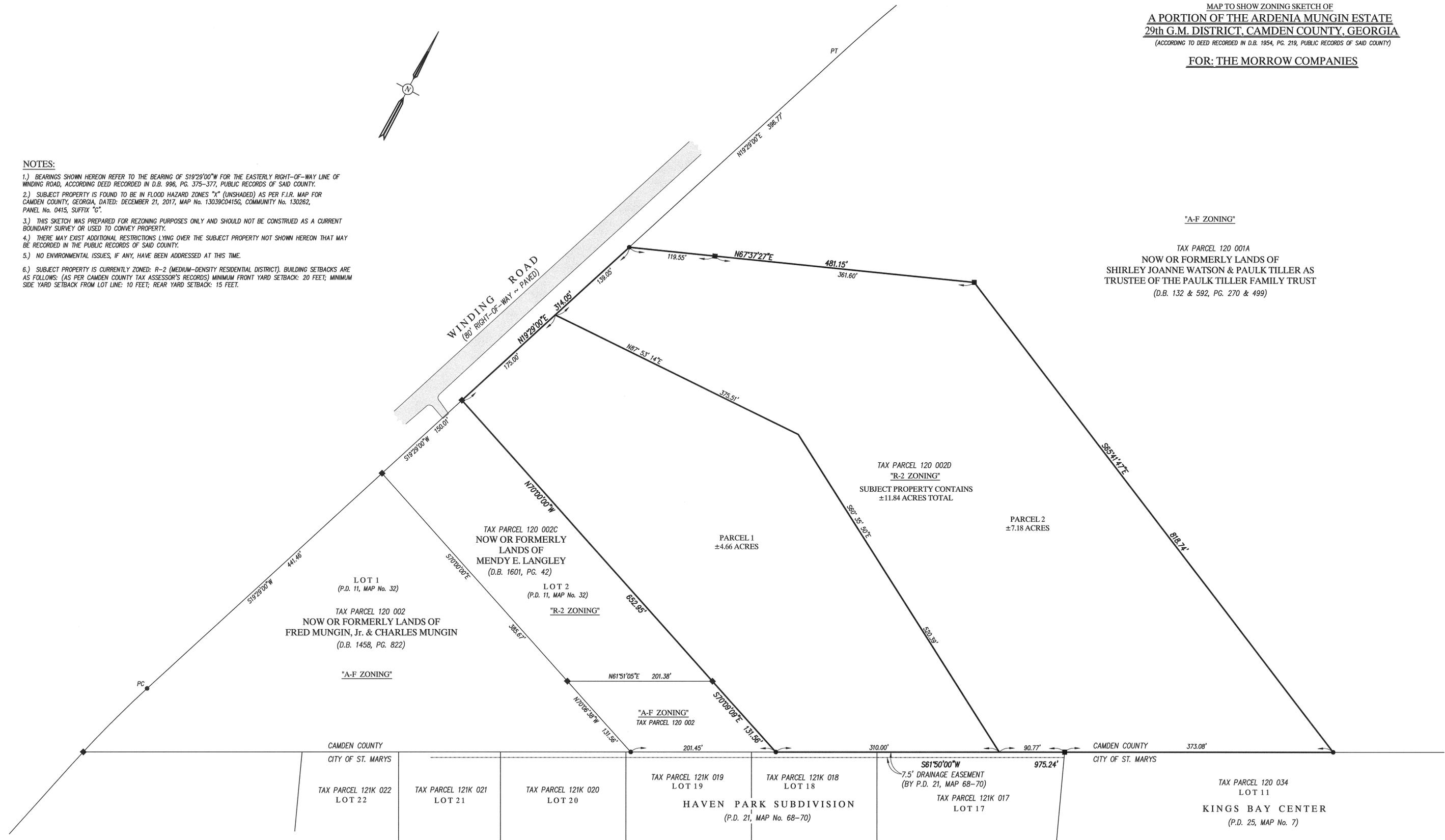
**FOR: THE MORROW COMPANIES**

"A-F ZONING"

TAX PARCEL 120 001A  
 NOW OR FORMERLY LANDS OF  
 SHIRLEY JOANNE WATSON & PAULK TILLER AS  
 TRUSTEE OF THE PAULK TILLER FAMILY TRUST  
 (D.B. 132 & 592, PG. 270 & 499)

**NOTES:**

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF S19°29'00"W FOR THE EASTERLY RIGHT-OF-WAY LINE OF WINDING ROAD, ACCORDING DEED RECORDED IN D.B. 996, PG. 375-377, PUBLIC RECORDS OF SAID COUNTY.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X" (UNSHADED) AS PER F.I.R. MAP FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13039C04156, COMMUNITY No. 130262, PANEL No. 0415, SUFFIX "G".
- 3.) THIS SKETCH WAS PREPARED FOR REZONING PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS A CURRENT BOUNDARY SURVEY OR USED TO CONVEY PROPERTY.
- 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 5.) NO ENVIRONMENTAL ISSUES, IF ANY, HAVE BEEN ADDRESSED AT THIS TIME.
- 6.) SUBJECT PROPERTY IS CURRENTLY ZONED: R-2 (MEDIUM-DENSITY RESIDENTIAL DISTRICT). BUILDING SETBACKS ARE AS FOLLOWS: (AS PER CAMDEN COUNTY TAX ASSESSOR'S RECORDS) MINIMUM FRONT YARD SETBACK: 20 FEET; MINIMUM SIDE YARD SETBACK FROM LOT LINE: 10 FEET; REAR YARD SETBACK: 15 FEET.



