



Camden County, GA

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

Master

Item Number: 6

Type: Public Hearing Item

In Control: Board of County
Commissions

Agenda Date: May 18, 2010

Title: Special Use - #SU2010-2 – Davis and Son Enterprises, Inc. is requesting a Special Use allowance for property located at 103 Scrubby Bluff Road, Kingsland, GA. Mr. Howard Davis desires to operate a business of a pistol range at the property. This property is zoned Commercial General (C-G) and located on Tax Map #095, Parcel #023C.

Attachments: Davis and Son applicant letter, Zoning Map, Shooting Range Location Map, Preliminary Site Plan & UDC Summary Table – Sec. 228 (allowed land uses by zoning district).

Title

Special Use - #SU2010-2 – Davis and Son Enterprises, Inc. is requesting a Special Use allowance for property located at 103 Scrubby Bluff Road, Kingsland, GA. Mr. Howard Davis desires to operate a business of a pistol range at the property. This property is zoned Commercial General (C-G) and located on Tax Map #095, Parcel #023C.

Motions

Motion to approve conditioned upon the following; noise elimination during funerals at the City cemetery as stated in the applicant letter, sound baffles installed over the shooter, stationary shooting stations to be established with movable targets, 10' side and 30' rear sound & impact berms to be established, and control and safety to be maximized through a Range Safety Officer to be on site and with the shooter at all times that the firing range is in use.

Background

Application has received all departmental reviews. Access is from an existing access point that forms an intersection with Grove Blvd. across Scrubby Bluff Rd. The applicant has furnished an April 15, 2010 letter indicating the surrounding land uses and land ownership, existing paved parking, natural buffer, earthen berms for noise suppression and for horizontal stray-round containment safety, hours of operation, and ceasing of hours of operation of the range for 3 hours, with 24 hour notice, due to a burials taking place in the cemetery immediately to the east of the proposed site. There is a wetlands natural vegetative buffer on the north, west and south sides of the property, adjacent to the firing berms. The property has been posted with the PUBLIC NOTICE SU sign, and the letters have gone out to the three surrounding property owners: Stoeffler (to the West); Day (to the Southwest); and City of Kingsland to the north and across the street, and also as owners of the City cemetery to the east. Howard Davis owns the

Mobile Home Park to the south east (see attached aerial photo for site and surrounding development locations). We have not been contacted by anyone to date regarding the proposal.

Staff Recommendation

Staff recommends a motion to approve conditioned upon the following:

1. noise elimination during funerals at the City cemetery as stated in the applicant letter with notice,
2. sound baffles installed over the shooter, stationary shooting stations to be established with movable targets,
3. 10' side and 30' rear sound & impact berms to be established and maintained,
4. and control and safety to be maximized through a Range Safety Officer to be on site, and with the shooter at all times that the firing range is in use.

DAVIS AND SON ENTERPRISES, INC.
230 B SOUTH LEE STREET
KINGSLAND, GEORGIA 31548
912-729-3951

HOWARD H. DAVIS, IV, PRESIDENT
HOWARD H. DAVIS, III, SECRETARY - TREASURER

DEVELOPERS OF:
PALMETTO PINES MOBILE
HOME COMMUNITY
THE OAKS OFFICE CENTER
OAK WELL FARMS
CONVENIENCE STORES
WAREHOUSES
OAK WELL ACRES
CAR WASHES
MOBILE HOME RENTALS
RETAIL OFFICE RENTALS

April 15, 2010

Camden County Planning and Building
Kingsland, Georgia 31548

Dear Mr. Peterson:

In applying for a Special Use Permit I would like to inform or clarify any questions you or the zoning board may have.

I believe that this Special Use will be consistent with the goals, objectives, purposes and intent of the Comprehensive Plan for this area. I also believe it is consistent with the purpose of the zoning district in which it is located.

Most of the land that can be developed in this area has already been developed. I own the land to the North, South and East except Lawnwood Cemetery. The land to the West is owned by Grayson Day and most of it is jurisdictional wet land and probably cannot be developed.

I believe the primary road, which is Scrubby Bluff Road and the private road into this area are adequate to handle all the automobile and customer traffic and any emergency traffic that may need to access this area. Schools, utilities, sheriff's department and fire rescue in my opinion are adequate to handle any situation that may arise. Refuse service is already in place and has been on going for the last 5 (five) years. The contractor is Southland Waste System out of Brunswick, Ga. There is already paved parking that is adequate for this use.

Noise should not be a problem. There are bearms constructed on three sides of this range. The two side bearms are 10 (ten) feet tall and the back bearm is 30 (thirty) feet tall. Also to the West and South is jurisdictional wet land. To the East and North are warchouses. The warehouse to the North is 160 (One Hundred Sixty) feet long and the one to the East is 150 (One Hundred Fifty) feet long.

