
**CAMDEN COUNTY BOARD OF COMMISSIONERS
AGENDA MEMORANDUM**

SUBJECT: #S-008-08 – Re-plat/Final – P & A Engineering, Inc., Agent for W. H. Gross Construction Maiden Creek Landing – Phase 3-C (District 1 – Chairman Rhodes)

PROPERTY LOCATION: North of Dover Bluff Road and east of I-95
Tax Map #125/Parcel #005 (portion of)

DEPARTMENT: Planning & Development

AUTHORIZED BY: Steve Howard **CONTACT:** Loretta Hylton

MOTIONS/RECOMMENDATIONS:

- 1) **APPROVE** recommendation for approval S-008-08 of re-plat/final for Maiden Creek Phase 3-C.
- 2) **DENY** recommendation for approval of S-008-08 re-plat/final for Maiden Creek Phase 3-C.
- 3) **Table** recommendation for approval of S-008-08 re-plat/final for Maiden Creek Phase 3-C.

BACKGROUND:

This request would allow property to be recombined from 37 lots and 2 tracts into one parcel consisting of 39.51 acres. This request has received all required departmental approvals.

PLANNING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: Staff recommends approval of this request.

ATTACHMENTS:

1. Application
2. Maps
3. Site Plan

Board of County Commissioners

107 Gross Road Ste #3 • Kingsland, GA 31548

Phone: (912) 729.5603 • Fax: (912) 729.5543 • www.co.camden.ga.us



Office of Planning & Development

APPROVAL OF A MINOR SUBDIVISION PRELIMINARY #S-008-08 (F)

- APPLICATION:** #S-008-08 (F)
- NAME OF SUBDIVISION:** Maiden Creek Landing 3-C
- ZONING:** Planned Development (P-D)
- APPLICANT:** Maiden Creek 2, LLC
- LOCATION OF PROPERTY:** Property is located off Hickory Bluff Road, as identified on tax Map #125, Parcel #005 (a portion of).
- APPLICANTS REQUEST:** The applicant is requesting approval of a *final plat* for Maiden Creek Landing 3-C, a minor subdivision for a one (1)-lot subdivision consisting of +39.51 acres.
- MEETING DATE:** Planning Commission: October 29, 2008
- STAFF ANALYSIS:** The previously recorded plat consisted of 37 lots and 2 tracts, final plat now consists of a one (1)-lot only subdivision that will contain +39.51 acres. The final plat has received departmental reviews from the Fire Department, Road Department, E & S, and Environmental Health Department.
- STAFF RECOMMENDATION:** Staff recommends approval of this request.

PLANNING COMMISSION RECOMMENDATION:

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

ATTACHMENTS:

Application

Site Location Map

Flood, Zoning & Aerial Map

CAMDEN COUNTY

Camden County
Planning & Building Department
107 Gross Road
Kingsland, Georgia 31548

Phone (912)729-5603
Fax (912)729-5543



CAMDEN COUNTY SUBDIVISION APPLICATION

Applicant's Name: Privett & Associates, Inc. Phone: 912-882-3738

Address: 1201 Shadowlawn Drive St. Marys GA 31558

Your interest in not the owner: Agent
(If applicant is not the owner of the property a notarized letter from the owner authorizing the applicant to act as agent of the owner for this project.)

Owner's Name: Maiden Creek 2, LLC Phone: 912-729-3564

Address: P.O. Box 365 Kingsland GA 31548

Name of Subdivision: Maiden Creek Landing 3-C Replat No. One

General Location of Subdivision: Marsh Creek Boulevard

Tax Map No.: 125 Block No: N/A Parcel No.: A portion 5

Zoning Category: PD Total Acreage: ±39.51 No. of Lots: 1 lot

This is an application for: () Preliminary Plat (X) Final Plat Minor S/D () Final Plat Major S/D

