



# Board of County Commissioners

## Office of Planning & Development

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### CAMDEN COUNTY PLANNING COMMISSION AGENDA SPECIAL CALLED MEETING Wednesday, July 11, 2018, 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
- F) NEW BUSINESS:
  - 1. **Zoning Map Amendment – RZ2018-05** – Request to rezone 3.66 acres from Industrial Restricted (I-R) to Industrial General (I-G), Tax Parcel 108 002B, 1606 Boone Street. Darrell Meron, applicant for Mark Lane, owner.
- G) OTHER BUSINESS
- H) ADJOURNMENT

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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



# 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:** Eric Landon, Director for Planning and Development  
**Agenda Date:** June 26, 2018

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### Request:

**Zoning Map Amendment – RZ2018-05** – Request to rezone 3.66 acres from Industrial Restricted (I-R) to Industrial General (I-G), Tax Parcel 108 002B, 1606 Boone Street. Darrell Meron, applicant for Mark Lane, owner.

### Background:

The applicant is requesting a rezoning to allow for boat repair and service. The applicant has provided a detailed description of the nature of the business (attached). The UDC requires I-G zoning for uses that involve this type of use. The applicable section of the UDC is attached and highlighted.

The request will repurpose an existing vacant structure that was previously used as a golf cart business.

### 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:*

- 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. The pattern of development on Boone is mixed with existing retail and industrial uses. East of this location is an existing water transportation support facility (1,700') and a concrete batching plant (500'). Given the fact that there are nearby retail uses, the potential impact on adjacent properties should always be considered when a new industrial operation is proposed.

**Staff Recommendation:**

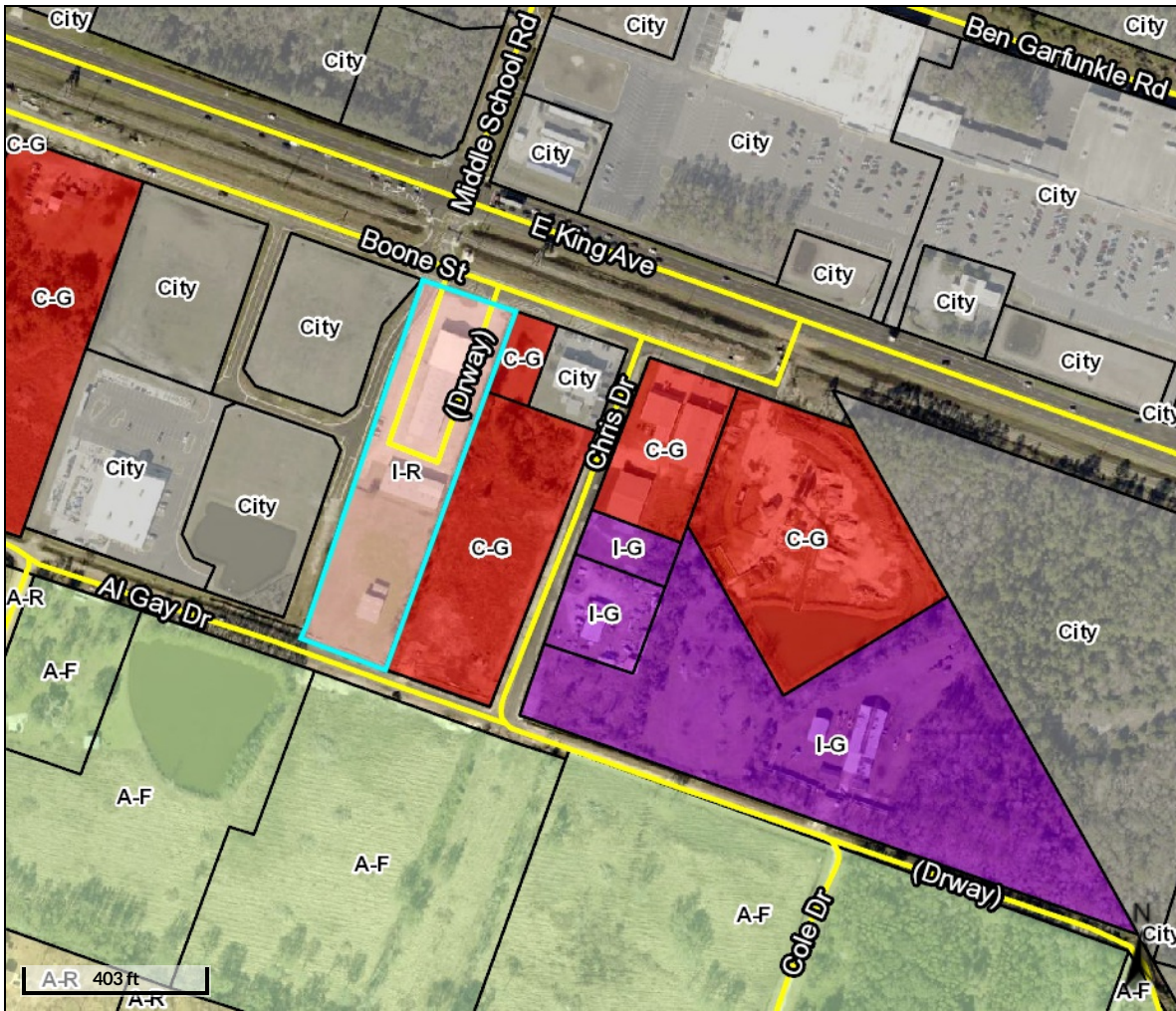
Staff recommends approval of **RZ2018-05**.