SCALE: 1" = 60'

DWN. BY: JSF. CKD. BY: JSF.  
 FIELD BOOK #1, PAGE 36-38  
 SKETCH DATE: 04-29-2020

DWG. # S-2-855-04-20

**LEGEND:**

- = SET 1/2" REBAR LSF 1067
- = FOUND 4"x4"x24" CONCRETE MONUMENT RLS 2218
- = FOUND REBAR OR IRON PIPE
- △ = FOUND PK NAIL & WASHER
- = TELEPHONE PEDESTAL
- ▣ = CABLE TV PEDESTAL
- ⊞ = WATER METER
- ⊞ = ELECTRIC TRANSFORMER
- P.C. = PLAT CABINET
- P.B. = PLAT BOOK
- P.D. = PLAT DRAWER
- D.B. = DEED BOOK
- PC = PAGE
- (CH) = CHORD
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730  
 ST. MARYS, GEORGIA 31558  
 (912) 729-1507 PHONE  
 (912) 729-1509 FAX

GEORGIA LICENSED  
 SURVEY FIRM No. 1067

PREPARED BY:

**A K M**  
 SURVEYING, INC.  
 SURVEYORS & LAND PLANNERS

APPROVED BY:

BY: *Jeffrey S. Foster* DATE: 4/29/2020

JEFFREY S. FOSTER  
 GA. REGISTERED SURVEYOR No. 3143



**LEGEND:**  
 ♿ = ACCESSIBLE UNIT/PARKING  
 AV = AUDIO/VISUAL UNIT  
 GV = GEORGIA VISITABLE UNIT

**NOTES:**  
 1. THERE ARE NO EXISTING STRUCTURES, TANKS, SLABS, OR OTHER IMPROVEMENTS ON THE PROPERTY.  
 2. THERE ARE NO EXISTING EASEMENTS ON THE PROPERTY.  
 3. TOPOGRAPHIC SURVEY IS 25 FT. ± ON THE ENTIRE SITE.

**PARKING PROVIDED:**  
 (114) TYP. RESIDENT SPACES  
 (8) ACC. RESIDENT SPACES  
 (11) TYP. GUEST SPACES  
 (2) ACC. GUEST SPACE  
 (135) TOTAL PARKING SPACES

**UNIT MIX:**  
 (11) TYP. 1-BR APTS.  
 (1) ACC. 1-BR APTS.  
 (23) TYP. 2-BR APTS.  
 (1) ACC. 2-BR APT.  
 (34) TYP. 3-BR APTS.  
 (2) ACC. 3-BR APT.  
 (72) TOTAL APTS.

**AMENITIES**  
 1. COMMUNITY BUILDING W/\*  
 OFFICE  
 COMMUNITY ROOM  
 COMPUTER CENTER W/  
 READING ROOM  
 2. EXTERIOR COVERED PORCH\*  
 3. LAUNDRY\*  
 4. PICNIC PAVILION W/BBQ\*  
 5. PLAYGROUND\*  
 6. COMMUNITY GARDEN  
 \* = DCA THRESHOLD AND/OR POINTS

# CONCEPTUAL SITE DEVELOPMENT PLAN (CSDP)

SCALE: 1" = 150'-0"

APRIL 2020



# 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 & Development  
**Agenda Date(s):** May 27, 2019

---

### Request:

**Special Use Application SU2020-05** – Request for Special Use approval to install a Solar Power Generating Facility. The four parcels are located in Waverly and is zoned (A-F) Agricultural Forestry. Tax Map 047 001, 061 002c, 047 002 & 061 002b, Beltline Energy LLC, applicant, Weyerhaeuser, owner.

### Background:

The applicant will be buying about 2900 acres from the four parcels to install the facility. Before buying the land, a minor subdivision will be required in order to create a new parcel for the facility. (See purchase area vs lease area sheet attached)

### 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”*

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- 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.

**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:**

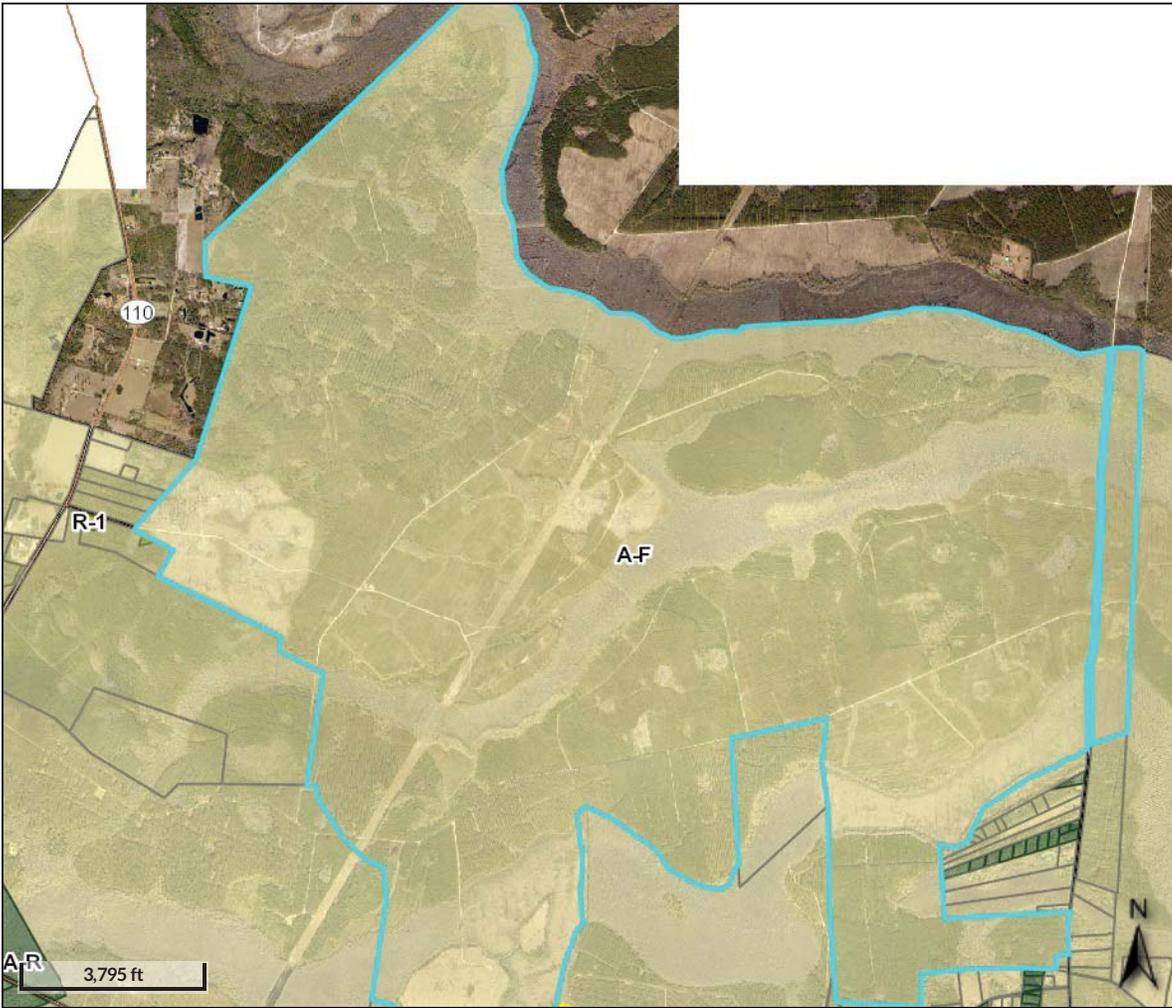
Staff recommends approval with the condition that the final plat is approved and then the Special Use will remain with the new parcel created from the sub-divide.

