



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

AGENDA

Camden County Planning Commission

Teleconference Regular Meeting

Wednesday, September 30, 2020 6:00 PM

The conference begins at 6:00 PM Eastern Time on September 30, 2020; you may join the conference 10 minutes prior.

Dial-in: 888-251-2949 or 215-861-0694

Access Code: 1838896#

Need technical assistance?

1-888-796-6118 or 1-847-562-7015

A) INVOCATION:

B) ROLL CALL:

C) ADDITION AND/OR DELETIONS TO THE AGENDA:

D) ADOPTION OF AGENDA:

E) APPROVAL OF MINUTES: August 26, 2020

F) NEW BUSINESS

- 1. Z Rezoning- RZ2020-08** – Request to rezone approx. 3.5 acres from A-R to C-N and a **Future Land Use Map Amendment FLU2020-02** from “Rural” to “Commercial”. Property located at 155 Cedar Lodge Ln., Waverly, GA; 139 053 Tax Parcel. Cedar Bluff LLC, owner & James Bishop, Esquire, applicant.
- 2. Rezoning- RZ2020-07** – Request to rezone 1.06 acres from A-R to C-G. Property located at Dover Bluff Rd., 125B 001 Tax Parcel. Jerome Dean, owner & applicant.
- 3. Zoning Variance – ZV2020-08** – Request to allow a front yard setback variance in a C-G zoning. Property is Located on Dover Bluff Rd., Tax Map 125B 001. Jerome Dean, owner & applicant.

G) OTHER BUSINESS:

H) ADJOURNMENT:

As set forth in the Americans with Disabilities Act of 1992, Camden County does not discriminate on the basis of disability, and will assist citizens with special needs, given proper notice. Please contact the Office of the Planning & Development for assistance prior to the given meeting. We can be reached at **912.729.5603**.

The closed caption link:

<https://www.captionedtext.com/client/event.aspx?CustomerID=2690&EventID=832768>

“Georgia’s Coastal Community of Choice”

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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MINUTES

Camden County Planning Commission

Teleconference Regular Meeting

Wednesday, August 26, 2020 6:00 PM

You may join the conference by calling the following number and enter the access code followed by the # sign two times to bypass the system prompts. The conference begins at 6:00 PM Eastern Time on August 26, 2020, you may join the conference 10 minutes prior:

US Toll Free: 1-888-251-2949

Enter Access Code: 9055468##

- A) **INVOCATION:** The meeting was called to order at 6:00 pm by Chairman Pocernik. Joey Yacobacci gave the invocation.
- B) **ROLL CALL:** Chairman Pocernik, Vice Chairman Koski, Commissioner High, Commissioner Ivey, Commissioner Martin, County Attorney John S. Myers, Planning Director Joey Yacobacci and Planning Coordinator Cindy Daniels were present.
- C) **ADDITION AND/OR DELETIONS TO THE AGENDA:** N/A
- D) **ADOPTION OF AGENDA:** Vice Chairman Koski made a motion, seconded by Commissioner Ivey to adopt the agenda.

The motion carried unanimously.

- E) **APPROVAL OF MINUTES: July 29, 2020:** Vice Chairman Koski made a motion, seconded by Commissioner Ivey to approve the July 29, 2020 regular meeting minutes.

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

F) NEW BUSINESS

1. **Zoning Variance – ZV2020-06** – Request to allow a side yard setback variance in an Agricultural Forestry (A-F) zoning. Property is Located on 2128 Horse Stamp Church Rd, Tax Map 074 009. Jeff Noser, owner & applicant.

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

The motion carried unanimously.

2. **Zoning Variance – ZV2020-07** – Request to allow a front and side yard setback variance in an Agricultural Forestry (A-F) zoning. Property is Located on 515 Sam Miller Rd, Tax Map 003 009. Johnny Railey, owner & applicant.

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

The motion carried unanimously.

3. **Rezoning- RZ2020-06** – Request to Rezone 1 acre from I-R to R-1 and a Future Land Use Map Amendment FLU2020-01 from “Commercial” to “Residential”. Property located at 111 Price Rd, Waverly, GA; 125 001C Tax Parcel. Charlie Smallwood, 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 – SU2020-06** – Request for a Special Use approval to operate a Veterinarian’s office. Property is located on 5239 GA HWY 40. Tax Map 121 014CPZ. Crosby Family LP, owner, Sarah Dutta applicant.

Vice Chairman Koski made a motion, seconded by Commissioner High to accept staff’s recommendation to 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 6:25 PM.

