



Camden County, GA

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

Master Agenda Report

Item Number: 5

Type: Regular Agenda

Contact – John Peterson 729-5603

Agenda Date: October 5, 2010

Title: Temporary Use Request TU 2010-3 is made by Sharon Waye to place a manufactured home on her 3 acres of property shown as Tax Map 082C 02 Parcel 006 and located on Martin Luther King Blvd. for reason of family medical care of her disabled brother for a 12 month period, or until she may apply for a Special Use approval to allow a permanent location of the care home on her property.

Attachments: Application; Zoning, Aerial & FLU Maps; Letter from applicant.

Motion: Motion to approve the Temporary Permit Request to allow placement of a manufactured home on the property for a 12 month period until Special Use application and approval can be accomplished as required by Section 314 (b) (2) Restrictions in the R-2 zoning district.

Background: Ms. Waye has come to the P & D office to request a Manufactured home permit for her disabled brother on her 3 acre parcel of land. The Parcel is shown as Zoned R-2, Medium Density Residential District, and shows a Future Land Use as Residential, requiring that the applicant obtain a Special Use Approval for the permanent placement of the manufactured home on her property. In the past, and shown on the Aerial map enclosed, there has been three mobile homes and a house located on the 3 acre parcel. There is presently a house that Ms. Waye plans to demolish and wishes to locate the manufactured home in its place. There is presently also a manufactured home on the southern portion of the parcel. The nearby uses include:

Manufactured homes – houses – vacant lots.

Those uses adjacent are as follows:	3	-	3	-	1.
Those uses within 300' are as follows:	5	-	5	-	2.

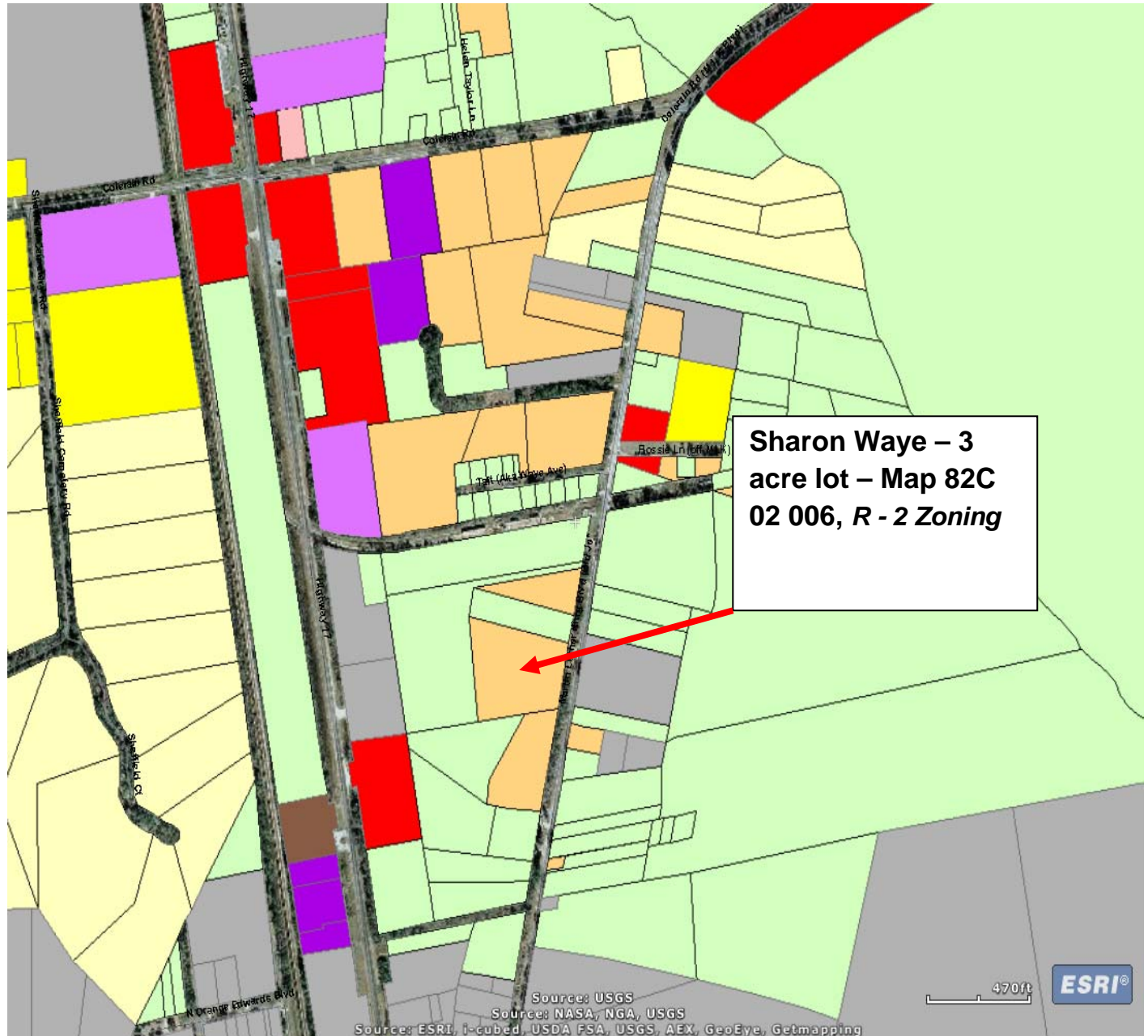
The Health Department will have to determine if the existing tank is still adequate for the use or what modification may be needed. The pre-UDC code allowed that the building inspector may issue a temporary mobile home permit for a 12 month period. This provision was to allow for what were mostly terminal family care situations. The UDC allows for both the Planning & Development Director and the Board of Commissioners to approve other temporary uses. Since long term this will also require a Special Use approval by the Board, staff felt that it should be approved by the Board, so that when the Special Use application comes before the Board it will be familiar to you all.

