
**CAMDEN COUNTY BOARD OF COMMISSIONERS
AGENDA MEMORANDUM**

SUBJECT: R-016-08 – Clarence and Melvenia Moore – Rezone from Agricultural Forestry (A-F) to Agricultural Residential (A-R) approximately 4.1419 acres located at 318 Spring Hill Road. (Power Point Presentation)

DEPARTMENT: Planning & Development

AUTHORIZED BY: Steve Howard – 510-0464 **CONTACT:** Mike Tuller – 729-5603

MOTIONS/RECOMMENDATIONS:

Approve the request by Clarence and Melvenia Moore – Rezone from Agricultural Forestry (A-F) to Agricultural Residential (A-R) approximately 4.1419 acres located at 318 Spring Hill Road.

Deny the request by Clarence and Melvenia Moore – Rezone from Agricultural Forestry (A-F) to Agricultural Residential (A-R) approximately 4.1419 acres located at 318 Spring Hill Road.

Table this item.

BACKGROUND:

The applicant is requesting consideration to rezone a 4.1419 acre parcel from Agricultural-Forestry (A-F) to an Agricultural-Residential (A-R) zoning category for the purposes of building a new home on the proposed 2.0723 acre portion of the parcel (Lot 2). An existing mobile home is located on Lot 1 (southwestern portion of the property) includes a total of 2.0696 acres, where the present homeowner desires to maintain their current place of residence.

STAFF RECOMMENDATIONS:

Planning Commission and Staff have recommend approval of this request for rezoning.

ATTACHMENTS:

1. Site Plan
2. Aerial GIS Map
3. Zoning Map
4. Flood Zone Map

Board of County Commissioners

107 Gross Road Ste #3 • Kingsland, GA 31548
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Office of Planning & Development

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

#R-016-08

REQUEST: Rezone 4.1419 acres from Agricultural Forestry (A-F) to Agricultural Residential (A-R).

APPLICANT: Clarence & Melvenia Moore

LOCATION: 318 Springhill Rd. North, as identified on Tax Map #032, Parcel #005.

SURROUNDING ZONING AND LAND USES:

North: Agricultural Forestry - undeveloped land
South: Agricultural Forestry - undeveloped land
East: Agricultural Forestry - undeveloped land
West: Agricultural Forestry - mobile homes and stick built homes

MEETING DATES: Planning Commission: January 28, 2009
CCBC: February 17, 2009

APPLICANT REQUEST: To Rezone 4.1419 acres of Agricultural Forestry (A-F) to Agricultural Residential (A-R) for the purpose of developing a new residential lot on the eastern portion of the property by means of subdividing the subject parcel into 2.0723 acres (Lot 1) and 2.0696 acres (Lot 2) lots.

STAFF ANALYSIS: Application has received departmental review from the Fire, Public Works, Environmental Health, and E&S department.

Appendix B, Section 1004 of the Official Code of Camden County:

- A. Is the request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
(X) YES () NO
- B. Is this request an illogical extension of a zoning boundary, which would intrude a damaging volume of commercial, industrial or high-density use to a stable neighborhood?
() YES (X) NO

- C. Is the zoning change 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?
 YES NO
- D. Would granting this request extend to the applicant development rights denied to others similarly situated in the same area?
 YES NO
- E. Could traffic created by the proposed use or other uses permissible under the zoning traverse established neighborhoods, lead to congestion, noises and traffic hazards?
 YES NO
- F. Is the proposed zoning in conformity with the community's capital improvements staging? Could permitted uses overload existing public facilities, water, sewer, police and fire protection?
 YES NO
- G. Could the uses allowed in the request disrupt existing neighborhood character?
 YES NO
- H. Does this request conform or alter general expectations for population growth and distribution?
 YES NO
- I. Will the request eliminate options for the acquisition by governments of future public facility sites, roads, open spaces, etc.?
 YES NO
- J. Will this request require a major change in existing levels of public services, municipal services, and fiscal stability?
 YES NO
- K. Will this request place irreversible limitations on the area as it is or on future plans for it?
 YES NO
- L. Does this request have the potential of achieving short term, to the disadvantage of long term, development goals?
 YES NO
- M. Could this request have a "domino effect" in that it becomes the opening wedge for further rapid growth, urbanization or land use change beyond what is indicated in the proposed or existing plan?
 YES NO
- N. Could the change in classification adversely affect market values and/or tax rates of nearby properties?
 YES NO

STAFF RECOMMENDATIONS: The applicant is requesting consideration to rezone a 4.1419 acre parcel from Agricultural-Forestry (A-F) to an Agricultural-Residential (A-R) zoning category for the purposes of building a new home on the proposed 2.0723 acre portion of the parcel. An existing mobile home is located on Lot 1 (southwestern portion of the property) includes a total of 2.0696 acres, where the current homeowner desires to maintain their place of residence. Staff recommends approval of this request.

