



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 Wednesday, January 25, 2023 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: December 21, 2022**

F) **NEW BUSINESS**

1. **Rezoning- RZ2022-14-** Request to rezone 3 acres from Single-Family Residential (R-1) to Agricultural Forestry (A-F) and a **Future Land Use Map Amendment FLU2022-07** from “Residential” to “Rural Residential” zoning. Property is located at 1818 Union Carbide Rd, Woodbine. Tax Map 144 002. Lee E. Cato, owner & applicant.
2. **Rezoning – RZ2022-15 –** Request to rezone 2.63 acres from Commercial General (C-G) to Single-Family Residential (R-1) and a **Future Land Use Map Amendment FLU2022-08** from “Commercial” to “Residential” zoning. Property is located at 12866 GA Hwy 110, Woodbine, GA. Tax Map 066 021. Scott Henning, owner & applicant.

G) **OTHER BUSINESS:**

H) **ADJOURNMENT:**

“Award-Winning Government”

LANNIE E. BRANT
Commissioner, District 1

MARTIN TURNER
Commissioner, District 2

TREVOR READDICK
Commissioner, District 3

JIM GOODMAN
Commissioner, District 4

BEN L. CASEY
Commissioner, District 5

SHAWN M. BOATRIGHT
County Administrator

JOHN S. MYERS
County Attorney



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MINUTES

Camden County Planning Commission

Wednesday, December 21, 2022 6:00 PM

- A) **INVOCATION & PLEDGE:** The meeting was called to order at 6:00 p, by Vice Chairman Cheek. Joey Yacobacci gave the invocation and led us in the Pledge of Allegiance.
- B) **ROLL CALL:** Vice Chairman Cheek, Commissioner Williams, Commissioner Ivey, Commissioner McDill, Planning Director Joey Yacobacci and Permitting Technician Cassandra Turpin were present. Planning Coordinator Cindy Daniels and Commissioner Alan Rainer was absent.
- C) **ADDITION AND/OR DELETIONS TO THE AGENDA:** N/A
- D) **ADOPTION OF AGENDA:** Commissioner Williams made a motion, seconded by Commissioner McDill to adopt the agenda.

The motion carried unanimously.

- E) **APPROVAL OF MINUTES: October 26, 2022:** Commissioner Williams made a motion, seconded by Commissioner McDill to approve the October 26, 2022 regular meeting minutes.

Commissioner Williams – Yes

Commissioner Ivey – Abstain

Vice Chairman Cheek – Yes

Commissioner McDill - Yes

- F) **NEW BUSINESS**

Joey Yacobacci- Director of Planning & Development

Rezoning – RZ2022-13 – Request to rezone 1.10 acres from General Commercial (C-G) to Single-Family Residential (R-1) and a **Future Land Use Map Amendment FLU2022-06** from “Commercial” to “Residential” zoning. Property is located at Kinlaw Rd, Woodbine. Tax Map 080 070. Lucille G. Dawson Etal, owners, Lucille G. Dawson, applicant.

Commissioner Williams made a motion, seconded by Commissioner Ivey 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 McDill to adjourn the meeting at 6:05 pm.

The motion carried unanimously.

CAMDEN COUNTY PLANNING COMMISSION

AGENDA ITEM:

SUBJECT: **Zoning Map Amendment - RZ2022-14** – Request to rezone 3 acres from Single-Family Residential (R-1) to Agricultural Forestry (A-F) along with this a **Future Land Use FLU2022-07** from “Residential” to “Rural Residential”. Property is located in District 2 at 1818 Union Carbide Rd, Woodbine. Tax Map 144 002. Lee Cato, owner & applicant.

DATE: January 16, 2023

COMMISSION ACTION REQUESTED ON: January 25, 2023

PURPOSE:

To request that the Planning Commission:

- a. Consider request to rezone remaining 3 acres from R-1 to A-F.

Background:

1. Parcel is located in District 2.
2. Owner is asking for a rezone so that they may board horses.
3. The USE chart in the ordinance requires Agricultural Forestry zoning for boarding horses. (See attached)
4. Currently the Future Land Use for this parcel is Residential.

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?*

OPTIONS:

1. Motion to approve.
2. Motion to approve with modifications.
3. Motion to deny the request.
4. Table this item.
5. Other action by the Board.

DEPARTMENT RECOMMENDED ACTION:

Planning staff recommends approval of RZ2022-14.

