

**CAMDEN COUNTY, GEORGIA  
BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
JANUARY 18, 2011, 6:00 PM**

**A regular meeting of the Camden County Board of County Commissioners was held at 6:00 p.m. on Tuesday, January 18, 2011, in the Board of County Commissioners' Meeting Chambers of the Government Services Building, Woodbine, Georgia.**

Chair Rainer called the meeting to order at 6:00 p.m.

Planning and Development Director John Peterson delivered the invocation.

Chair Rainer led the Pledge of Allegiance.

**Present: Chair David L. Rainer; Vice-Chair Willis R. Keene, Jr.; Commissioner Chuck Clark; Commissioner Gary Blount; Commissioner Jimmy Starline; County Administrator Steve Howard; County Attorney Brent Green, and County Clerk Kathryn Bishop.**

**Agenda Amendments:**

**Addition under Regular Agenda:**

Item 7 - Appointment of Jay Lassiter to the St. Marys River Management Committee.

Vice-Chair Keene made a motion, seconded by Commissioner Clark to approve the agenda amendments as presented.

***The motion carried unanimously.***

**Motion to Adopt the Agenda:**

Vice-Chair Keene made a motion, seconded by Commissioner Clark to approve the Agenda as amended.

***The motion carried unanimously.***

**Approval of Minutes**

- January 4, 2011 Special Called Meeting & Regular Meeting minutes.

Commissioner Starline made a motion, seconded by Vice-Chair Keene to approve the January 4, 2011 Special Called Meeting & Regular Meeting Minutes.

***The motion carried unanimously.***

## **Presentations**

- Proclamation for Employee of the Quarter for the 2<sup>nd</sup> Quarter 2011

The Proclamation for Employee of the Quarter for the 2<sup>nd</sup> Quarter 2011 was read by County Clerk Katie Bishop and Presented to Keri Moreland by Julie Swick and Chairman Rainer.

- Annual Performance Review of Strategic Plan

County Administrator Steve Howard presented the Annual Performance Review of the Strategic Plan to the Board.

## **Public Comments**

No comments were offered at this time.

## **Regular Agenda**

1. Tax Release Applications

Vice-Chair Keene made a motion, seconded by Commissioner Clark to approve the Tax Release Applications.

***The motion carried unanimously.***

2. Appointment of Commissioner Gary Blount to the St. Marys River Management Committee.

Commissioner Starline made a motion, seconded by Vice-Chair Keene to appoint Commissioner Gary Blount to the St. Marys River Management Committee.

***The motion carried unanimously.***

3. Appointment of Phillip Jones to the St. Marys River Management Committee.

Commissioner Blount made a motion, Vice-Chair Keene to appoint Phillip Jones to the St. Marys River Management Committee.

***The motion carried unanimously.***

4. Fire Rescue Grant Acceptance

Commissioner Starline made a motion, seconded by Commissioner Blount to accept grant funds from the Georgia Trauma Care Network Commission to purchase trauma supplies as authorized in the award letter.

***The motion carried unanimously.***

**Chairman Rainer Adjourned the Regular Meeting at 6:16 PM.  
Chair Rainer Convened the Public Hearing at 6:16 PM.**

- Introduction of Regular Agenda **Items 5 & 6** presented by Planning & Development Director John Peterson and receive public comments regarding these items.

Planning and Development Director John Peterson presented the following regarding Agenda Items 5 & 6:

5. Special Use request for property located at 80 Winona Way, Kingsland, GA made by Margaret Morton and Deborah Middleton to conduct a rural home occupation business of Barn parties for local schools and church youth field trips. The property located on Tax Map 108, Parcel 061 is (A-R) zoned Residential Agriculture and the FLU Map shows Rural Residential.

The application has received all departmental reviews & the present use and structures on the site are UDC compliant. UDC Sec. 228 tables shows as permitted both animal production use in the A-F & A-R zoning districts, and *Accessory Structures to a working farm such as a barn, stable, corral, shed, etc.* The owners wish to have a “home occupation-rural” business at this location, to allow individuals, family groups, as a part of birthday parties, church or school activities to allow individuals and groups to tour, see, pet, and feed the existing animals now present on the site. It will be conducted during daylight hours on a reservation basis only. The Private road to the site is maintained by the applicants using their own equipment.

Motion: Staff & Planning Commission recommends a motion to approve the Special Use for property located at 80 Winona Way Kingsland - Tax Map 108, Parcel 061 owned by Margaret Morton and Deborah Middleton to conduct a business of Barn Parties.

6. FLU2010-2: A proposed amendment to the Future Land Use Map from “Residential” to “Multi-family” for that certain area south of the railroad tracks and accessing Martin Luther King Jr. Blvd. to the Kingsland City Limits on both sides of the street.

UDC Sec. 1206, Table 12.2 states that the Residential use under Future Land Use (FLU) Map Categories is “Areas where site built and industrialized single-family detached housing is preferred, generally on public or community water and sewer.” Other than Multi-Family use shown to the north, and commercial use parcels north and just south of the RR tracks the Future Land Use Map shows “Residential” uses for the area, allowing Manufactured homes only by Special Use approval shown in Sec. 314 (b)

(2). Sec. 314(b)(1) states that a Manufactured home is allowed by right on property zoned R-2 and located in an area Designated as “Multi-Family” on the most recently amended Future Land Use Map.

The Board has been forwarded a copy of a letter from Ms. Loretta Dilworth, along with a copy of the Draft Planning Commission minutes for your meeting packets. Ms. Dilworth asked that her letter be added to the minutes of both meetings. Mr. Cory Dawson’s and Mr. Daniel Williams’ comments at the meeting are also included in the Planning Commission minutes.

To answer their concerns, the enclosed UDC Table 2.2 shows that no duplexes, apartments,

permitted by right on each lot.

