



Camden County, GA

200 East 4th Street,
Courthouse Square
P.O. Box 99
Woodbine, Georgia 31569

Master

File Number: 09-0221

File ID: 09-0221

Type: Regular Agenda

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In Control: Board of County
Commissions

File Created: 04/20/2010

File Name: Rezoning - #R-01-2010 – Bennie Dallas, Sr. is
requesting a rezoning from A-F to A-R.

Final Action:

Title: Rezoning - #R-01-2010 – Bennie Dallas, Sr. is requesting a rezoning from A-F to A-R of 4.64 acres of property located at 10,520 GA Hwy 110, Woodbine, GA. This property is located on Tax Map #053, Parcel #048.

Attachments:

Agenda Date: 04/27/2010

Contact: John Peterson 729-5603

Effective Date: 04/27/2010

Text of Legislative File 09-0221

Title

Rezoning - #R-01-2010 - Bennie Dallas, Sr. is requesting a rezoning from A-F to A-R of 4.64 acres of property located at 10,520 GA Hwy 110, Woodbine, GA. This property is located on Tax Map #053, Parcel #048.

Motions

Approve the Rezoning as presented by Staff.

Other action as the Board deems necessary.

Background

Bennie Dallas Sr. is requesting to rezone 4.64 acres from Agricultural Forestry (A-F) to Agricultural Residential (A-R) for subdividing and donating the lots as a gift to his son and daughter for future residential development. Mr. Dallas has submitted all documents necessary and the application for rezoning has received departmental review from E&S, Fire & Rescue, Public Works and Environmental Health.

Staff Recommendation

Staff recommends approval to rezone 4.64 acres, Tax Map #053, Parcel #048 from A-F to A-R, per the request of Mr. Dallas.

Board of County Commissioners

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Office of Planning & Development

REZONING **#R-01-2010**

APPLICANT: Bennie Dallas, Sr.

LOCATION: 10520 GA Hwy 110
Woodbine, GA
Tax Map #053, Parcel #048
Zoned Agricultural Forestry (A-F)

SURROUNDING ZONING AND LAND USES:

North: Agricultural Forestry & Agricultural Residential
South: Agricultural Forestry
East: Agricultural Forestry & Agricultural Residential
West: Agricultural Forestry & Agricultural Residential

MEETING DATES: Planning Commission: March 31, 2010
CCBC: April 27, 2010

APPLICANT REQUEST: Bennie Dallas Sr. is requesting to rezone 4.64 acres from Agricultural Forestry (A-F) to Agricultural Residential (A-R) for subdividing and donating the lots as a gift to his son and daughter for future residential development.

STAFF ANALYSIS: Mr. Dallas has submitted all documents necessary and the application for rezoning has received departmental review from E&S, Fire & Rescue, Public Works and Environmental Health.

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 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: Staff recommends approval to rezone 4.64 acres, Tax Map #053, Parcel #048 from A-F to A-R, per the request of Mr. Dallas.

PLANNING COMMISSION RECOMMENDATION:

1) Approved as requested by applicant by a 4-0 vote.

CCBC DECISION:

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

ATTACHMENTS:

Site Plan
Zoning Map

Zoning Map

The Pin indicates the location of Bennie Dallas, Sr. parcel.



Color Legend:

Light Green - A-F Zoned Parcels

Light Yellow - A-R Zoned Parcels

"Georgia's Coastal Community of Choice"

STEVE L. HOWARD
County Administrator

O. BRENT GREEN
County Attorney

WILLIS KEENE, JR.
Commissioner, District 1

KATHERINE NISI ZELL
Commissioner District 2

STEPHEN L. BERRY
Commissioner, District 3

CHARLENE SEARS
Commissioner, District 4

DAVID L. RAINER
Commissioner, District 5