**Recommended Motion:**

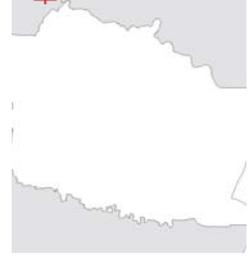
I recommended to the Camden County BOC, approval with conditions of **Special Use Application SU2020-05.**

**Attachments**

1. Zoning & location map
2. Site plan
3. Purchase area vs lease area



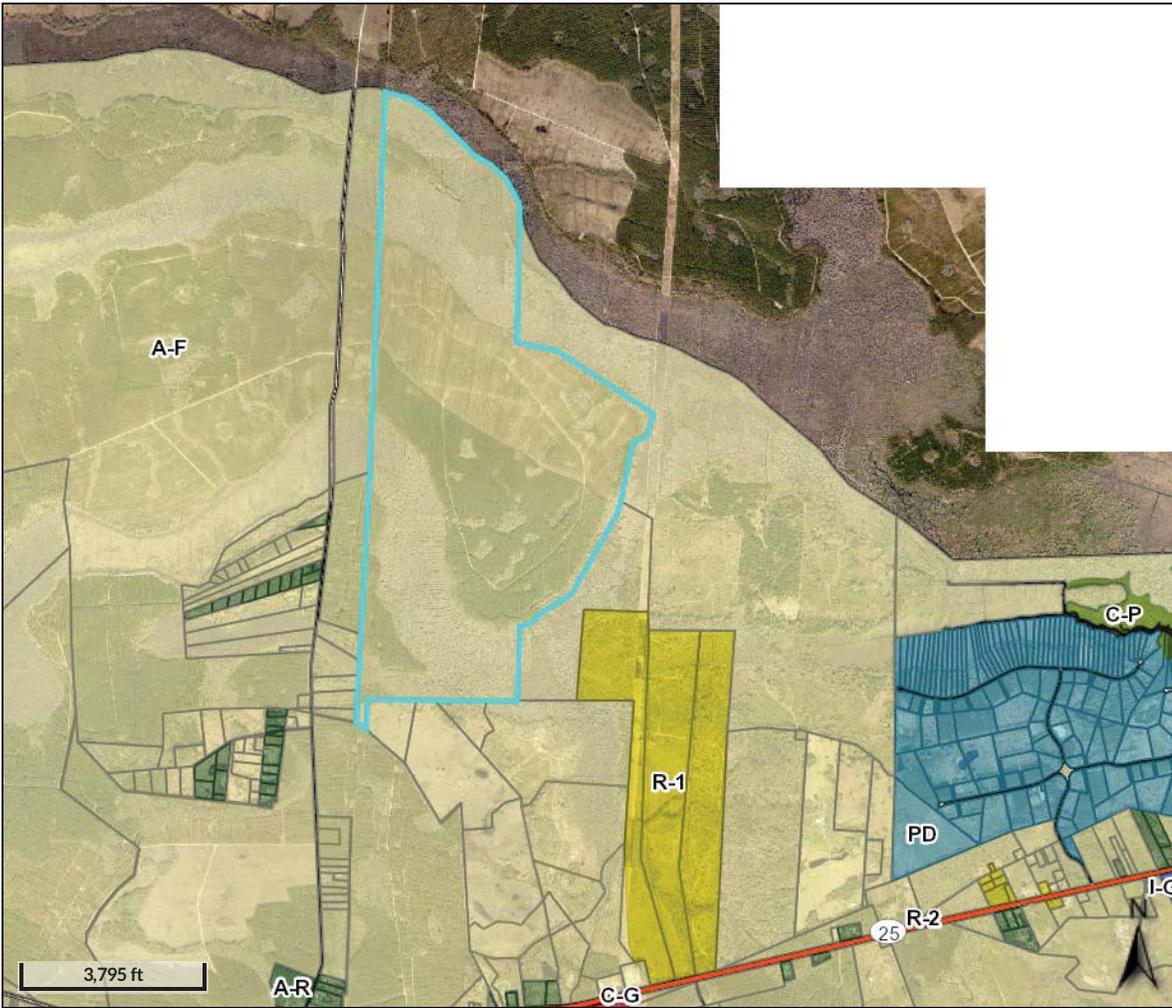
Overview



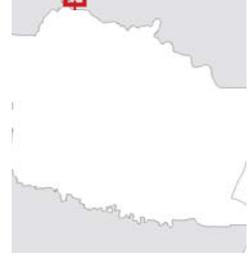
Legend

- 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

<b>Parcel ID</b>	047001	<b>Owner</b>	WEYERHAEUSER COMPANY	<b>Last 2 Sales</b>			
<b>Class Code</b>	n/a		F/K/A PLUM CREEK TIMBERLANDS	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	43 UNINCORPORATED SERVICE		LP	9/28/2016	0	VI	U
<b>District</b>	DIST		100 PROFESSIONAL DRIVE	9/15/2009	0	NM	U