VERBATIM MINUTES ARE AVAILABLE UPON REQUEST



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: September 30, 2019

Request:

Zoning Map Amendment - RZ2020-08 – Request to rezone 3.5 acres from Agricultural Forestry (A-F) to Commercial Neighborhood (C-N), Tax Parcel 139 053 and a **Future Land Use Map Amendment FLU2020-02** from “Rural” to “Commercial”. Property located at 155 Cedar Lodge Ln. Waverly GA. Cedar Bluff LLC, owner & James Bishop, Esquire, applicant.

Background:

The applicant is requesting a rezoning so that they may be able to sell alcohol for weddings and other gatherings.

3.5 acres have been subdivided out of 33.7 acres for this rezone (See plat attached).

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 **RZ2020-08 & FLU2020-02**.

Recommended Motion:

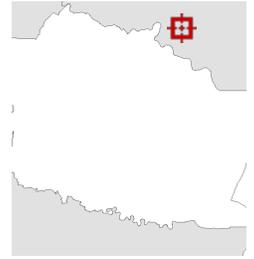
I recommend to the Camden County BOC approval of **RZ2020-08 & FLU 2020-02**.

Attachments:

1. Zoning/Location Map
2. Letters
3. Plat



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 139 053
Class Code Commercial
Taxing District 43 UNINCORPORATED SERVICE DIST
Acres 34.1

Owner CEDAR BLUFF LLC
 500 GA EPISCOPAL
 WAVERLY GA 31565
Physical Address 560 GA EPISCOPAL CENTER RD
Assessed Value Value \$290886