PLANNING COMMISSION RECOMMENDATION:

- 1) Approved as requested by applicant
- 2) Approved with conditions
- 3) Deny request
- 4) Table request

Approved 1-28-09

CCBC DECISION:

- 1) Approved as requested by applicant
- 2) Approved with conditions
- 3) Deny request
- 4) Table request

ATTACHMENTS:

Application
Site Location Map
Aerial, Flood and Zoning Maps

APPLICATION TO REZONE PROPERTY
CAMDEN COUNTY, GEORGIA

1-28-09
\$250.00

APPLICANT INFORMATION:

✓ Name: Clarence W Moore
Address: 318 Spring Hill Rd North
Johston Ga 31537

APPLICATION #: R-016-08
Phone: 912-673-7307
Fax: _____
E-mail: _____

APPLICANTS' AGENT INFORMATION:

Name: Clarence W Moore
Address: 10 Bay 1437
King Island 31548

Phone: _____
Fax: _____
E-mail: _____

OWNER INFORMATION:

✓ Name: Clarence W Moore
Address: 318 Spring Hill Rd North
Johston Ga 31537

Phone: 912-673-7307
Fax: _____
E-mail: _____

PROPERTY INFORMATION:

✓ Street Address: 318 Spring Hill Rd North
Map #: D32 Block #: _____ Parcel #: 005 Acreage: 3.89
Current Zoning: A-F Proposed Zoning: A-R
Current Use of Property: vacant land
Proposed Use of Property: Build home

TO BE COMPLETED BY CAMDEN COUNTY PLANNING AND DEVELOPMENT DEPT.

FEE PAID: \$ 250 DATE: 12-4-08 BY: _____
REC'D BY: _____ RECEIPT: _____

PUBLIC HEARING RECORD:

Date Applicant Notified: _____ By: _____
Date Hearing Advertised: _____ By: _____
Date Hearing Held: _____ By: _____

PLANNING COMMISSION RESULTS: () APPROVED () DENIED BY: _____
Date Applicant Notified of Results: _____ By: _____

CONDITIONS: _____

REZONING CERTIFICATION:

If a contract purchaser or developer of the proposed rezoning is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

Applicant's Certification:

I have been authorized by the owner of the property to make this application. I am aware should the Camden County Planning and Development Commission deny this application; no new rezoning application can be submitted for the same parcel until the expiration of at least 6 months from the date of final denial.

x <u>Clarence W Moore</u> Signature of Applicant	<u>12-1-08</u> Date
x <u>Clarence W Moore</u> Type or Print Name	<u>Owner</u> Title

Owner's Certification:

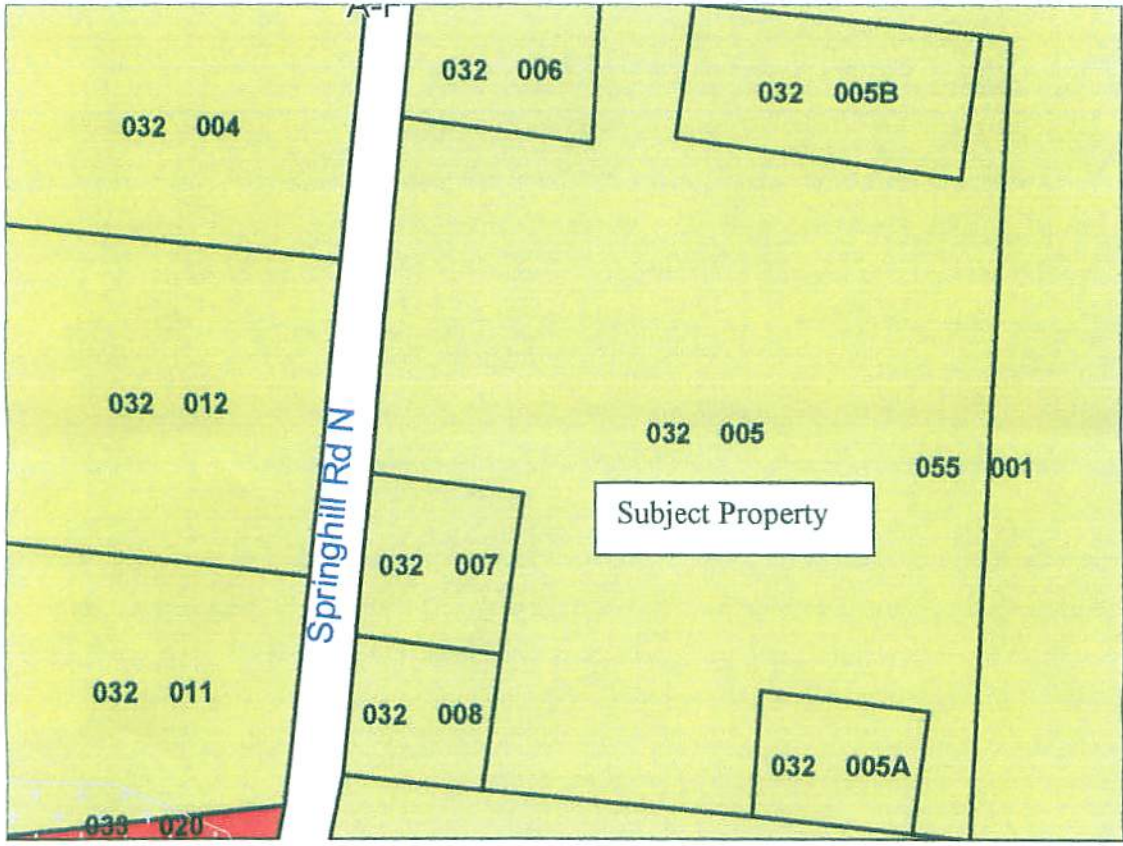
I am the owner of the property considered for rezoning in this application. I am aware should the Camden County Planning and Development Commission deny this application; no new rezoning application can be submitted for the same parcel until the expiration of at least 6 months from the date of final denial.

<u>Clarence Moore</u> Signature of Owner	<u>12-1-08</u> Date
<u>Clarence W Moore</u> Type or Print Name	<u>Owner</u> Title

DISCLAIMER

By signing above, the applicant/owner certifies that this application and supporting documentation furnished in addition and pursuant to this applications true and correct to the best of their knowledge. While the staff of the Camden County Planning and Development Commission will endeavor to ensure that this application is processed and reviewed in accordance with all rights for procedural due process guaranteed under the law, the applicant assumes full responsibility for the reliability of the information which is required by this application. Any inaccuracies in the information presented by the applicant may hinder the review of the application and may diminish the ability for the applicant's request to be assessed properly. Granting of the requested zoning classification does not grant the applicant all development rights prescribed within the zoning district. Subsequent permitting, site plan review, and plat review may limit the ability to construct allowable land uses or to construct allowable land uses to the maximum intensity and/or density of the approved zoning district. All proposed development shall be subject to regulations contained in the Official Code of Camden County, Georgia and any other applicable local, state, and federal regulations.

**CLARENCE & MELVENIA MOORE
 REZONING #R-016-08
 318 SPRINGHILL ROAD NORTH
 ZONING MAP #032, PARCEL #005**



- A-F Agriculture Forestry
- A-R Agricultural Residential
- B-1 Central Business District
- B-2 Road Side Business District
- C-1 Central Business District
- C-2 Highway Commercial District
- C-3 Office Apartment District
- C-4 Interchange Commercial District
- C-6 Commercial General
- C-7 Interchange Commercial District
- C-N Commercial Neighborhood
- C-P Conservation Preservation
- H-D Historical District
- L-1 Light Industrial
- L-1 Light Industrial
- I-A Airport Industrial
- I-G Industrial General
- L-1 Light Industrial
- I-R Restricted Industrial
- M-H Manufactured Home
- PD Planned Development
- R-1 Single Family Residential
- R-2 Multi Family Residential
- R-3 Medium & High Density Residential
- M-H Single Family Mobile Homes

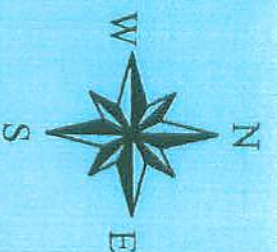
Clarence & Melvenia Moore
Rezoning #R-016-08
318 Springhill Road North
Flood Map for #032, Parcel #005