	43 UNINCORPORATED SERVICE	<b>Physical Address</b>	BRUNSWICK GA 31525				
	DIST	<b>Assessed Value</b>	n/a				
<b>Acres</b>	5375.41	<b>Value</b>	Value \$2677911				



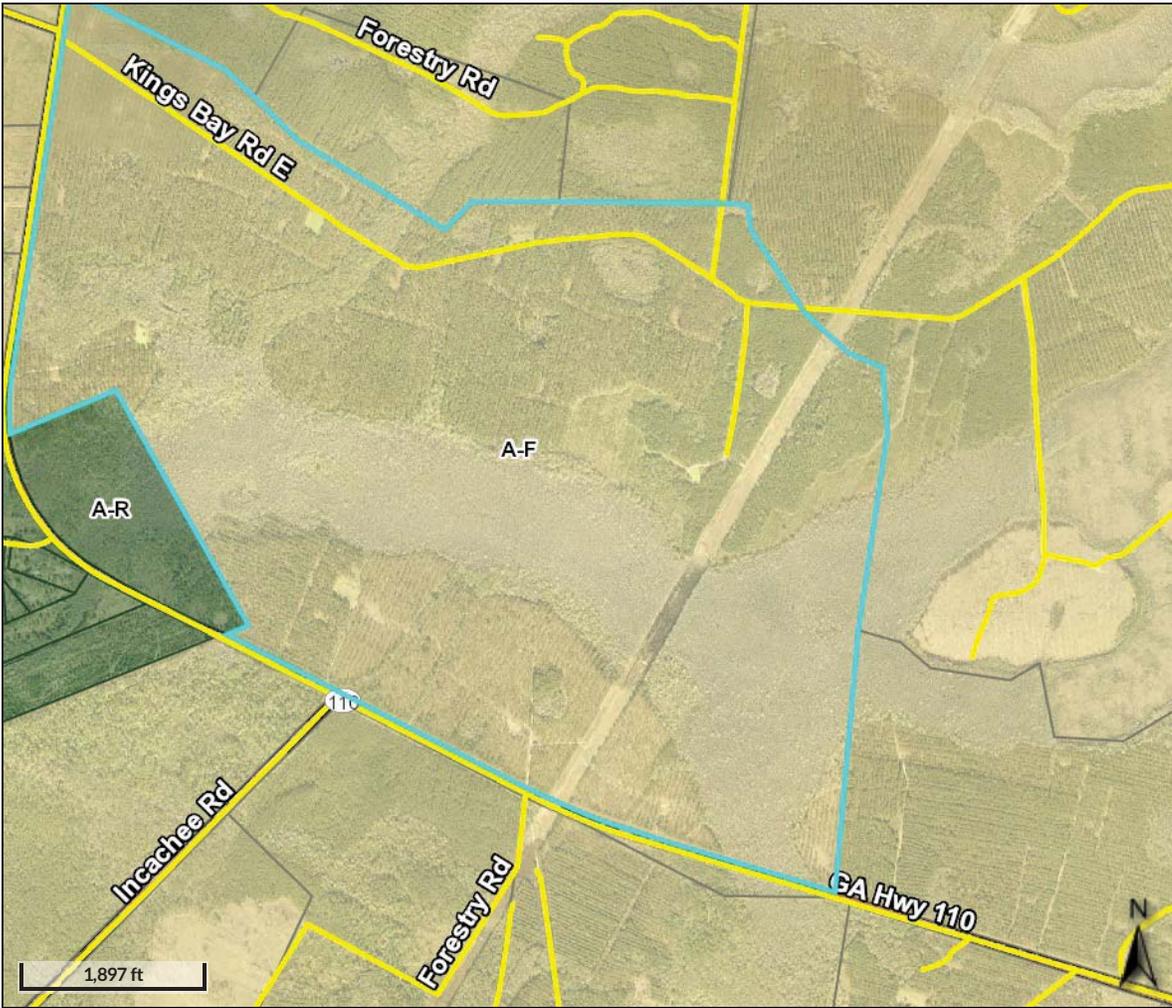
Overview



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

<b>Parcel ID</b>	061002C	<b>Owner</b>	WEYERHAEUSER COMPANY	<b>Last 2 Sales</b>			
<b>Class Code</b>	Agricultural		F/K/A PLUM CREEK TIMBERLANDS	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	43 UNINCORPORATED SERVICE		LP	9/28/2016	0	VI	U
<b>District</b>	DIST		100 PROFESSIONAL DRIVE	n/a	0	n/a	n/a
	43 UNINCORPORATED SERVICE	<b>Physical Address</b>	BRUNSWICK GA 31525				
	DIST	<b>Assessed Value</b>	n/a				
<b>Acres</b>	933.35	<b>Value</b>	Value \$464965				