**Recommended Motion:**

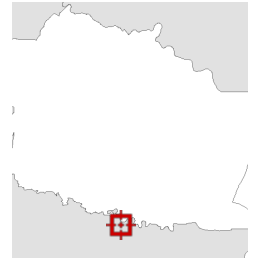
I recommend to the Camden County BOC approval of **RZ2018-05**.

**Attachments:**

1. Zoning/Location Map
2. Project description from applicant
3. Applicable UDC section
4. Existing elevation photos



Overview



Legend

- Parcels
- Roads
- 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
- Unknown

<b>Parcel ID</b>	108 002B	<b>Owner</b>	LANE MARK A	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		308 LONDON HILL ROAD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	42 UNINCORPORATED SERVICE		WEST	10/1/1995	0	NM	U
<b>District</b>	DIST		WOODBINE GA 31569	10/1/1995	\$275000	FM	Q
	42 UNINCORPORATED SERVICE	<b>Physical Address</b>	1606 BOONE ST				
	DIST	<b>Assessed Value</b>	Value \$884930				
<b>Acres</b>	3.66						

(Note: Not to be used on legal documents)

Date created: 6/26/2018  
Last Data Uploaded: 6/25/2018 8:47:07 PM

## Eric Landon

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**To:** Eric Landon  
**Subject:** RE: Possible Special Called Meeting

-----Original Message-----

From: Eric Landon  
Sent: Friday, June 15, 2018 11:10 AM  
To: Planning Commissioner 5; Planning Commissioner 1; Planning Commissioner 2; Planning Commissioner 3; Planning Commissioner 4  
Cc: John S. Myers  
Subject: RE: Possible Special Called Meeting

This is the information I was given about the anticipated request, which will require a zoning change at 1606 Boone St:

- Bowhead Logistics and Marine, Contract service company for Govt. boats (Navy, Coast Guard, Homeland Security etc.)
  - o Headquartered in Alaska, locally managed by Darrell Meron former Navy, Kings Bay, Managed similar facility in St. Augustine for 13 years

