



# 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, July 29, 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:

US Toll Free: 1-877-369-5243

Enter Access Code: 0193838##

- A) INVOCATION:
- B) ROLL CALL:
- C) ADDITION AND/OR DELETIONS TO THE AGENDA:
- D) ADOPTION OF AGENDA:
- E) APPROVAL OF MINUTES: June 24, 2020
- F) NEW BUSINESS
  - 1. **Zoning Variance – ZV2020-05** – Request for a Variance from the Unified Development Code to place an accessory structure on a parcel before the primary structure. Property is zoned R-1 (Single-Family). Parcel ID 132F01 002. Norman & Tina Goulet, applicant, Norman Goulet, Owner.
  - 2. **Rezoning- RZ2020-05** – Request to rezone 3 acres from Single-Family Residential (R-1) to Agricultural Forestry (A-F). Tax Parcel 061 048. Property is located on HWY 110 in Waverly. Amos Anderson & Lea Anderson, owners & applicant.
- G) OTHER BUSINESS:
- H) ADJOURNMENT:



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### Camden County Planning Commission

#### MINUTES

#### *Teleconference Regular Meeting*

Wednesday, June 24, 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:** Chairman Pocernik, Vice Chairman Koski, Commissioner High, Commissioner Martin, Commissioner Ivey, Planning Director Joey Yacobacci, Planning Coordinator Cindy Daniels and Scott Brazell, CFM 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: May 27, 2020:** Vice Chairman Koski made a motion, seconded by Commissioner Ivey to approve the May 27, 2020 regular meeting minutes.

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

F) **NEW BUSINESS**

1. **Rezoning- RZ2020-04** – Request to rezone two parcels at 11.6 acres each from Single-Family Residential (R-1) to Agricultural Forestry (A-F). Tax Parcel 063 042 & 063 042A. Property is located on Burnt Fort Rd. Jeffrey Sellers, owner & applicant.

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

*The motion carried unanimously.*

**2. Zoning Variance – ZV2020-04** – Request to allow a side yard setback variance in an Agricultural Forestry (A-F) zoning. Property is Located on 5479 Horse Stamp Rd, Tax Map 099 008. Dalton Fountain & Jordan Dodson, owner, Dalton Fountain, applicant.

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

***The motion carried unanimously.***

**3. Unified Development Code amendment, Article 11, Erosion Control and Storm Water Management.** Proposal to amend Article 11, Division 4 of the UDC to align ordinance with comments made by Insurance Services Office and Federal Emergency Management Agency during the 5 year review. Updates to ordinance for resiliency gains.

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

***The motion carried unanimously.***

**G) OTHER BUSINESS:** N/A

**H) ADJOURNMENT:** Commissioner Ivey made a motion, seconded by Commissioner Martin to adjourn the meeting at 6:18 pm.

***The motion carried unanimously.***

*“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 Commission Report

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

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### Request:

**Special Exception Variance ZV2020-05-** The request to allow an accessory structure on the property before the primary structure. The property is zoned R-1 and located on Mush Bluff Rd. Tax Map 132F01 002. Norman & Tina Goulet owner, Norman Goulet, applicant.

### Background:

The applicant owns the parcel next to this one and would like to store an RV under the accessory building. According to the UDC section 208 (2) (c) a variance is required in this case. Staff and health dept have reviewed the site plan and have determined that it meets the requirements of the UDC.

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:**

Staffs conclusion after review of Section 1303 of the UDC, granting of the variance will not diminish the *enjoyment of the environment or of other property in the immediate vicinity.*

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 **ZV2020-05**.

**Recommended Motion:**

I move to approve application **ZV2020-05**.

**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

<b>Parcel ID</b>	132F01002	<b>Owner</b>	MORGAN EARLE & KATHRYN	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		395 FOXWOOD CIRCLE	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	41 UNINCORPORATED SERVICE		PREVIOUSLY -3187 FOXWOOD	2/4/2020	\$30000	NQ	U
<b>District</b>	DIST		CIRCLE	3/1/1994	\$11500	NM	U
	41 UNINCORPORATED SERVICE	<b>Physical Address</b>	ST MARYS GA 31558				
	DIST		MUSH BLUFF RD				
<b>Acres</b>	n/a	<b>Assessed Value</b>	Value \$30000				



**Overview**



**Legend**

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

<b>Parcel ID</b>	132F01002	<b>Owner</b>	MORGAN EARLE E & KATHRYN	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		395 FOXWOOD CIRCLE	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	41 UNINCORPORATED SERVICE		PREVIOUSLY -3187 FOXWOOD	2/4/2020	\$30000	NQ	U
<b>District</b>	DIST		CIRCLE	3/1/1994	\$11500	NM	U
	41 UNINCORPORATED SERVICE		ST MARYS GA 31558				
	DIST	<b>Physical Address</b>	MUSH BLUFF RD				
<b>Acres</b>	n/a	<b>Assessed Value</b>	Value \$30000				

(Note: Not to be used on legal documents)

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 GEOSPATIAL



# 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:** July 29, 2020

---

### Request:

**Zoning Map Amendment -- RZ2020-05**– Request to rezone 3 acres from Single-Family Residential (R-1) to Agricultural Forestry (A-F). Property is located at 23680 HWY 110 in Waverly, Tax Map 061 048. Amos Anderson, applicant, Amos & Lea Anderson, owners.