Last 2 Sales			
Date	Price	Reason	Qual
4/28/2017	0	NM	U
5/13/2016	\$725000	XX	U

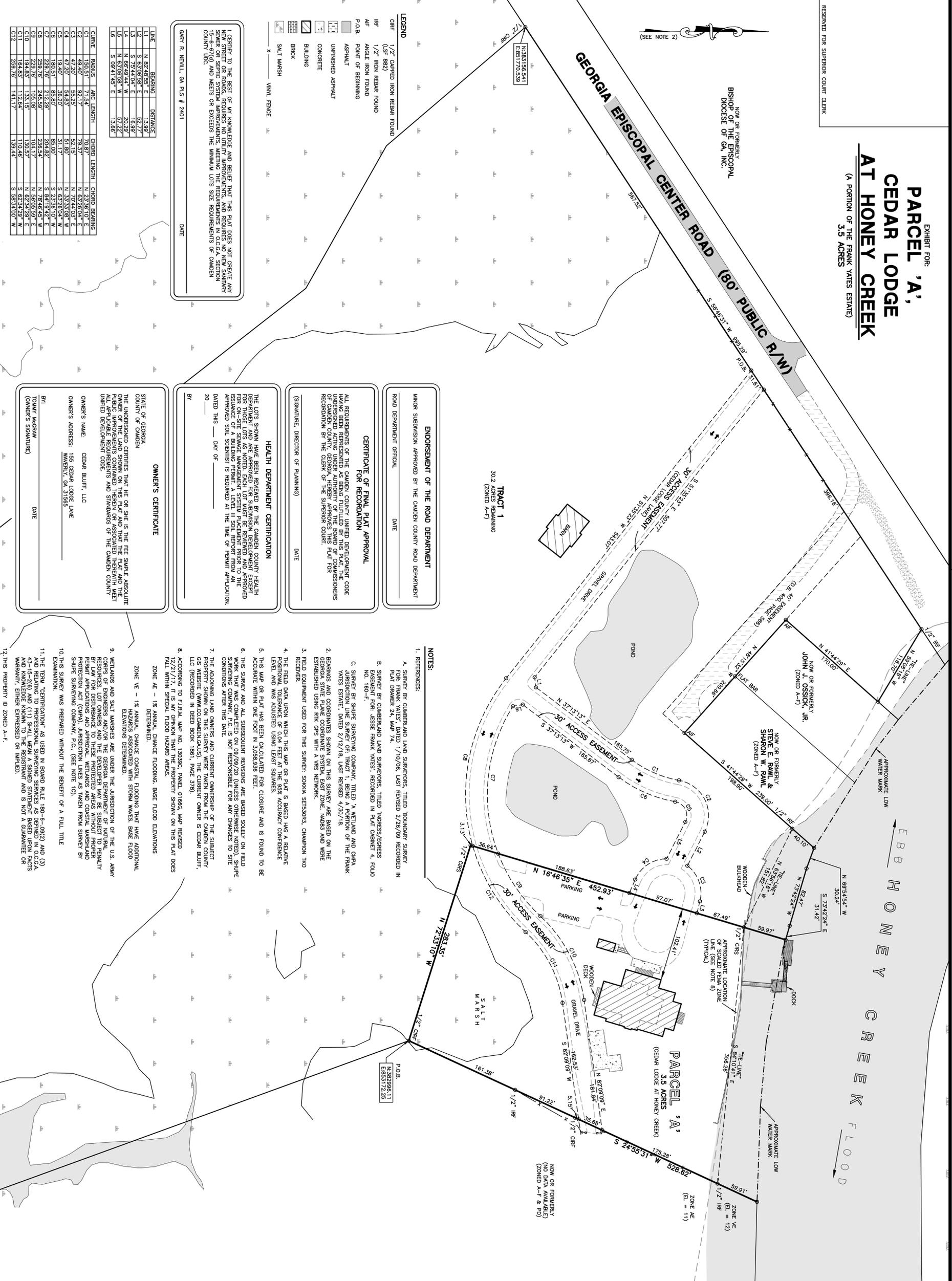
RESERVED FOR SUPERIOR COURT CLERK

EXHIBIT FOR: PARCEL 'A', CEDAR LODGE AT HONEY CREEK (A PORTION OF THE FRANK YATES ESTATE) 3.5 ACRES

NOW OR FORMERLY
BISHOP OF THE EPISCOPAL
DIOCESE OF GA, INC.



GEORGIA EPISCOPAL CENTER ROAD (80' PUBLIC R/W)



LINE	BEARING	DISTANCE
L1	N 82°48'57" E	13.99'
L2	S 63°08'59" E	52.77'
L3	S 78°44'04" W	16.99'
L4	N 82°48'44" W	20.25'
L5	S 69°41'45" E	13.66'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	48.20'	92.17'	79.37'	N 63°26'04" E
C2	47.20'	55.25'	52.15'	N 70°44'03" E
C3	47.20'	54.83'	51.80'	N 33°33'08" W
C4	19.40'	38.20'	31.17'	S 63°28'04" W
C5	19.51'	38.50'	31.28'	S 63°28'04" W
C6	19.51'	38.50'	31.28'	S 63°28'04" W
C7	259.76'	245.59'	236.54'	N 78°46'45" W
C8	229.76'	105.08'	104.17'	N 56°05'59" E
C9	194.83'	133.15'	130.57'	N 62°34'29" E
C10	194.83'	133.15'	130.57'	N 62°34'29" W
C11	194.83'	133.15'	130.57'	S 62°34'29" W
C12	259.76'	141.17'	139.24'	S 58°34'03" W

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN DOES NOT CREATE ANY NEW STREET OR ROADS, REQUIRES NO UTILITY IMPROVEMENTS, AND REQUIRES NO NEW SANITARY SEWER OR WATER LINES. THIS PLAN COMPLIES WITH THE MINIMUM LOTS SIZE REQUIREMENTS OF CAMDEN COUNTY, O.C.G.A. SECTION 15-6-67(G) AND MEETS OR EXCEEDS THE MINIMUM LOTS SIZE REQUIREMENTS OF CAMDEN COUNTY, O.C.G.A. SECTION 15-6-67(G).

GARY R. NEVILL, GA PLS # 2401
DATE _____

- LEGEND**
- 1/2" CHIPPED IRON REBAR FOUND
 - (LSF 882)
 - 1/2" IRON REBAR FOUND
 - AF ANGLE IRON FOUND
 - P.O.B. POINT OF BEGINNING
 - ASPHALT
 - UNFINISHED ASPHALT
 - CONCRETE
 - BUILDING
 - BRICK
 - SALT MARSH
 - VINYL FENCE

ENDORSEMENT OF THE ROAD DEPARTMENT
MINOR SUBDIVISION APPROVED BY THE CAMDEN COUNTY ROAD DEPARTMENT
ROAD DEPARTMENT OFFICIAL _____ DATE _____