Signature: *Elaine M Deslauriers* Date: September 29, 2008

Printed Name: Elaine M. Deslauriers

Building Department Use Only

1. Date Application Filed: _____ Checked By: _____

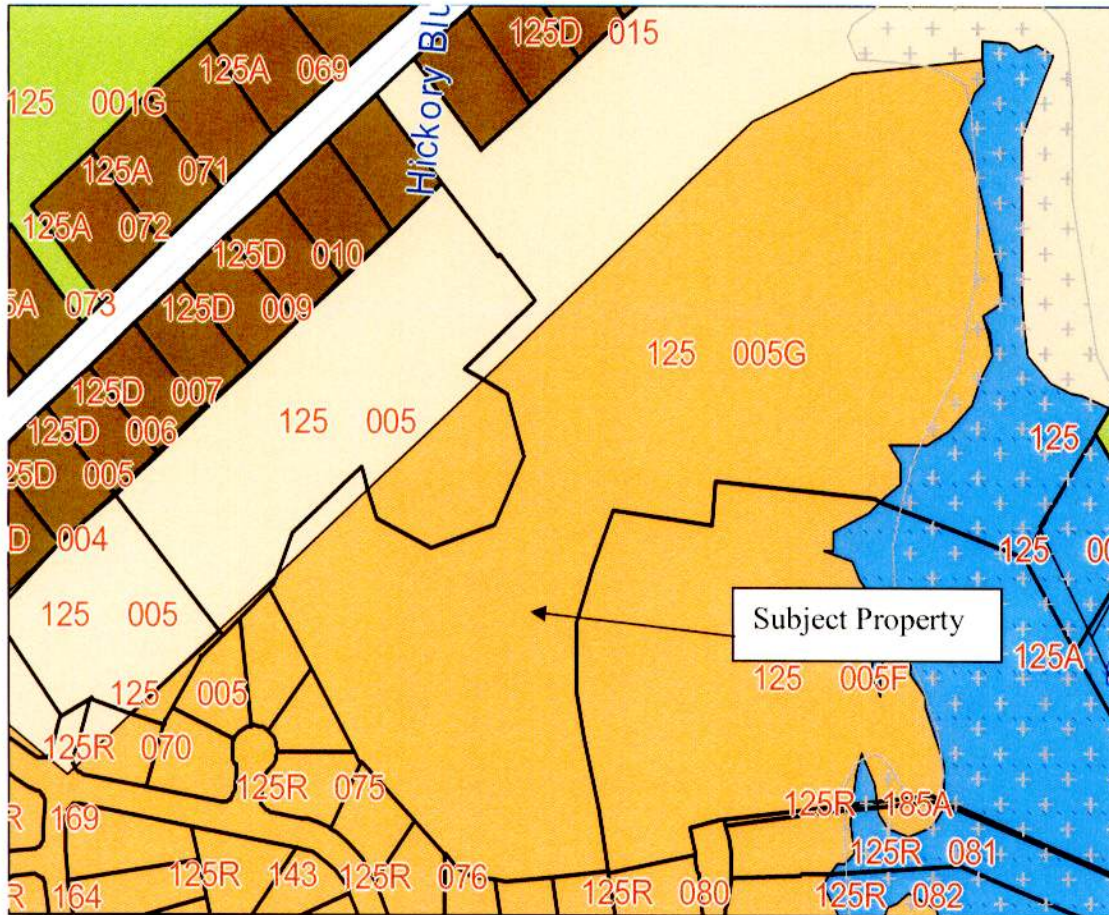
2. Application Complete: () Yes () No Fee Paid: () Yes () No () N/A Amount: _____