Work to be performed at site

- SWFLANT TRANSIT PROTECTION SYSTEM PROGRAM  
Maintenance support for (a) six (6) 36-ft Moose Boats, (b) six (6) 64-ft and (c) six (6) 33-ft screening vessels for harbor security. This requirement is for maintenance support that includes performance of routine, corrective, preventative and predictive maintenance on boats, cradles and related equipment in support of the Fleet Operational Mission.
- SOUTH EAST PORT OPERATIONS & MAINTENANCE SERVICES  
Preventive, predictive, corrective maintenance, depot level maintenance of various watercrafts, boats and equipment, industrial marine repair services and shall provide port operations services. Plan, schedule, coordinate and ensure effective completion of all service.
- NAVSEA PMS 325 FOREIGN MILITARY SALES ENGINEERING SUPPORT SERVICES - Foreign Military Sales (FMS) currently aids more than 45 allied partners across all Combatant Commands in boat and combatant craft procurements. PMS 325 cases primarily include sales of boats, craft, equipment, facility upgrades, mobile repair and follow-on technical support services. Supporting the FMS program with small boat and associated equipment, planning, shipping, and overall lifecycle support and service; such as fly-away teams to assist Foreign Countries with maintenance, troubleshooting and repairs. Marine Parts, Pieces and Material handling, packaging and shipping.

Will NOT be building ships or boats at the facility. Additionally we will not be conducting any operations identified in section 313 of the code that will extend beyond the property lines of 1606 Boone St. (See excerpt below) all of our operations will be fully in compliance with OSHA and EPA Federal and State regulations. Example: Blasting will be done in a contained, environmentally controlled area of the facility or approved

separate structure on the property, painting services will be accomplished within the facility under proper environmental controls using the new generation of low VOC or NO VOC paints.

- Benefit to Camden County

The skilled workforce in Camden County is improving and we anticipate hiring an estimated 50+ personnel from the local community as contracts and volume of work increase. With the potential addition of a Technical College in Camden County, which may offer a Marine Technology, Marine Electronics and/or a Marine Logistics program we envision an excellent future with regards to the workforce. We have a great desire to be an employer of choice in Camden County.

Eric Landon

Director of Planning & Development Camden County Board of Commissioners

Office: 912-510-4313 / Cell: 912-464-7964 [www.co.camden.ga.us](http://www.co.camden.ga.us)

Land Use is Allowed by Right	A
Land Use must be Approval as a Special Use	S
Land Use is Prohibited	

NAICS Code		A- F	A- R	R- 1	R- 2	R- 3	MHP	C- N	C- G	C- I	I- R	I- G	CP	LCI	RVD	SEE SEC.
486	Pipeline Transportation Company, with NO pipeline construction materials storage or vehicle storage or maintenance facilities on-site								A							
486	Pipeline Transportation Company, WITH pipeline construction materials storage or vehicle storage or maintenance facilities on-site											A				
487	Scenic and Sightseeing Transportation Company								A			A				
4881	Support Activities for Air Transportation															
48811	<i>Airport-Based Support Operations</i>	S										S				
48819	<i>Aircraft Maintenance and Repair, and Other Support Activities for Air Transportation</i>	S										S				
4882	Support Activities for Rail Transportation															
48821	<i>Servicing, Routine Repairing, and Maintaining Rail Cars</i>											A				
48821	<i>Rail Yard Operations - Loading and Unloading Rail Cars</i>											A				
48821	<i>Operating Terminal Facilities</i>											A				
4883	Support Activities for Water Transportation															
48831	<i>Port and Harbor Operations</i>											A				
48832	<i>Marine Cargo Handling</i>											A				
48833	<i>Navigational Services to Shipping</i>											A				
48839	<i>Dry docks, Ship Scaling and Other Support Activities for Water Transportation</i>											A				
4884	Support Activities for Road Transportation															
48841	<i>Motor Vehicle Towing and Wrecker Services</i>									S	S	S				
48849	<i>Bus Passenger Stations</i>								A	A		A				
48849	<i>Bus, Trucking and Other Transit Vehicle Storage, with or without Maintenance and Repair facilities</i>											A				
48849	<i>Pilot Car Services, Driving Services and Other Support Activities for Road Transportation</i>											A				