X

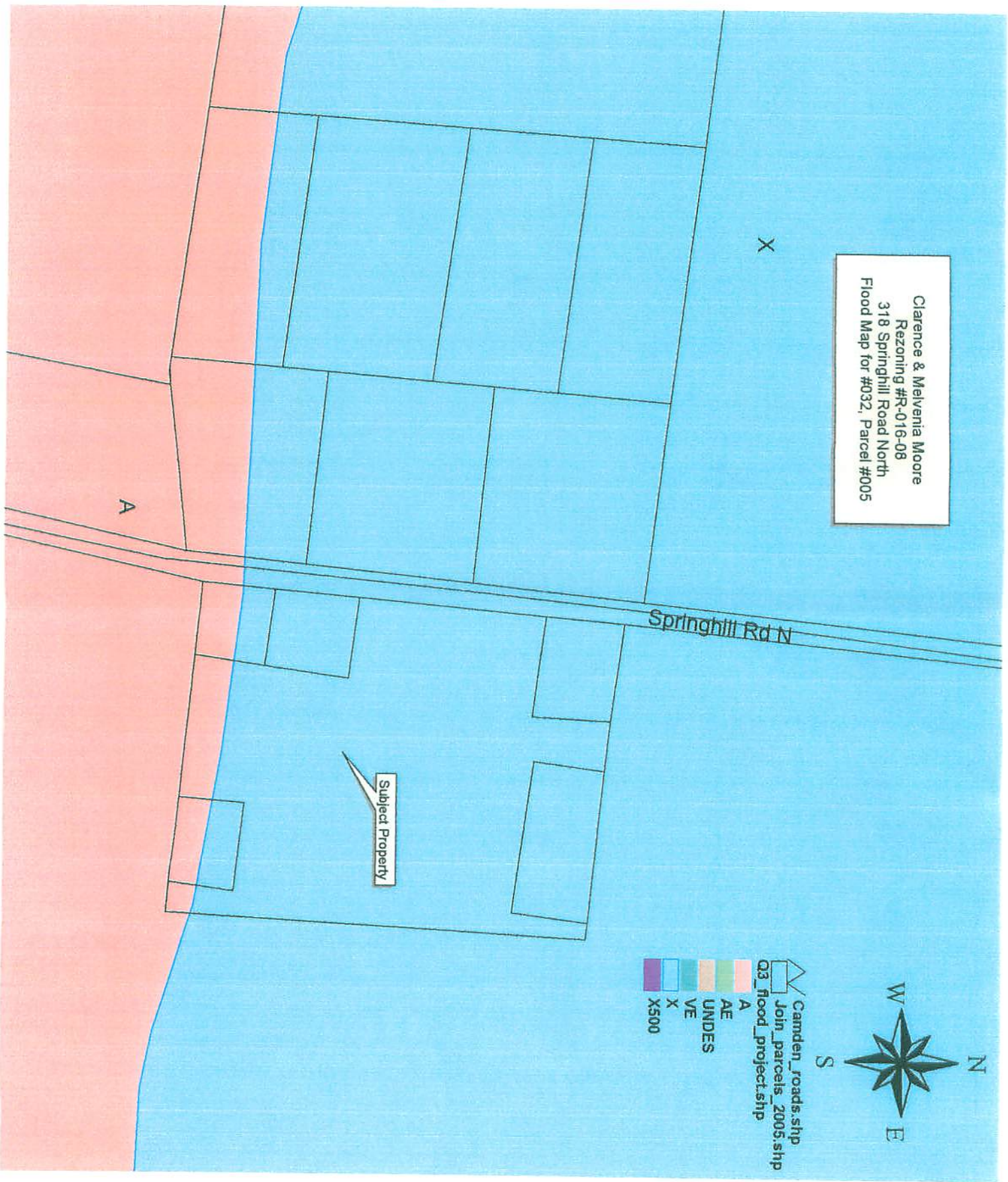
A

Springhill Rd N

Subject Property



- Camden_roads.shp
- Join_parcels_2005.shp
- Q3_flood_project.shp
- A
- AE
- UNDES
- VE
- X
- X500



**CLARENCE & MELVENIA MOORE
REZONING #R-016-08
318 SPRINGHILL ROAD NORTH
AERIAL MAP #032, PARCEL #005**