### Background:

The owner is requesting this rezone so that they may be able to have a manufactured home installed on the 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:**

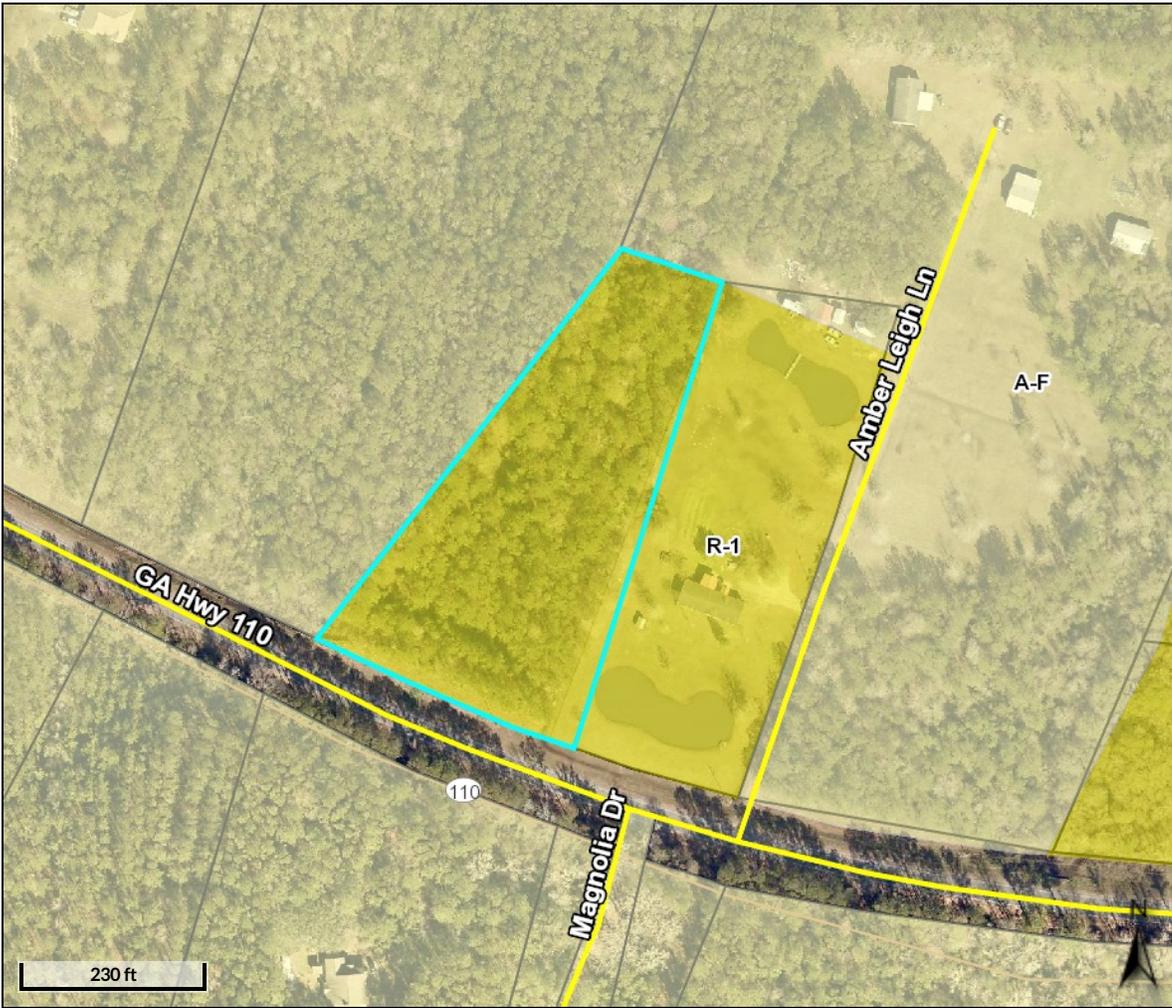
Staff recommends approval of **RZ2020-05**.

**Recommended Motion:**

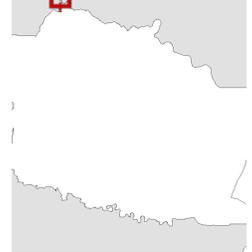
I recommend to the Camden County BOC approval of **RZ2020-05**.

**Attachments:**

1. Zoning/Location Map



Overview



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  - C-N
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  - City
  - I-G
  - I-R
  - LCI
  - MHP
  - PD
  - R-1
  - R-2
  - R-3
  - RVD
  - Unknown

**Parcel ID** 061048  
**Class Code** Residential  
**Taxing** 43 UNINCORPORATED  
**District** SERVICE DIST  
 43 UNINCORPORATED  
 SERVICE DIST  
**Acres** 3

**Owner** ANDERSON AMOS H & LEA DOWDY  
 ANDERSON  
 231 KING COTTON ROAD  
 BRUNSWICK GA 31520  
**Physical Address** GA HWY 110  
**Assessed** Value \$18819

Last 2 Sales			
Date	Price	Reason	Qual
5/16/2017	\$15500	LM	Q
12/1/2015	\$13500	FC	U

**Value**

(Note: Not to be used on legal documents)

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