

**CAMDEN COUNTY
BOARD OF COUNTY COMMISSIONERS**

PUBLIC HEARING

**ORDINANCE TO DELETE THE ZONING ORDINANCE, THE SUBDIVISION
REGULATIONS, THE SOIL EROSION AND SEDIMENTATION CONTROL
ORDINANCE, AND OTHER ORDINANCES AND REGULATIONS OR PARTS
THEREOF AND ADOPT THE UNIFIED DEVELOPMENT CODE OF CAMDEN
COUNTY GEORGIA, IN LIEU THEREOF; INCLUDING THE OFFICIAL ZONING MAP,
THE PROCEDURES FOR CALL AND HOLDING A PUBLIC HEARING, AND THE
STANDARDS FOR EXERCISING OF THE ZONING POWER CONTAINED THEREIN
TUESDAY, OCTOBER 21, 2008 5:30 PM
COUNTY ANNEX, 107 GROSS ROAD, KINGSLAND, GEORGIA**

The Camden County Board of Commissioners held a public hearing on an ordinance to delete the Zoning Ordinance, the Subdivision Regulations, the Soil Erosion and Sedimentation Control Ordinance, and other ordinances and regulations or parts thereof and adopt the Unified Development Code of Camden County Georgia, in lieu thereof; including the Official Zoning Map, the Procedures for Call and Holding a Public Hearing, and the Standards for Exercising of the Zoning Power contained therein on Tuesday, October 21, 2008, at 5:30 p.m. at the County Annex, Kingsland, Georgia.

Present: Chair Preston Rhodes; Vice-Chair Katherine Nisi Zell; Commissioner David L. Rainer; Commissioner Stephen L. Berry; Commissioner Charlene Sears; County Administrator Steve Howard; County Attorney Brent Green and County Clerk Jodi Gregory.

Camden County's consultant on the Unified Development Code (UDC), Bill Ross, Ross and Associates, advised that this is a public hearing to receive comment on the adoption of the UDC, which also includes the zoning hearing procedures, the standards for exercising of the zoning power, in addition to deleting all of the old zoning ordinances.

Mr. Ross advised that a modification has been provided since the October 7, 2008, draft, and those changes are outlined in his October 17, 2008, memo. Per that memo, he recommends adopting the October 7, 2008, UDC draft with those changes.

For the record, those changes are, as taken from Mr. Ross' memo dated October 17, 2008:

Revise section 1228(a)(1)j, and add a new paragraph k, to read as follows:

j. A maintenance surety providing adequate surety for the maintenance of all public improvements required by this Development Code, in accordance with the continuing maintenance provisions of Sec. 1231(a).

k. A performance bond or alternative improvement guarantee for the incomplete portions of improvements required under the Project Design and Construction Standards Article of this Development Code, in accordance with the provisions of Sec. 1231(b).

Revise Section 1231(b)(1) regarding the amount of the performance guarantee by replacing the figure "120%" with the figure "125%" of the cost of the incomplete improvements.

Add a new Section 1231(b)(5), and renumber the subsequent section accordingly, to read as follows:

(5) *Return of guarantee.*

When the improvements have been completed and approved by the responsible County department for conformity with this Development Code, the Performance Bond (or other improvement guarantee under Sec. 1231(b)(6)) shall be released by the Public Works Director and returned to the applicant. When any portion of the required improvements have been completed and approved, a portion of the Performance Bond (or alternative improvement guarantee) commensurate with the cost of these completed improvements may be released and returned.

The floor was opened to the public for comments. There being none, Chairman Rhodes closed the Public Hearing at 5:41 p.m.

Respectfully submitted,

Preston Rhodes, Chairman

Jodi Gregory, County Clerk