Overview



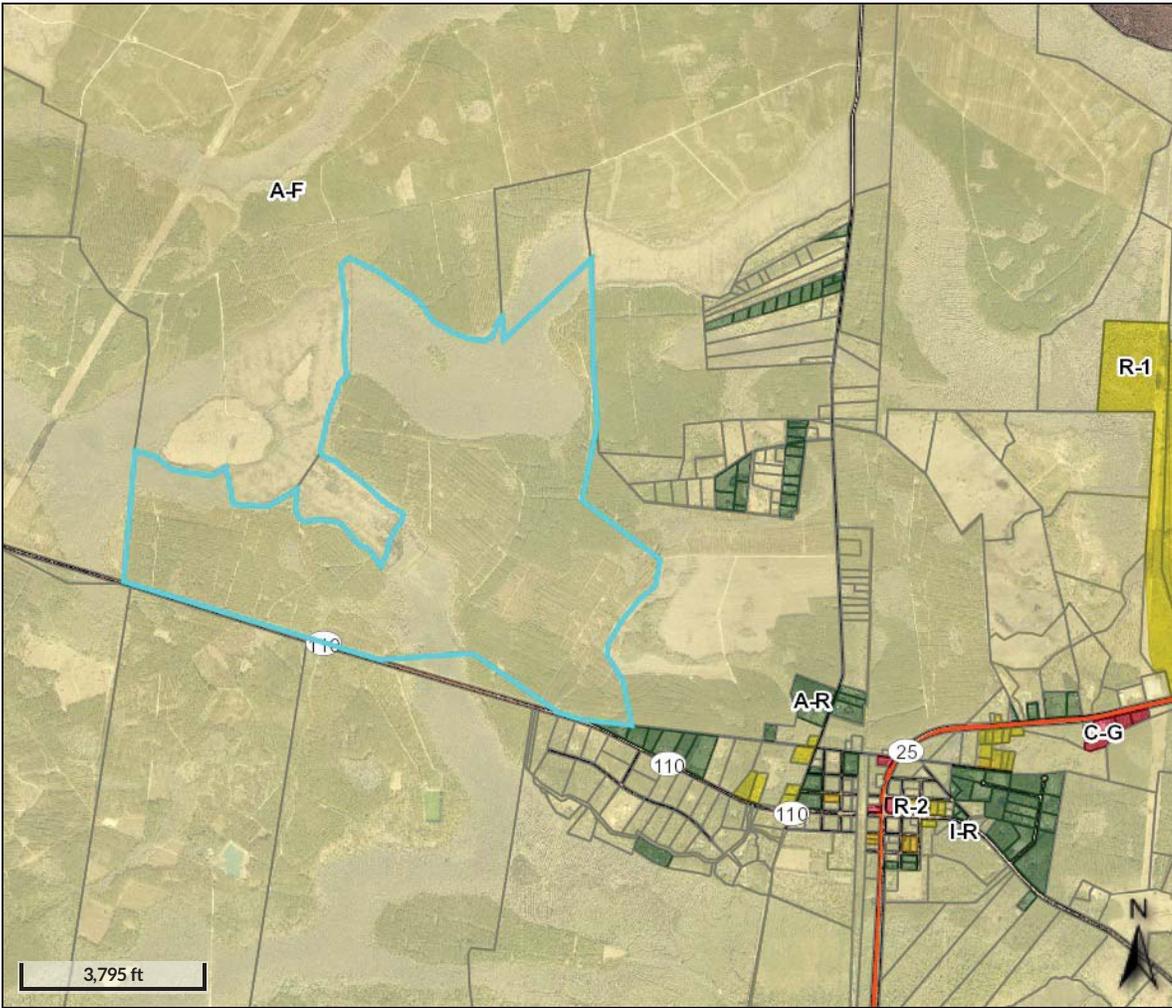
Legend

- 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** 047002  
**Class Code** n/a  
**Taxing** 43 UNINCORPORATED SERVICE  
**District** DIST  
 43 UNINCORPORATED SERVICE  
 DIST  
**Acres** 1028.44

**Owner** WEYERHAEUSER COMPANY  
 F/K/A PLUM CREEK TIMBERLANDS  
 LP  
 100 PROFESSIONAL DRIVE  
 BRUNSWICK GA 31525  
**Physical Address** GA HWY 110