DEPARTMENT:

Prepared by:

Joey Yacobacci

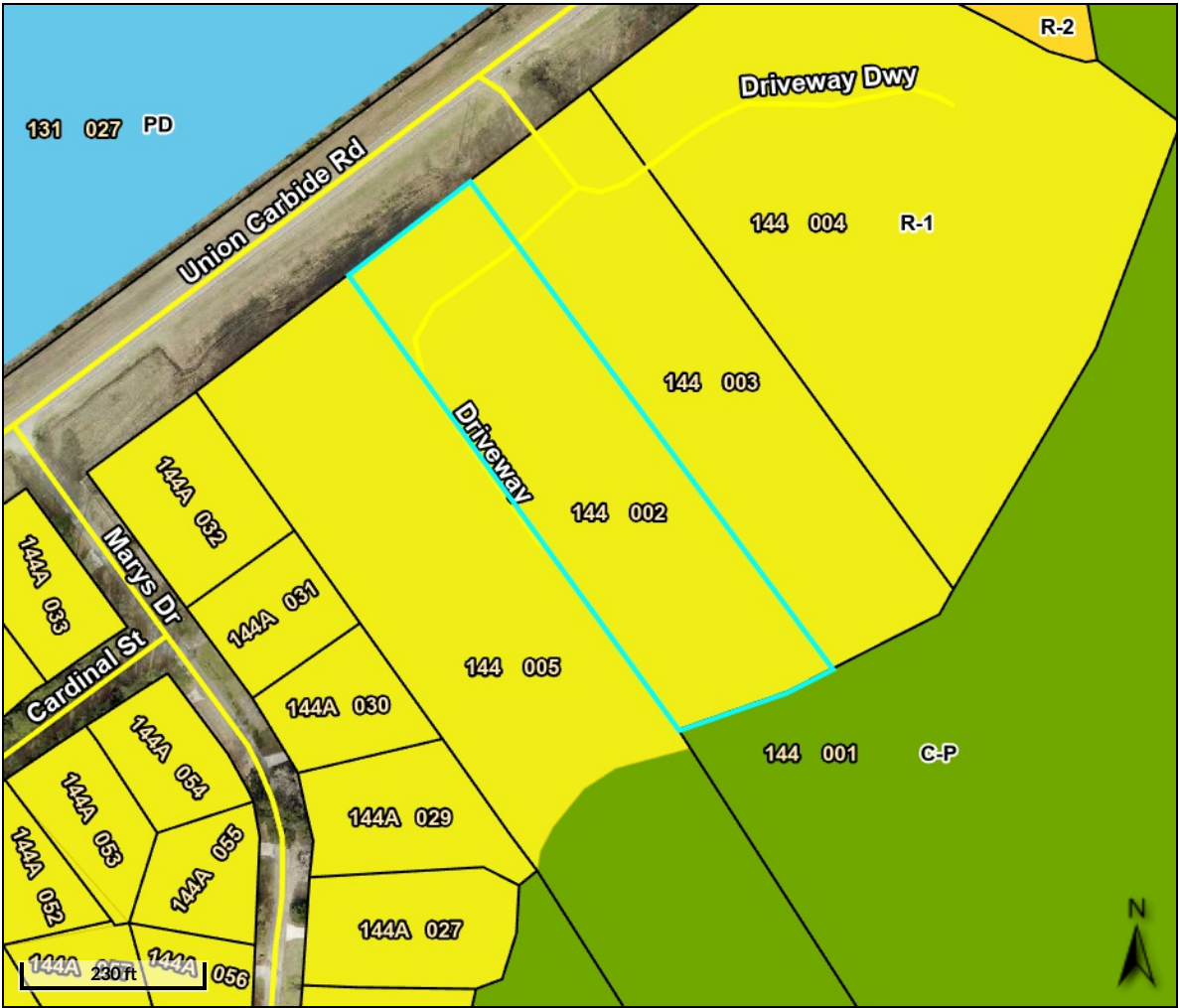
Director of Planning & Development

IF APPLICABLE:

County Attorney Review:

John S. Myers

Attorney



- Legend**
- Parcels
 - Parcel Numbers
 - 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	144 002	Owner	CATO LEE EDWARD	Last 2 Sales			
Class Code	Residential		1818 UNION CARBIDE ROAD	Date	Net Price	Reason	Qual
Taxing District	42 UNINCORPORATED SERVICE DIST		WOODBINE, GA 31569	3/31/2021	\$421000	NM	U
	42 UNINCORPORATED SERVICE DIST	Physical Address	1818 UNION CARBIDE RD	9/11/1998	0	UV	U

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.
11299	<i>Commercial Breeding Kennels for cats, dogs and other companion animals</i>	A	S						S							309
113	Forestry and Logging (see also temporary sawmills - 321113 - under "Temporary Uses" below).	A	A													320
114	Commercial Fishing and Hunting, except clubs and preserves	A														
1142	Hunting and Fishing Clubs and Preserves	A														
1151	Support Activities for Crop Production															
115112	<i>Soil Preparation, Planting, and Cultivating Businesses, including crop dusting services</i>								A							
115113	<i>Crop Harvesting, Primarily by Machine</i>								A							
115114	<i>Postharvest Crop Activities</i>										A					
115115	<i>Farm Labor Contractors and Crew Leaders</i>								A							
115116	<i>Farm Management Services</i>								A							
1152	Support Activities for Animal Production (other than veterinary)															
11521	<i>Breeding Services for Livestock</i>	S							A							
11521	Boarding Horses , other than a Commercial or Private Riding Stable (71399) or Personal Stable[ed. note: See below accessory use table]	A	S													
11521	<i>Show Arenas for Horses, including accessory barns and temporary RV parking [Ed. Note: See below Accessory Use Table]</i>	S							S							
11521	<i>All Other Support Activities for Livestock Production</i>								A							

CAMDEN COUNTY PLANNING COMMISSION

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DATE: January 16, 2023

COMMISSION ACTION REQUESTED ON: January 25, 2023

PURPOSE:

To request that the Planning Commission:

- a. Consider request to rezone remaining 2.63 acres from C-G to R-1.