3. Date reviewed by Planning Board: _____ () Approved () Denied () Tabled

4. Date reviewed by Board of County Commissioners: _____
() Approved () Tabled () Denied () N/A

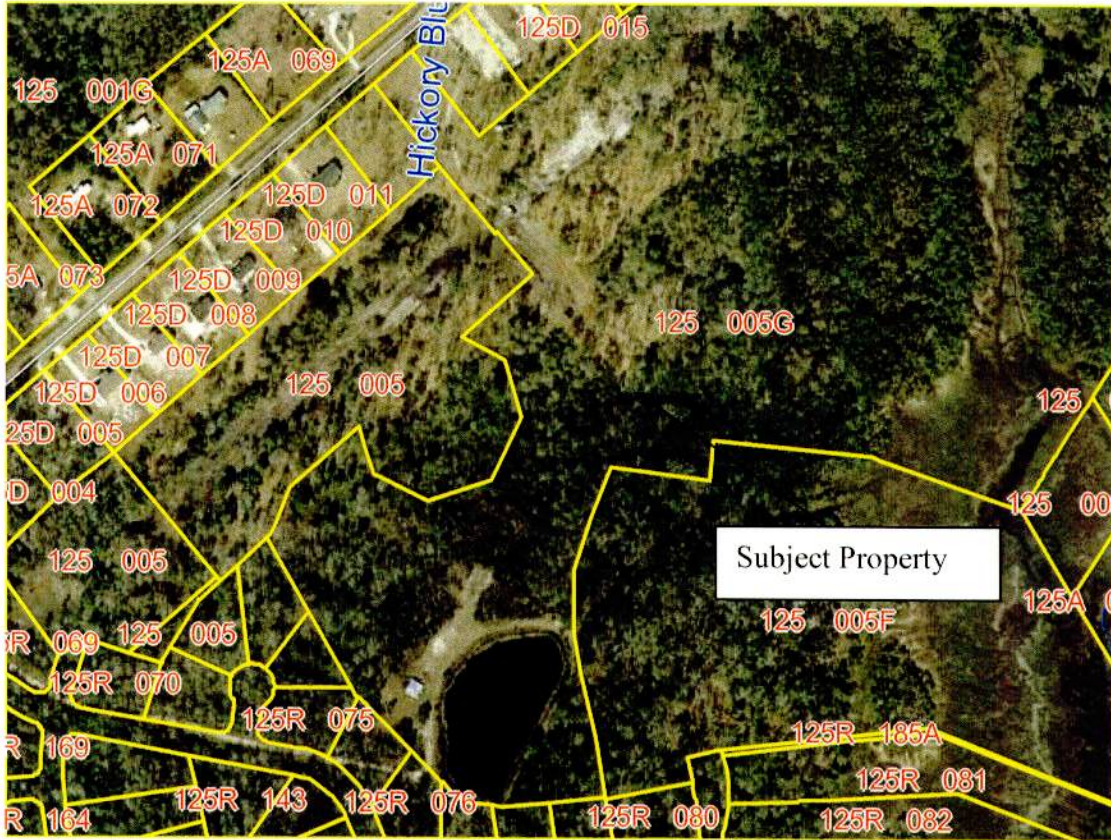
5. Date Applicant Notified of Action: _____

#S-008-08 (F)
MAIDEN CREEK LANDING 3-C
MAP #125, PARCEL #005 (a portion of)