Last 2 Sales			
Date	Price	Reason	Qual
9/28/2016	0	VI	U
9/15/2009	0	XX	U



Overview



Legend

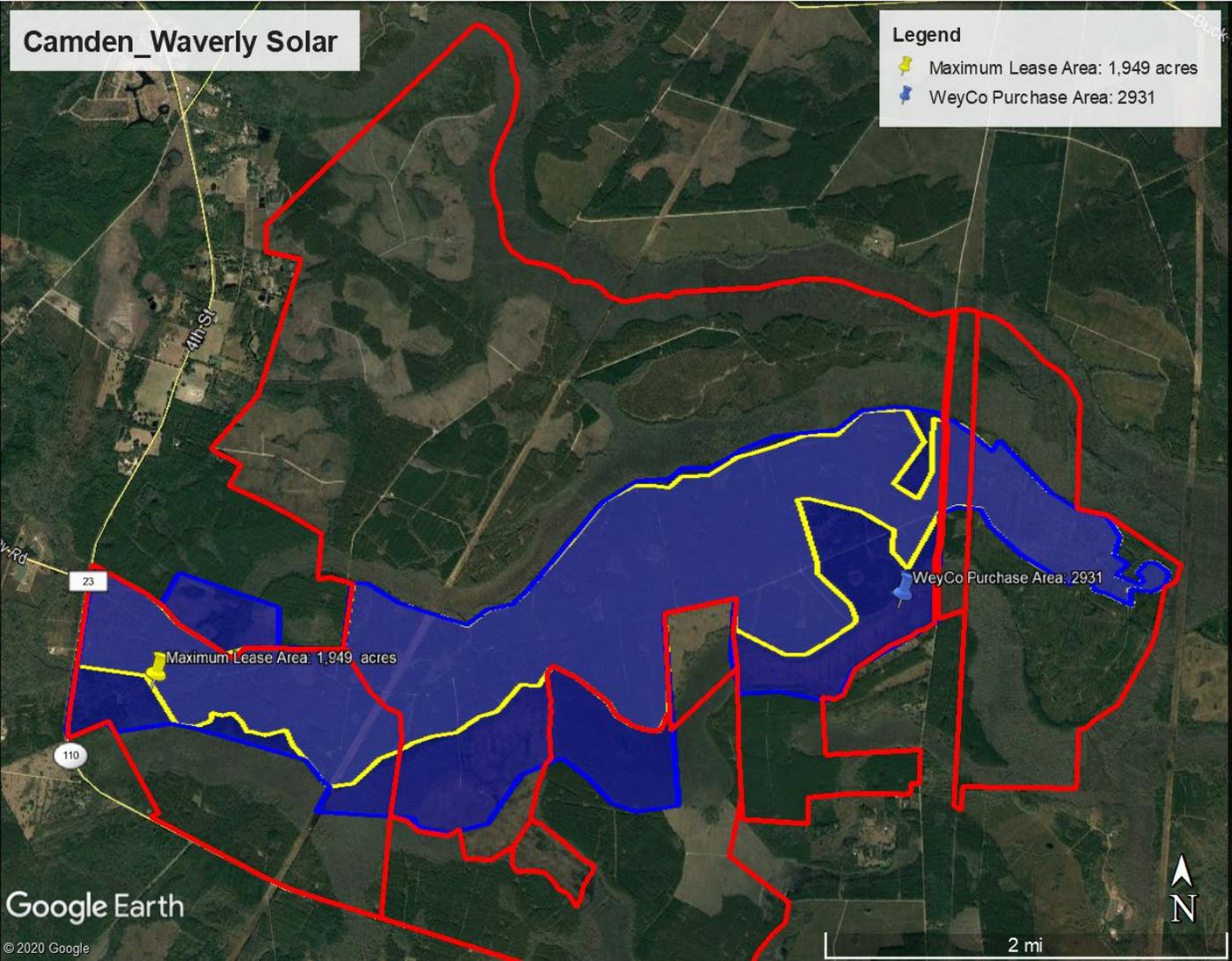
- Parcels
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels**
- Zoning**
- A-F
- A-R
- C-G
- C-I
- C-N
- C-P
- City
- I-G
- I-R
- LCI
- MHP
- PD
- R-1
- R-2
- R-3
- RVD
- Unknown

<b>Parcel ID</b>	061002B	<b>Owner</b>	WEYERHAEUSER COMPANY	<b>Last 2 Sales</b>			
<b>Class Code</b>	n/a		F/K/A PLUM CREEK TIMBERLANDS	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	43 UNINCORPORATED SERVICE		LP	9/28/2016	0	VI	U
<b>District</b>	DIST		100 PROFESSIONAL DRIVE	n/a	0	n/a	n/a
	43 UNINCORPORATED SERVICE	<b>Physical Address</b>	BRUNSWICK GA 31525				
	DIST	<b>Assessed Value</b>	n/a				
<b>Acres</b>	1087.86	<b>Value</b>	Value \$792955				

# Camden\_Waverly Solar

## Legend

-  Maximum Lease Area: 1,949 acres
-  WeyCo Purchase Area: 2931





# 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):** May 27, 2020

---

**Request:**

**Special Exception Variance ZV2020-02-** Request to reduce the minimum side left yard setback to 5' and the rear to 8'. Property is zoned Single- Family Residential (R-1) and is .5 acre. Located at 74 Deals Circle South, Tax Map 106A 004. Danny Smith, owner & applicant.

**Background:** Homeowner is asking for smaller setbacks to build an accessory building.

Proposed left side setback: 5'	R-1 required side setback: 15'
Proposed rear setback: 8'	R-1 required rear setback: 20'

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:**

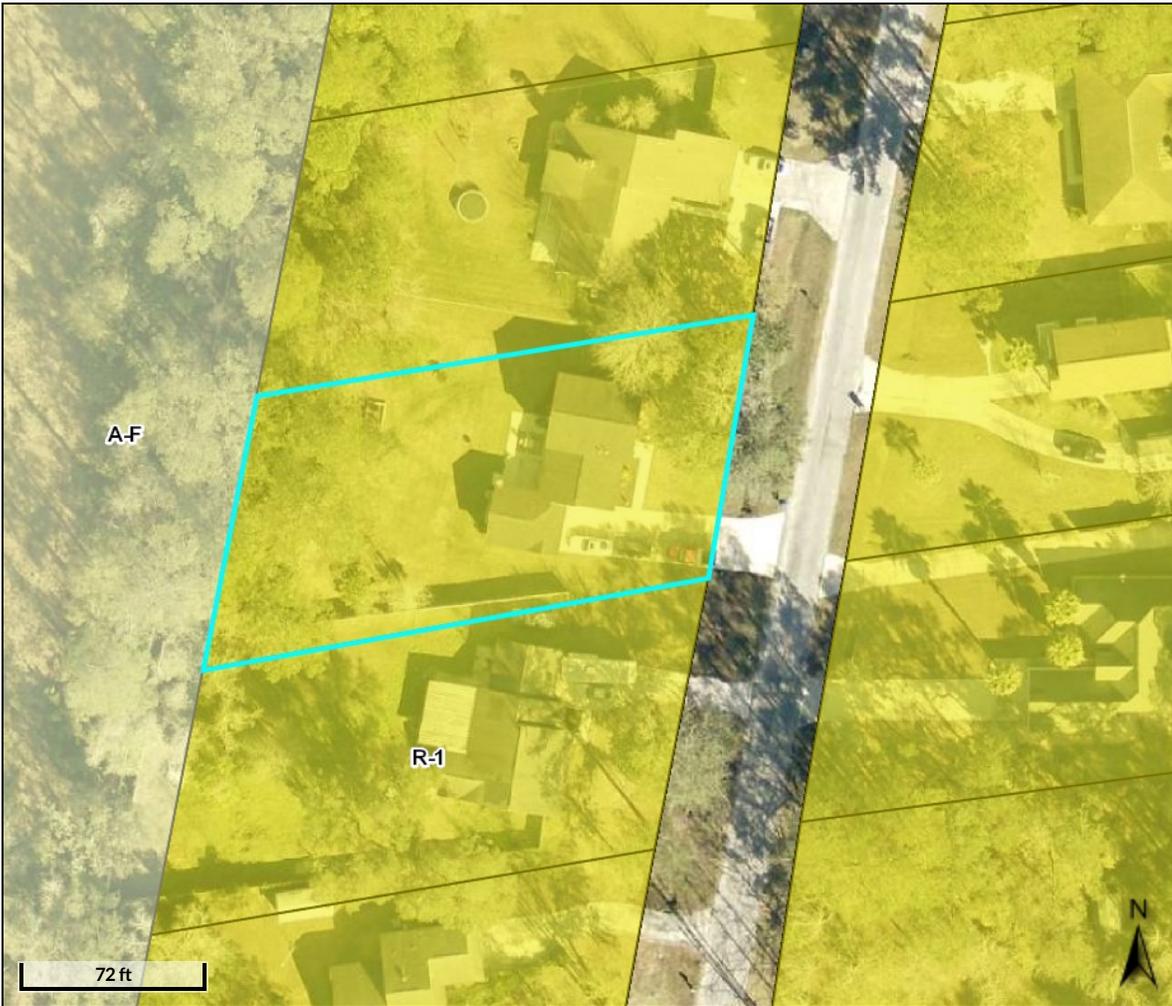
Staff recommends approval of the variance request **ZV2020-02**.