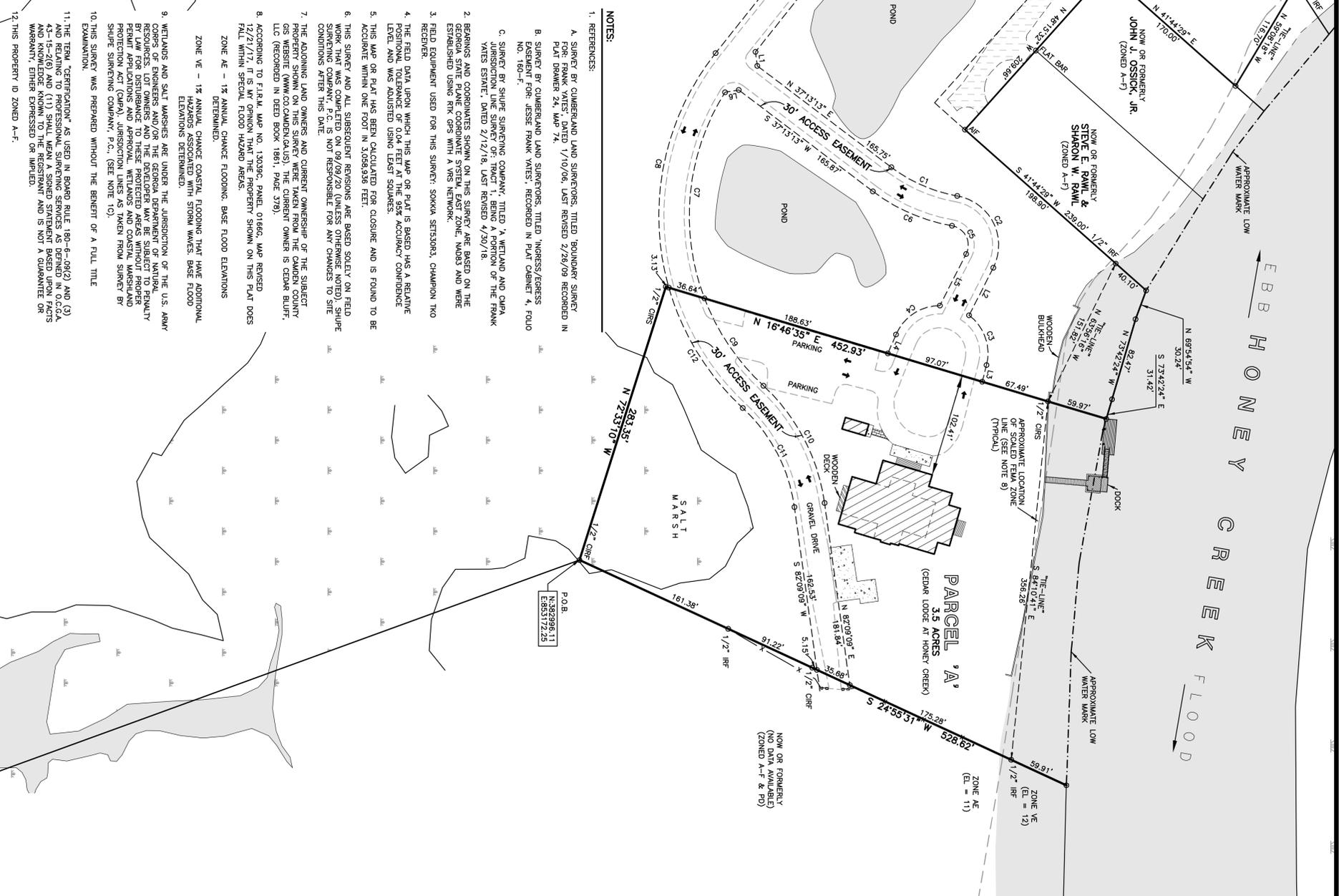
CERTIFICATE OF FINAL PLAN APPROVAL FOR RECORDBATION
ALL REQUIREMENTS OF THE CAMDEN COUNTY UNITED DEVELOPMENT CODE AND THE CAMDEN COUNTY ZONING ORDINANCES HAVE BEEN REVIEWED AND APPROVED BY THE BOARD OF COMMISSIONERS OF CAMDEN COUNTY, GEORGIA, HEREBY APPROVES THIS PLAN FOR RECORDBATION BY THE CLERK OF THE SUPERIOR COURT.
(SIGNATURE, DIRECTOR OF PLANNING) _____ DATE _____

HEALTH DEPARTMENT CERTIFICATION
THE LOTS SHOWN HAVE BEEN REVIEWED BY THE CAMDEN COUNTY HEALTH DEPARTMENT. THE LOTS SHOWN COMPLY WITH THE HEALTH DEPARTMENT REQUIREMENTS FOR THOSE LOTS AS NOTED. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ASSIGNED SOIL SCREENING IS REQUIRED IN THE TIME OF FORMAL APPLICATION. DATED THIS _____ DAY OF _____ 20____ BY _____