Staff Recommendation: Staff recommends approval of the Temporary Use Request - TU 2010-3 Tax Map 082C 02 Parcel 006 located on Martin Luther King Blvd. to place a manufactured home on her 3 acres of property for reason of family medical care.

Sharon Way - Parcel Number: 082C02 006 - 3.00 Acres

Zoning Legend

- Incorporated Areas & base
- A-F Gen. Agriculture-Forestry
- A-R Residential Agriculture
- R-1 Single-Family Residential
- R-2 Multifamily Residential
- R-3 Multifamily Residential
- MHP Manufactured Home Park
- PD Planned Development
- C-N Neighborhood Commercial
- C-G General Commercial
- C-I Interchange Commercial
- I-R Restricted Industrial
- I-G General Industrial
- C-P Conservation Preservation
- LCI Little Cumberland Island



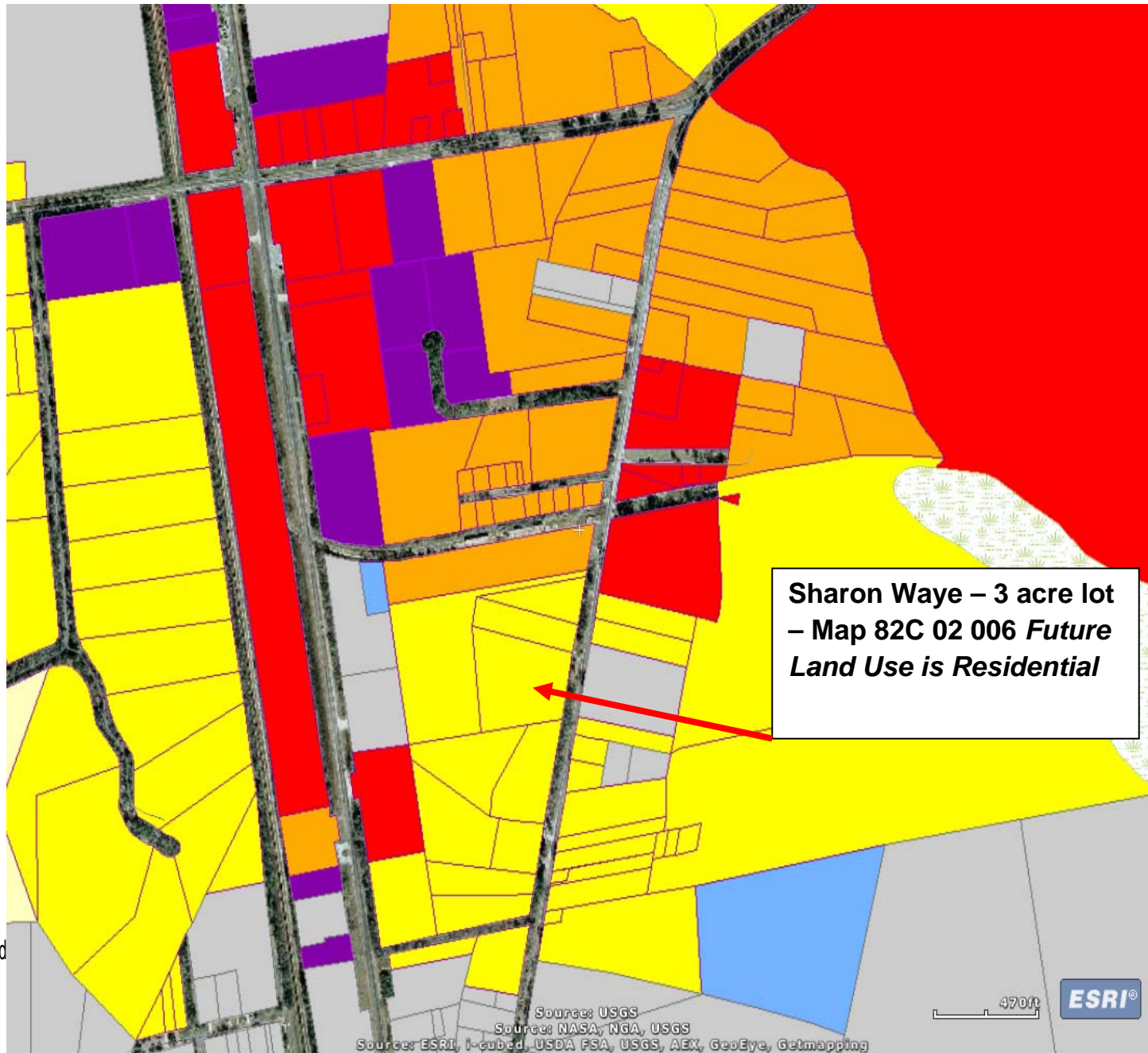
Sharon Way - Parcel Number: **082C02 006** - 3.00 Acres



Sharon Way - Parcel Number: 082C02 006 - 3.00 Acres

Future Land Use

-  Rural
-  Rural Residential
-  Residential
-  Multi-Family
-  Mixed Use
-  Commercial
-  Industrial
-  Public/Institutional
-  Little Cumberland Island
-  Parks, Recreation and Conservation
-  Woodbine
-  Kingsland
-  St Marys
-  Undeveloped/Vacant
-  Quality Design Overlay
-  Transportation, Communication and Utilities (streets & roads)
-  Marshes



**Sharon Way - 3 acre lot
- Map 82C 02 006
Future Land Use is Residential**

470ft



Source: USGS
Source: NASA, NGA, USGS
Source: ESRI, i-cubed, USDA FSA, USGS, AEX, GeoEye, Getmapping