**Recommended Motion:**

I move to approve application **ZV2020-02**.

**Attachments:**

- 1. Zoning & 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** 106A004  
**Class Code** Residential  
**Taxing District** 42 UNINCORPORATED SERVICE DIST  
**Acres** n/a

**Owner** SMITH DANNY K & BONNIE H  
 74 DEALS CIR S  
 WOODBINE GA 31569  
**Physical Address** 74 DEALS CIR S  
**Assessed Value** Value \$159275

**Last 2 Sales**

Date	Price	Reason	Qual
9/1/1995	\$88000	NM	U
5/1/1995	0	NM	U

(Note: Not to be used on legal documents)

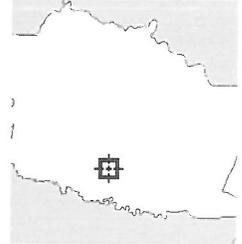
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Developed by  **Schneider**  
GEOSPATIAL



**Overview**



**Legend**

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

<b>Parcel ID</b>	106A 004	<b>Owner</b>	SMITH DANNY K & BONNIE H	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		74 DEALS CIR S	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	42 UNINCORPORATED SERVICE		WOODBINE GA 31569	9/1/1995	\$88000	NM	U
<b>District</b>	DIST	<b>Physical Address</b>	74 DEALS CIR S	5/1/1995	0	NM	U
	42 UNINCORPORATED SERVICE	<b>Assessed Value</b>	Value \$159275				
<b>Acres</b>	n/a						

(Note: Not to be used on legal documents)

Date created: 4/21/2020  
Last Data Uploaded: 4/21/2020 7:38:15 AM

Developed by  Schneider GEOSPATIAL

*SLAB TO BE 46' WIDE X 30' DEEP  
BUILDING TO BE 22' WIDE X 26' DEEP  
WITH A 12' X 26' LEAN TO ONE EACH SIDE  
DISTANCE FROM BACK FENCE WILL  
BE APPROX. 8' AND 5' FROM SIDE  
FENCE LINE.*

*DANNY K. SMITH*



# Camden County, GA

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

## Planning Commission Report

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**Type:** Public Hearing Agenda  
**Contact:** Joey Yacobacci, Director of Planning & Development  
**Agenda Date(s):** May 27, 2020

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**Request:**

**Special Exception Variance ZV2020-03-** Request to allow the height of a building to exceed the maximum amount of 35'. Property is zoned R-2. Located at Winding Rd, Tax Map 120 002D. Wellington Way Housing LLLP, applicant, Troy Meridith, owner.

**Background:** Developer is asking for a variance to build a 45' high apartment building. The UDC height requirement in an R-2 zone is 35'.

The St. Mary's fire department, which would be the responding department, has looked at the plans and has stated that with the buildings having sprinkler systems throughout there should not be an issue with the height.

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 **ZV2020-03**.

**Recommended Motion:**

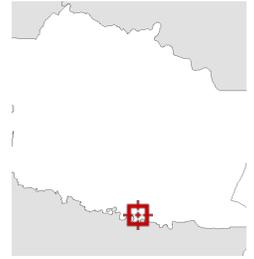
I move to approve application **ZV2020-03**.

**Attachments:**

- 1. Zoning & location
- 2. Site plan
- 3. Building plan



Overview



Legend

- Parcels
- USA Major Highways**
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Minor Road
  - Other Road
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  - 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 120 002D  
 Class Code Agricultural  
 Taxing District 41 UNINCORPORATED SERVICE DIST  
 41 UNINCORPORATED SERVICE DIST  
 Acres 11.84

