

**CAMDEN COUNTY, GEORGIA
BOARD OF COUNTY COMMISSIONERS**

WORK SESSION

**MASTER LAND USE PLAN
WEDNESDAY, AUGUST 5, 2009 5:00 PM
200 EAST FOURTH STREET, WOODBINE, GEORGIA 31569**

The Camden County Board of County Commissioners held a Work Session at 5:00 p.m. on Wednesday, August 5, 2009, in the Board of Commissioners' Meeting Chambers of the Government Services Building, Woodbine, Georgia.

Chair Rainer called the meeting to order at 5:00 p.m.

Present: Chair David L. Rainer; Vice-Chair Katherine Nisi Zell; Commissioner Willis R. Keene, Jr.; Commissioner Stephen L. Berry; Commissioner Charlene Sears; County Administrator Steve Howard; County Attorney Brent Green and Interim County Clerk Kathryn Bishop.

- **Work Session - Master Land Use Plan**

Planning & Development Director Mike Tuller passed out handouts to the Board of County Commissioners that consisted of the Preliminary Draft of Future Land Use Categories & Zoning, as well as a Memorandum & Summary of Recommendations by Consultant Bill Ross.

County Administrator Steve Howard welcomed Consultant Bill Ross and stated that the presentation tonight will consist of the next steps in the process of finalizing the Master Land Use Plan.

Consultant Bill Ross presented the Board with a brief introduction and explained that attached to the memorandum provided are the two pages from the report that summarize the recommendations. He stated that section three (3) of the report provides a more detailed explanation of the issues being addressed by each recommendation. He proceeded to go over each recommendation individually and gather input from the Board regarding these issues.

Mr. Ross stated that in reviewing the information in this report, a number of tangential issues emerged that will influence the Master Land Use Plan, but not necessarily be a part of the Master Land Use Plan document, or the Future Land Use Map. He explained that these recommendations are detailed in Part 3 of this report and are summarized in the handout provided titled "Summary of Recommendations".

- **Consistency with the Future Land Use Map**

It is recommended that mandatory consistency with the Future Land Use map be inserted into the UDC. Such a requirement should follow a process tailored to Camden County that does not result in delay of the rezoning request while affording full consideration of the planning issues the rezoning would raise.

A consensus of the Board determined all Commissioners agreed.

- **Manufactured Home Quality Standards**

It is recommended that the County establish more stringent standards to assure the livability of its manufactured homes (which would not apply to existing homes unless they are being relocated) and consider the applicability of adopting the higher State standards for situations where greater compatibility with site-built single-family homes is desired.

A consensus of the Board determined that all Commissioners agreed that the standards to assure the livability of manufactured homes (which would not apply to existing homes

unless they are being relocated) be determined according to the Quality Standards for Manufactured Homes and require inspection to be of the same standards as new dwelling.

- **Minimum Lot Size - A-R**

It is recommended that, in addition to the minimum upland requirement, a minimum total lot size requirement be adopted for A-R that would be consistent with a rural environment is set at 2 acres.

A consensus of the Board determined that all Commissioners agreed.

- **Minimum Lot Size - R-1**

It is recommended that the minimum lot sizes in the R-1 be modified to allow a home on public or community water but served by an on-site septic system to be ½ acre of upland. The minimum lot area requirements for the R-1 district would therefore be:

A consensus of the Board determined that all Commissioners agreed to ½ acre of upland containing suitable soils for a lot served by a public or community water system and on-site sewage management system.

- **Manufactured Homes in R-2**

It is recommended that all R-2 'Multifamily Residential' zoned properties be reviewed for consistency and compatibility with surrounding land use patterns and with the new Future Land Use map. Those that are not appropriately located to support small-lot residential or medium density multifamily development should be rezoned to districts that are appropriate to their current use and consistent with their Future Land Use Plan map designations.

A consensus of the Board determined all Commissioners agreed.

- **Expand and Clarify 'Allowed Use' Provisions**

It is recommended that the 'allowed use' provisions of the UDC be reviewed and a blanket statement be inserted into the UDC that any use not listed on Table 2.2 is prohibited. The list of uses on Table 2.2 be expanded from the general categories now shown to specific uses, reflecting the U.S. Department of Commerce's *North American Industrial Classification System* (NAICS) categories, which are much more detailed. The NAICS manual should be indicated as a reference for interpretation in the UDC.

The consensus of the Board determined all Commissioners agreed.

- **Delineate QDO District**

It is recommended that the North Camden Area be included in a Quality Design Overlay. The boundaries of the North Camden QDO are recommended, generally, to be the Little Satilla River (county line) on the north; the Satilla River on the south; the entrance to the Dover Bluff Club on the east; and on the west the abandoned railroad/proposed inter-coastal trail from the county line to US 17, the community of Waverly and US 17 from Waverly to the Satilla River.

The consensus of the Board determined all Commissioners agreed.

- **Road Paving**

Once the Future Land Use map is adopted, it is recommended that the priorities for road paving projects be reviewed to emphasize roads that are located in anticipated growth areas while still including roads in the areas planned to remain rural where public safety is the primary objective.

The consensus of the Board determined all Commissioners agreed.

- **Future Community Facilities**

The County's multi-year capital improvements program should be reviewed structured and prioritized to support growth trends and underserved developed areas. Ultimately, the provision of public improvements should lead rather than react to the County's plan for future growth.

The consensus of the Board determined all Commissioners agreed.

- **Use of Septic Tanks**

It is recommended that the policy of disallowing individual on-site sewage management systems (septic tanks) in subdivisions having more than 10 lots be reviewed and modified to establish a standard related to property size that would (because of the relationship between density and potential groundwater pollution) also control the maximum density of such a subdivision. A standard could be considered such as: a subdivision could be served by individual onsite systems if it contained no more than 10 lots per 50 acres of the overall subdivision.

The consensus of the Board determined all Commissioners agreed.

- **Infrastructure Development Districts (IDDs)**

It is recommended that the county consider passing a local resolution or ordinance that authorizes it to create and regulate Infrastructure Development Districts (IDDs) under the provisions of the new State law.

The consensus of the Board determined all Commissioners agreed to gather more information regarding this issue and revisit at a later date.

Mr. Ross presented the preliminary draft of the Master Land Use Plan (MLUP) to the Board. He explained that he will be meeting with North Camden Members August 6, 2009 and prior to this meeting he has met with the Planning Commission regarding the MLUP. He stated that the revised draft MLUP will come before the Board on the August 18, 2009 Regular Meeting and at that time a request to authorize a series of public forums will be made. He stated that the public forums will be scattered amongst each respective district. He stated that the tentative date for adoption of the MLUP will be the month of October.

There were no more questions or comments from the Board regarding the Master Land Use Plan at this time.

Chair Rainer adjourned the Work Session at 5: 40 p.m.

Respectfully submitted,


David L. Rainer, Chair


Kathryn A. Bishop, Acting County Clerk