OWNER'S CERTIFICATE
STATE OF GEORGIA
COUNTY OF CAMDEN
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN HEREON AND THAT HE OR SHE HAS THE RIGHT TO CONVEY THE SAME. THE UNDERSIGNED HAS REVIEWED THE PLANS AND APPROVED THEM WITHIN THE MEANING OF THE APPLICABLE REQUIREMENTS AND STANDARDS OF THE CAMDEN COUNTY UNITED DEVELOPMENT CODE.
OWNER'S NAME: CEDAR BLUFF, LLC
OWNER'S ADDRESS: 155 CEDAR LODGE LAKE
MARLBOROUGH, CA 91359
DATE _____

NOTES:

1. REFERENCES:
A. SURVEY BY CUMBERLAND LAND SURVEYORS, TITLED "BOUNDARY SURVEY OF THE FRANK YATES ESTATE", DATED 1/10/06, LAST REVISED 2/26/09, RECORDED IN PLAT DRAWER 24, MAP 74.
B. SURVEY FOR JESSE FRANK YATES, TITLED "INGRESS/EGRESS NO. 160-F", FOR JESSE FRANK YATES, RECORDED IN PLAT COMMENT 4, PLOU NO. 160-F.
C. SURVEY BY SHUPE SURVEYING COMPANY, TITLED "A, WETLAND AND CHPA JURISDICTION LINE SURVEY OF TRACT 1, BEING A PORTION OF THE FRANK YATES ESTATE", DATED 2/12/16, LAST REVISED 4/20/16.
2. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD83 AND WERE ESTABLISHED USING RINEX GPS WITH A VRS NETWORK.
3. FIELD EQUIPMENT USED FOR THIS SURVEY: SOKKIA SETS303, CHAMPION TK0 RECEIVER.
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.04 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
5. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,059,936 FEET.
6. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/09/20 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
7. THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CAMDEN COUNTY GIS WEBSITE (WWW.CO.CAMDEN.GA.US), THE CURRENT OWNER IS CEDAR BLUFF, LLC (RECORDED IN DEED BOOK 1961, PAGE 379).
8. ACCORDING TO F.I.A.M. MAP NO. 13039C, PANEL 01666, MAP REVISED 12/21/17, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAN DOES FALL WITHIN SPECIAL FLOOD HAZARD AREAS.
ZONE AE - 1% ANNUAL CHANCE FLOODING, BASE FLOOD ELEVATIONS DETERMINED.
ZONE VE - 1% ANNUAL CHANCE COASTAL FLOODING THAT HAVE ADDITIONAL HAZARDS ASSOCIATED WITH STRONG WAVES, BASE FLOOD ELEVATIONS DETERMINED.
9. WETLANDS AND SALT MARSHES ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. JURISDICTION LINES AS TAKEN FROM SURVEY BY SHUPE SURVEYING COMPANY, P.C. (SEE NOTE 10).
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
11. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.08(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DERIVED IN O.C.G.A. AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
12. THIS PROPERTY ID ZONED A-F.



THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, AND WILL BE RETURNED TO SHUPE SURVEYING COMPANY, P.C. WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

SURVEYOR'S RECORDING CERTIFICATION
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAN HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAN FOR ONE OR MORE OF THIS TYPE OF PLAN. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAN, THE NAMES OF THE OFFICIALS OF THAT JURISDICTION, AND THE DATE OF APPROVAL, ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAN, THE APPLICABLE JURISDICTION OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. APPROVAL SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO WHETHER USE OF ANY PARCEL, PART THEREOF, THE UNDERSIGNED JURISDICTION, OR RESOLUTION COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



GARY R. NEVILL, GA PLS # 2401
A MINOR SUBDIVISION PLAN OF:
**PARCEL 'A',
CEDAR LODGE
AT HONEY CREEK**
A PORTION OF THE FRANK YATES ESTATE)
33RD G.M.D., CAMDEN COUNTY, GEORGIA
PREPARED FOR:
CEDAR BLUFF, LLC

SHUPE SURVEYING COMPANY, P.C.
3837 DARREN HIGHWAY
BRISTOL, GA 31525
912-265-0662
CERTIFICATE OF AUTHORIZATION: 158917

SCALE: 1" = 60'
FILE: 17085C.DWG
DRAWING: SHEET 1 OF 1

JOHN J. OSSICK, JR., P.C.

Attorney at Law
POST OFFICE BOX 1087
230 SOUTH LEE STREET
KINGSLAND, GEORGIA 31548

JOHN J. OSSICK, JR.