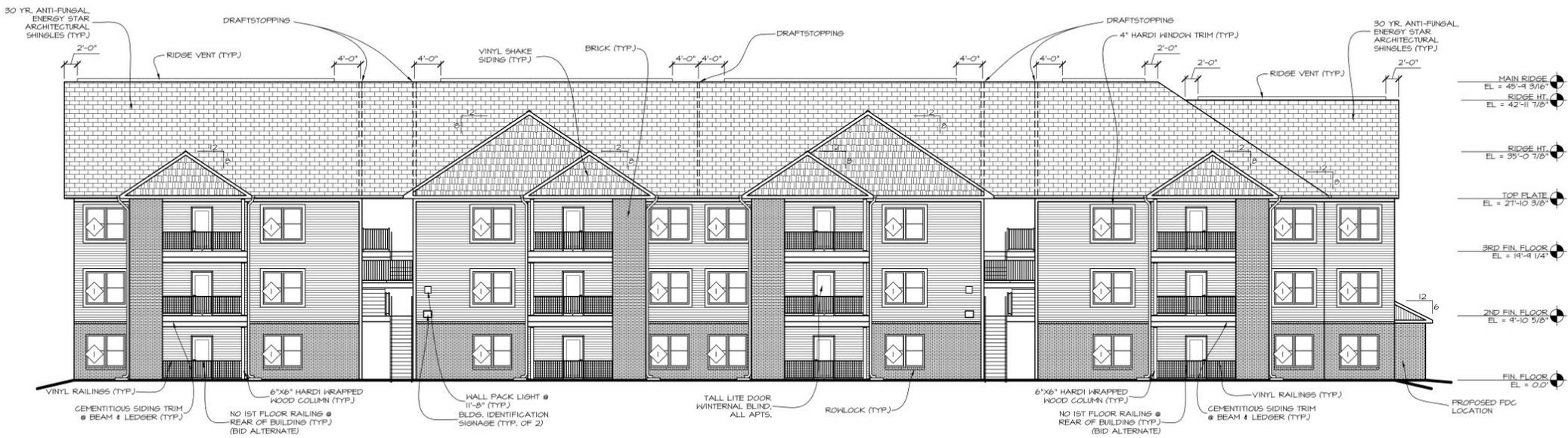
Owner MERIDITH TROY  
 154 MILLER COURT  
 KINGSLAND GA 31548  
 Physical Address 562 WINDING RD  
 Assessed Value Value \$64659

Last 2 Sales			
Date	Price	Reason	Qual
11/14/2018	\$75000	NM	U
1/7/2009	0	FY	U

(Note: Not to be used on legal documents)



**BID ALTERNATE:**  
 1) REMOVE CENTER POST ON PORCH & PROVIDE POWDER COATED/PAINTED METAL RAILINGS.  
 2) REMOVE 1ST FLOOR PORCH RAILS ON REAR ELEVATION.  
 3) VINYL SIDING IN GABLES TO BE REPLACED W/CEMENTITIOUS SIDING.  
 4) INSTALL SINGLE 3'-0" X 5'-0" WINDOW IN LIEU OF TWIN WINDOWS.

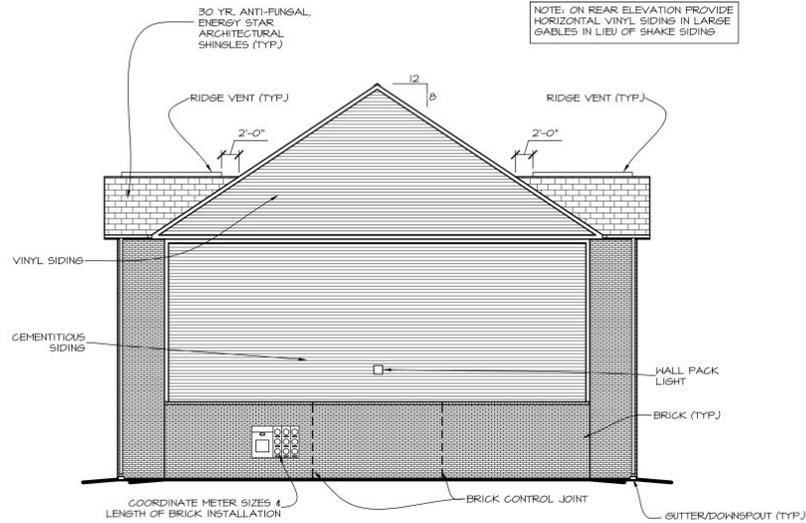


**BUILDINGS "B" & "C" - FRONT ELEVATION**

SCALE: 1/8" = 1'-0" (REAR ELEVATION SIMILAR, SEE ROOF PLAN)

BRICK, 32%  
 SIDING, 68%

1  
 A3.1

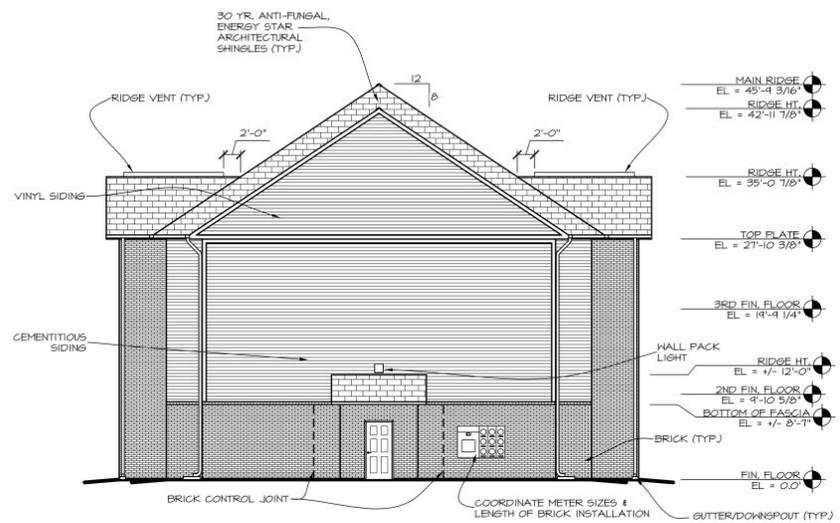


**BUILDINGS "B" & "C" - LEFT ELEVATION**

SCALE: 1/8" = 1'-0"

BRICK, 45%  
 SIDING, 55%

2  
 A3.1



**BUILDINGS "B" & "C" - RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

BRICK, 46%  
 SIDING, 54%

3  
 A3.1