Background:

1. Parcel is located in District 1.
2. Owner is asking for a rezone so that they may build a single-family residence.
3. Currently the Future Land Use for this parcel is Commercial.

UDC Section 1213 (a) Standards for consideration of a proposed rezoning (map amendment):

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DEPARTMENT RECOMMENDED ACTION:

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DEPARTMENT:

Prepared by:

Joey Yacobacci

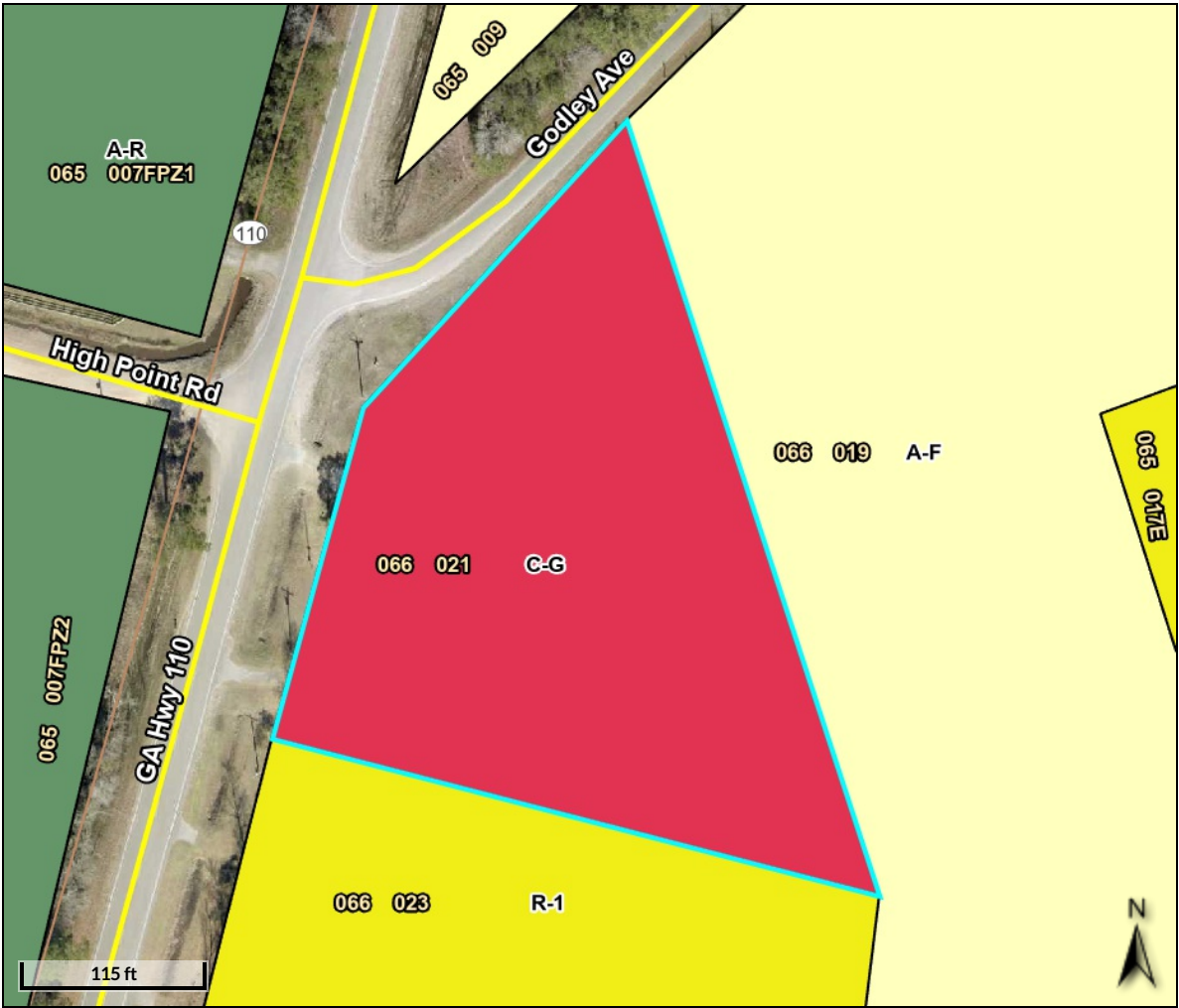
Director of Planning & Development

IF APPLICABLE:

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Legend

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

Parcel ID	066021	Owner	HAMILTON PATSY V	Last 2 Sales			
Class Code	Residential		12866 GA HIGHWAY 110	Date	11/2/2022	Net Price	\$85000
Taxing District	43 UNINCORPORATED SERVICE DIST		WOODBINE, GA 31569			Reason	NQ
		Physical Address	12866 GA HWY 110		3/4/1999		FY
Acres	2.63	Assessed Value	Value \$37530			Qual	U

(Note: Not to be used on legal documents)