July 15, 2020

Telephone
912 / 729-5864 - Kingsland, Georgia
912 / 265-0443 - Brunswick, Georgia
912 / 729-2230 - Facsimile

Mr. Joey Yacobacci
Director, Planning & Development
107 Gross Road, Suite 3
Kingsland, Georgia 31548

Re: Application for a liquor/beer/wine license by Cedar Lodge on Honey Creek, LLC and Tiffany Davis as Authorized Representative of Cedar Lodge on Honey Creek, LLC on property located at 155 Cedar Lodge Lane, Waverly, GA f/k/a 560 GA Episcopal Center Road

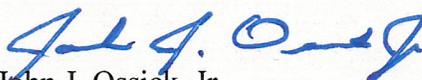
Dear Mr. Yacobacci,

By this letter I wish to express my support of the application for a liquor/beer/wine license by Cedar Lodge on Honey Creek, LLC (Cedar Lodge). Mr. McGraw has made what is probably one of the largest capital investments in Camden County in many years by establishing this new privately owned business. This is certainly true for its location in the northern portion of the County and as a consequence has and will contribute greatly not only in creating employment opportunities, but also in increasing the County's tax base due to the significant capital invested. Having such a first-class facility available in the County will also be a substantial plus for Camden residents and it will enhance the County's reputation as many visitors become aware of the facility. Certainly, the license is necessary for this type of business venture to be successful in its continued operation.

I wish to advise that I am the owner of the property (parcel number 139 002) that is contiguous to the Cedar Lodge property. I know Mr. McGraw both personally and professionally and I am confident that this endeavor will be operated appropriately and will be an outstanding asset for Camden County.

If I may be of further assistance in any way, please do not hesitate to contact me.

Sincerely,


John J. Ossick, Jr.

JJOjr/mtm

xc: Camden County Board of Commissioners

August 14, 2020

RE: Application for a liquor/beer/wine license (the "Application") by Cedar Lodge on Honey Creek, LLC and Tiffany Davis as Authorized Representative of Cedar Lodge on Honey Creek, LLC (collectively the "Applicant") on property located at 155 Cedar Lodge Lane, Waverly, GA f/k/a 560 GA Episcopal Center Road (the "Cedar Lodge Property")

TO: THE CAMDEN COUNTY BOARD OF COMMISSIONERS
DIRECTOR, CAMDEN COUNTY PLANNING & ZONING

I am the Chief Financial Officer of the "Bishop of the Episcopal Diocese of Georgia, Inc.", the property owner of Honey Creek Camp and Retreat Center (herein the "Episcopal Center") located on Honey Creek Cove in Waverly and which is a neighboring property to the Cedar Lodge Property, and am authorized to sign this Statement. The Georgia Episcopal Center property is comprised of Parcel Number 139 001.

The Episcopal Center is a religious retreat center where various functions and retreats are held. The Episcopal Center does not have a congregation of parishioners and does not hold regular Sunday church services. Furthermore, the distance between our (main) building on the Episcopal Center Property and the Cedar Lodge building is approximately 1,939 feet (0.367 miles), which is well within compliance of the 100 yard requirement as set out in the Camden County Ordinance and the Department of Revenue regulations for liquor licenses.

Please accept this as a statement of endorsement of the above-referenced Application by the Episcopal Center. That is to say, the Episcopal Center has no issue with the Application or the Applicant.

Please do not hesitate to let me know if you have any questions.

Sincerely,

Bishop of the Episcopal Diocese of Georgia, Inc.
d/b/a Honey Creek Camp and Retreat Center

By: 
Katie Easterlin, CFO



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: September 30, 2019

Request:

Zoning Map Amendment - RZ2020-07 – Request to Rezone 1.06 acres from Agricultural Residential (A-R) to Commercial General (C-G), Tax Parcel 125B 001. Property located on Dover Bluff Rd. Waverly GA, Jerome Dean, owner & applicant.

Background:

The applicant is requesting a rezoning so that they may operate a furniture repair business on the parcel.

The Future Land Use Map for this parcel is “Commercial”.

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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- 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:

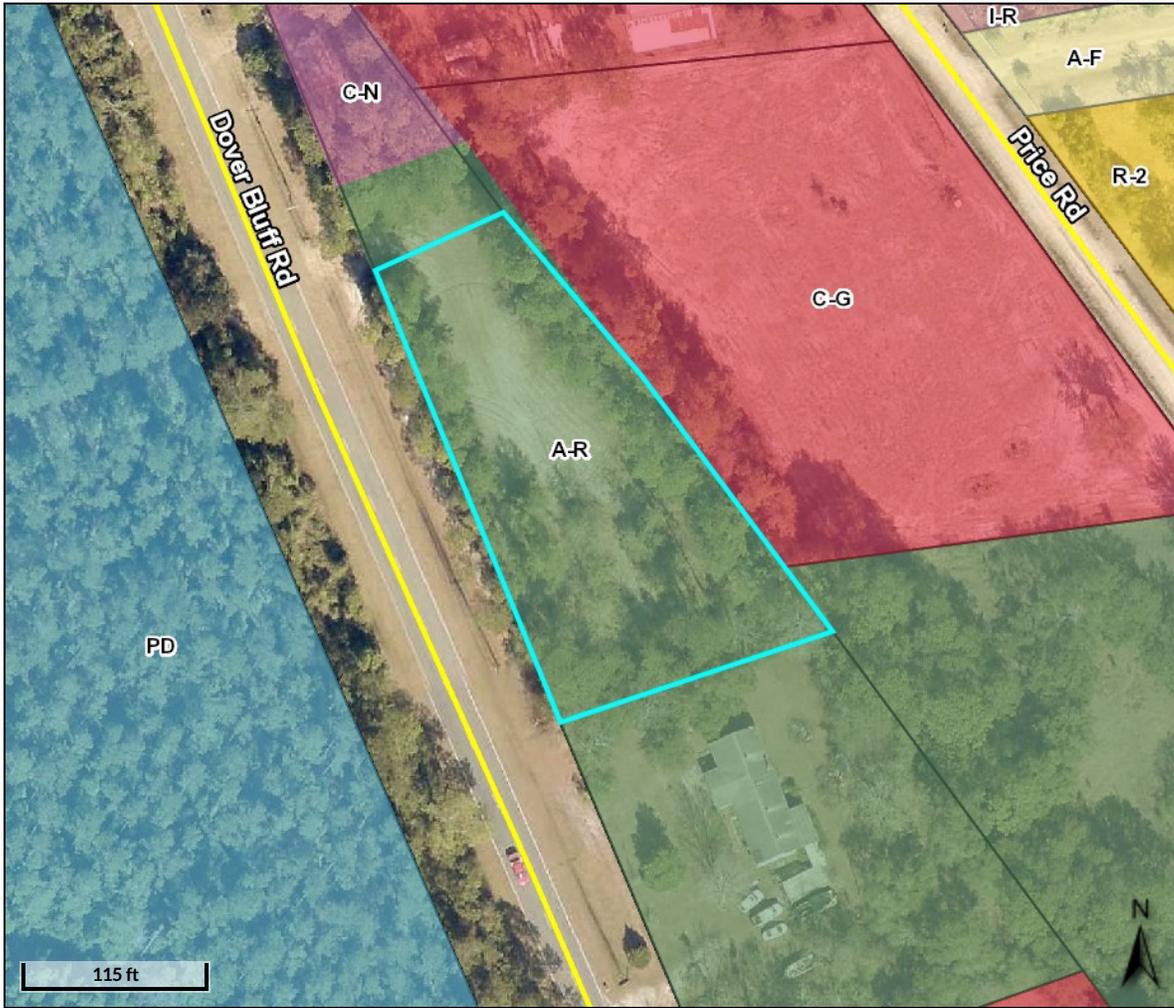
Staff recommends approval of **RZ2020-07 & FLU2020-02**.

Recommended Motion:

I recommend to the Camden County BOC approval of **RZ2020-07 & FLU 2020-02**.

Attachments:

1. Zoning/Location Map
2. Site plan
3. Letter



- 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 125B 001
Class Code Residential
Taxing District 43 UNINCORPORATED SERVICE DIST
 43 UNINCORPORATED SERVICE DIST
Acres 1.06

Owner PRICE JACK F
 809 BUCKSWAMP ROAD
 BRUNSWICK GA 31523
Physical Address DOVER BLUFF RD
Assessed Value Value \$25000

Last 2 Sales			
Date	Price	Reason	Qual
4/5/1999	\$14000	LM	Q
9/1/1986	\$6000	NM	U

(Note: Not to be used on legal documents)

To who it may concern,

* This is a request for support in the asking of a 15' setback variance at the property adjacent to your property's. The required setback is 65' from the front line I am asking for 50' setback which would allow more space behind my building and move the building closer to Dover Bluff road.

* This is a request for the support in the asking of a rezoning at the property adjacent to your property's the current zoning is A.R we are asking for zoning C-G like the existing adjacent property's.

* Attached is a site plan drawing and a map of the current zonings

Thanks for the support.

Lumber 3103 Dover Bluff Road

Sharon Dear

Jack & R
Jack Mey

Jerome T. Dear Jr. Jerome T. Dear Jr.

Thanks,

Jerome F. Dear Jr.