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HOWARD H. DAVIS, III. SECRETARY TREASURER

I am sure there is a concern about Lawnwood Cemetery. The hours of operation will be from 10:00 am until 6:00 pm Monday through Saturday. If there is a funeral in Lawnwood Cemetery the Funeral Director should give me 24 hours notice when the funeral will be. I will close the operation for a three hour period. One hour before the funeral and two hours after the funeral in respect for the family and love one's.

The height of any structure is consistent with all the buildings in the area. This will be a very good addition to Camden County. Something that is needed for its citizens and law enforcement.

Sincerely,



Howard H. Davis, III
Secretary - Treasurer
Davis And Son Enterprises, Inc.

Zoning Map for SU 2010-2 - Map 95 Parcel 23C

SU2010-2 request for a shooting range - C-G Commercial General Zoning



Source: NASSA, NGA, USGS
 Source: USGS
 Copyright: © 2009 ESRI, AND, TANA



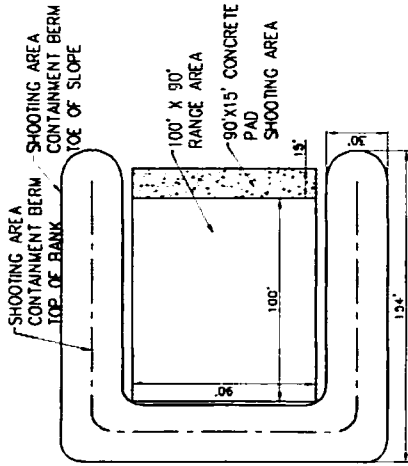
- Legend**
- Roads
 - city limits
 - NAME**
 - King Island
 - St. Marys
 - Woodbine
 - zoning**
 - *all other values*
 - ZONING_13**
 - A-F
 - A-R
 - C-G
 - C-I
 - C-N
 - C-P
 - I-G
 - I-R
 - LOI
 - MHP
 - PD
 - R-1
 - R-2
 - R-3

Shooting Range Location on Map 95 23C



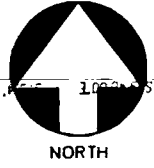
- NOTE:
1. THIS PROPERTY IS SERVED BY PRIVATE WELL AND WATER SYSTEM.
 2. THERE ARE NO EXISTING ELEMENTS WHICH REQUIRE A BUFFER.

JURISDICTIONAL WETLAND LIMITS



GRASSED PARKING AREA FOR GUN RANGE

PARKING AREAS FOR ARMORY



SCRUBBY BLUFF ROAD

585.59'00" (152.70' CA)
 500.78'00" (152.70' CA)
 60.00'
 514.24'00" (157.20' CA)
 500.31'00" (152.70' CA)
 565.00'



SCALE IN FEET



ENGINEERING, INC.
 Civil Engineering - Site Planning

309 ARROW COURT
 ST. MARYS, GEORGIA 31506
 PH (912) 673-6575 FAX (912) 673-1575

OAKWELL ARMORY GUN RANGE

SPECIAL USE PERMIT SKETCH
 DATE: 4-15-10 SCALE: 1"=60'
 DRAWN BY: J.M.D. CHECKED BY: J

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.
71393	Marinas								A				A			
71394	Aerobic Dance, Physical Fitness or Exercise Centers							A	A							
71394	Gymnasiums								A		A	A				
71394	Health Spa							A	A							
71394	Handball, Racquetball, or Tennis Club Facilities								A							
71394	Ice or Roller Skating Rinks								A							
71394	Paintball Competition Courses	S							A							
71394	Softball, Baseball, Football or Soccer Fields								A							
71394	Swimming or Wave Pools								A							
71394	Tennis Clubs and Tennis Centers								A							
71395	Bowling Centers								A							
71399	Archery or Shooting Ranges, Outdoor	S							S							
71399	ATV or Motor Bike Riding and Competition Parks	S							A							
71399	Billiard or Pool Parlors								A							
71399	Commercial Riding Stables or Academies	A	S						A							309
71399	Dog Parks								A							
71399	Fee Fishing Lakes	A							A							
71399	Go Cart Tracks	S							A							
71399	Golf Driving Ranges	A							A							
71399	Miniature Golf Courses	A							A							
71399	Mud Bogging Pit	S							A							
71399	Private Riding Stables	S	S						A							
71399	Recreational Day Camps (except instructional)	S	S						A							
71399	Amusement Rides and All Other Amusement and Recreation Uses (except Recreation Centers)	S	S						A		S	A				