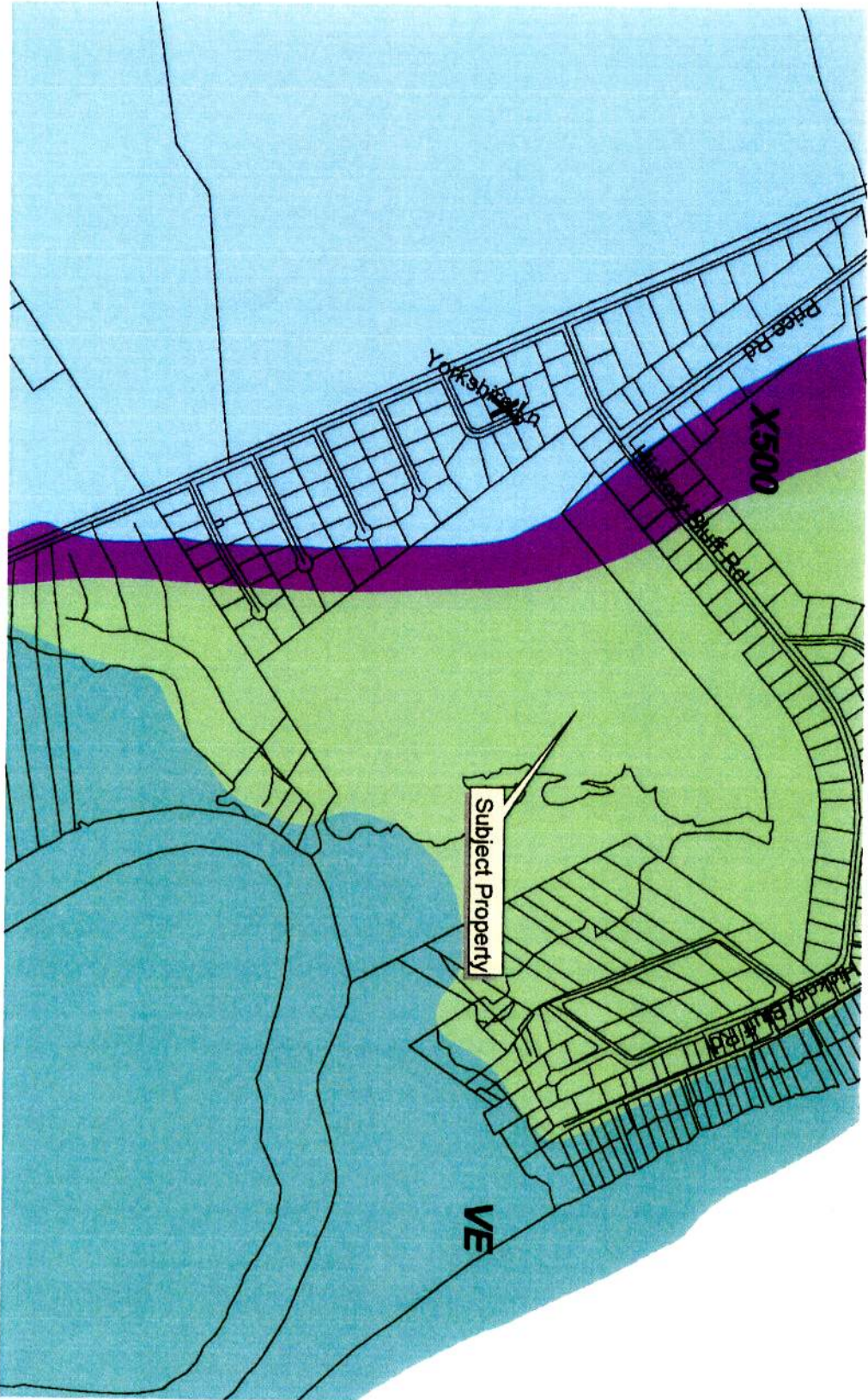


- A-F Agriculture Forestry
- A-R Agricultural Residential
- B-1 Central Business District
- B-2 Road Side Business District
- C-1 Central Business District
- C-2 Highway Commercial District
- C-3 Office Apartment District
- C-4 Interchange Commercial District
- C-6 Commercial General
- C-4 Interchange Commercial District
- C-N Commercial Neighborhood
- C-P Conservation Preservation
- H-D Historical District
- L-1 Light Industrial
- L-1 Light Industrial
- I-A Airport Industrial
- I-G Industrial General
- L-1 Light Industrial
- I-R Restricted Industrial
- M-H Manufactured Home
- P-D Planned Development
- R-1 Single Family Residential
- R-2 Multi Family Residential
- R-3 Medium & High Density Residential
- M-H Single Family Mobile Homes

#S-008-08 (F)
MAIDEN CREEK LANDING 3-C
MAP #125, PARCEL #005 (a portion of)
AERIAL MAP



MAP #125, PARCEL #005 (a portion of)
 FLOOD MAP - MAIDEN CREEK LANDING 3-C
 MAIDEN CREEK 2, LLC



- Join parcels, 2005 shp
- Roads2, project shp
- Co_flood_project shp
- A
- AE
- UNDES
- VE
- X
- X500
- Civilian's shp
- City of Kingstland
- City of St. Marys
- City of Woodbine
- Naval Base