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): September 30, 2019

Request:

Special Exception Variance ZV2020-08- Request to reduce the minimum front yard setback. Property is zoned C-G and is 1.06 acres. Located on Dover Bluff Rd. Waverly, Ga. Tax Map 125B 001. Jerome Dean, owner & applicant.

Background: The parcel is currently zoned A-R. The owner has ask for a rezone to C-G. Applicant is asking for the front yard setback to be able to build his place of business in a suitable location on the parcel.

Proposed setbacks: 50' Front Yard

Required setbacks: 65' Side yard

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:

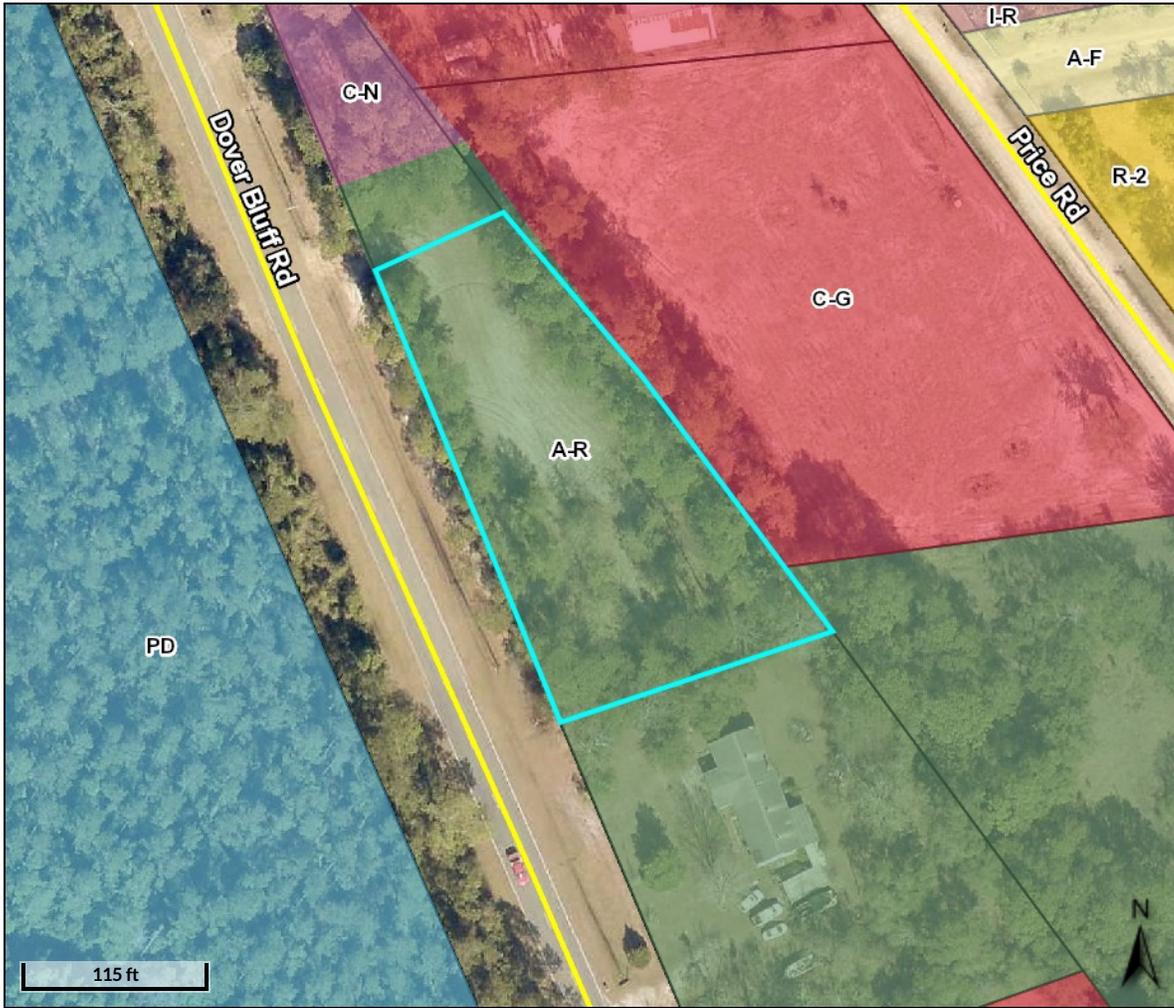
Staff recommends approval of the variance request **ZV2020-08**.

Recommended Motion:

I move to approve application **ZV2020-08**.

Attachments:

1. Zoning/ Location Map
2. Site Plan
3. Homeowners letter in support



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