Motion: Motion to take into consideration the input of the citizens in the area, and amend the Future Land Use Map from "Residential" to "Multi-family" for the parcels shown as that certain area south of the rail- road tracks and accessing Martin Luther King Jr. Blvd. to the Kingsland City Limits on both sides of Martin Luther King Blvd.

6. FLU2010-3: A proposed amendment to the Future Land Use Map from Industrial and from Recreation to Industrial for the upland portions of Map #155, Parcels 001 and 001A at the end of Harriett's Bluff/Union Carbide Road owned by Bayer Crop Science Corporation, Woodbine, GA. to correct a mapping error.

Bill Kissel was in attendance, identified himself as representing Bayer Crop Science as the property owner, and stated that they support the proposed change.

Motion: Motion to amend the Future Land Use Map to change all upland areas shown on the Bayer property as Parks, Recreation and Conservation use to Industrial use for consistency with the existing zoning and the actual use of the property.

6. FLU2010-4: A proposed amendment to the Future Land Use Map from Mixed Use to Residential Use for that certain area known as Bridge Pointe Subdivision located on Dover Bluff Road to correct a mapping error.

County staff has found a mapping error on the Future Land Use (FLU) Map, since the adoption of the Map by the Camden County Board of Commissioners on March 2, 2010. Since the upland portion of the original parcel zoning was incorrectly shown as "PD planned development district" the Future Land Use Map shows as "Mixed Use," as shown on the enclosed portion of the Future Land Use Map. It should be shown as "Residential" on the Future Land Use Map to be consistent with the correct Zoning of "R-1 single-family residential". There was no one present from the Bridge Pointe area who spoke at the Planning Commission meeting.

Motion: Motion to approve the Special Use for property located at 80 Winona Way Kingsland - Tax Map 108, Parcel 061 owned by Margaret Morton and Deborah Middleton to conduct a business of Barn Parties.

Motion: Motion to take into consideration the input of the citizens in the area, and amend the Future Land Use Map from "Residential" to "Multi-family" for the parcels shown as that certain area south of the rail- road tracks and accessing both sides of Martin Luther King Jr. Blvd. to the Kingsland City Limits.

Motion: Motion to amend the Future Land Use Map to change all upland areas shown on the Bayer property as Parks, Recreation and Conservation use to Industrial use for consistency with the existing zoning and the actual use of the property.

Motion: Motion to amend the Future Land Use Map to change all upland areas on the Future Land Use Map from Mixed Use to Residential for that certain area known as Bridge Pointe Subdivision located on Dover Bluff Road to correct mapping errors, and for consistency with the R-1 zoning.

Chair Rainer asked if there was anyone in the audience wishing to speak on these items.

James A. Jackson, Kingsland

Mr. Jackson stated that he is a property owner in the area of Winona Way and wishes to use his property to build apartments or something of that nature down the road and is opposed to this change. He stated that this does not fit into his plan for his property.

**Chair Rainer Adjourned the Public Hearing at 6:27 PM.**

**Chair Rainer reconvened the Regular Meeting at 6:27 PM.**

5. Request by Margaret Morton and Deborah Middleton (Special Use - #SU2010-8) for Special Use allowance for property located at 80 Winona Way, Kingsland, to conduct a business of Barn Parties for local schools and church youth field trips located on Tax Map #108, Parcel #061 and zoned Residential Agricultural (A-R). **(District - 2 Commissioner Chuck Clark)**

Commissioner Clark made a motion, seconded by Commissioner Keene to approve the Special Use for property located at 80 Winona Way Kingsland - Tax Map 108, Parcel 061 owned by Margaret Morton and Deborah Middleton to conduct a business of Barn Parties.

***The motion carried unanimously.***

6. Future Land Use Map Amendments.

Vice-Chair Keene made a motion, seconded by Commissioner Starline to approve take into consideration the input of the citizens in the area, and amend the Future Land Use Map from “Residential” to “Multi-family” for the parcels shown as that certain area south of the rail-road tracks and accessing both sides of Martin Luther King Jr. Blvd. to the Kingsland City Limits and to amend the Future Land Use Map to change all upland areas shown on the Bayer property as Parks, Recreation and Conservation use to Industrial use for consistency with the existing zoning and the actual use of the property, as well as to amend the Future Land Use Map to change all upland areas on the Future Land Use Map from Mixed Use to Residential for that certain area known as Bridge Pointe Subdivision located on Dover Bluff Road to correct mapping errors, and for consistency with the R-1 zoning.

Vice-Chair Keene asked if Mr. Jackson could still do what he was proposing with a special use permit and rezoning should he choose at a later date.

Chair Rainer stated that yes he could make that request and come back before the Board.

Vice-Chair Keene stated that this change was not completely closing him out.

***The motion carried unanimously.***

7. Appointment of Jay Lassiter to the St. Marys River Management Committee.

Commissioner Blount made a motion, seconded by Commissioner Starline to Appoint Jay Lassiter to the St. Marys River Management Committee.

***The motion carried unanimously.***

## **Reports**

- Calendar - January & February 2011

County Clerk Kathryn Bishop read the calendars for January & February 2011.

- County Administrator's Report

County Administrator Steve Howard reported the following:

- Mr. Howard stated that there is an invitation to all the Commissioners to attend an upcoming event by the Navy held at the St. Marys Submarine Museum located downtown St. Marys. He stated he will be in attendance.

## **Additional Public Comments:**

No comments were offered at this time.

## **Adjournment:**

Vice-Chair Keene made a motion, seconded by Commissioner Clark to adjourn the January 18, 2011 meeting. The vote was unanimous to adjourn the meeting at 6:42 PM.

Respectfully submitted,

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David L. Rainer, Chair

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Kathryn A. Bishop, County Clerk