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**CAMDEN COUNTY BOARD OF COMMISSIONERS  
AGENDA MEMORANDUM**

**SUBJECT:** R-004-08 – Pamela Wooten - Rezone from Medium Density Multifamily Residential (R-2) to Agricultural Residential (A-R) to combine two (2) parcels into one (1) located on Pine Drive in Harriett's Bluff. (District 4 – Katherine Nisi-Zell)

**DEPARTMENT:** Planning & Development

**AUTHORIZED BY:** Steve Howard – 510-0464 **CONTACT:** Mike Tuller – 729-5603

**MOTIONS/RECOMMENDATIONS:**

**Approve** the request for Pamela Wooten - Rezone from Medium Density Multifamily Residential (R-2) to Agricultural Residential (A-R) to combine two (2) parcels into one (1) located on Pine Drive in Harriett's Bluff.

**Deny** the request for Pamela Wooten - Rezone from Medium Density Multifamily Residential (R-2) to Agricultural Residential (A-R) to combine two (2) parcels into one (1) located on Pine Drive in Harriett's Bluff.

**Table** the request for Pamela Wooten - Rezone from Medium Density Multifamily Residential (R-2) to Agricultural Residential (A-R) to combine two (2) parcels into one (1) located on Pine Drive in Harriett's Bluff.

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**BACKGROUND:**

The applicant owns two adjoining residential lots within the Harriett's Bluff Village subdivision and seeks to combine the two lots into one parcel, constructing a new house on the combined parcels. An existing single story house currently is located on the parcel #002, which is zoned Agricultural-Residential. The house is proposed to be relocated off the site. The applicant seeks to construct a new house on parcel #002B, which is zoned Multi-Family Residential (R-2) and 1.86 acres in size. At the request of the applicant, parcel #002B is proposed to be zoned Agricultural-Residential (A-R) where both parcels will maintain the same zoning category.

**STAFF RECOMMENDATIONS:**

Planning Commission recommends approval of this request.

The Planning & Development Department recommends approval of the application for parcel #002B to be rezoned to Agricultural-Residential (A-R) and combined with parcel #002 into a single A-R parcel.

**ATTACHMENTS:**

1. GIS map of the subject property
2. Aerial photography of the subject property



**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT  
(REZONING)  
#R-004-08**

**REQUEST:** Rezone property to Agricultural Residential (A-R) from Multifamily Residential (R-2).

**APPLICANT:** Pamela Wooten

**LOCATION:** Pine Drive in Harriett's Bluff Village  
Tax Map #105A, Parcel #002

**SURROUNDING ZONING AND LAND USES:**

**North:** (A-R) - Agricultural Residential - Stick built homes and undeveloped land

**South:** (A-R) - Agricultural Residential - Stick built homes and undeveloped land

**East:** (A-R) - Agricultural Residential - Stick built homes and undeveloped land

**West:** (R-1) & (A-R) – Single-family residential & Agricultural Residential – stick built homes and undeveloped land

**MEETING DATES:** Planning Commission: 12/17/2008  
CCBC: 01/20/2009

**APPLICANT REQUEST:** Applicant owns Parcel #002B on Pine Drive in Harriett's Bluff Village, which is zoned Multifamily Residential (R-2). Applicant purchased Parcel #002, which is zoned Agricultural Residential (A-R). The parcels were combined and owner wishes to rezone Parcel #002B to Agricultural Residential (A-R).

**STAFF ANALYSIS:** Application has received departmental review from the Fire, Environmental Health, Public Works and E&S departments. Property owner must comply with Environmental Health prior to any construction.

**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?**

YES       NO

*It should not have any effect on the pattern of use in the general area.*

- 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, or 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  
*It should have no effect.*
- 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** of this request.

**PLANNING COMMISSION RECOMMENDATION:**

1) Approved as requested by applicant



*Planning Commission*  
*12-17-08*

2) Approved with conditions

3) Deny request

4) Table request

**CCBC DECISION:**

1) Approved as requested by applicant

2) Approved with conditions

3) Deny Request

4) Table request

**ATTACHMENTS:**

Application  
Site Location Map  
Aerial Map  
Flood Zone Map

250

7/11/08  
NCC

# APPLICATION TO REZONE PROPERTY CAMDEN COUNTY, GEORGIA

### APPLICANT INFORMATION:

Name: Robert Nurni  
Address: 240A South Orange Rd.  
Kingsland GA 31548

APPLICATION #: 8-014-08  
Phone: 912-674-8181  
Fax: \_\_\_\_\_  
E-mail: bnurni@tas.net

### APPLICANTS' AGENT INFORMATION:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### OWNER INFORMATION:

Name: Pamela Wooten  
Address: 240A South Orange Rd.  
Kingsland GA 31548

Phone: 912-674-4204  
Fax: \_\_\_\_\_  
E-mail: P9W143@yahoo.com

### PROPERTY INFORMATION:

Street Address: 105A-002B / 002  
Map #: #8 Block #: \_\_\_\_\_ Parcel #: \_\_\_\_\_ Acreage: 1.86  
Current Zoning: R2 Proposed Zoning: AR  
Current Use of Property: None  
Proposed Use of Property: Build house

### TO BE COMPLETED BY CAMDEN COUNTY PLANNING AND DEVELOPMENT DEPT.

FEE PAID: 250 DATE: 10-8-08 BY: \_\_\_\_\_  
REC'D BY: \_\_\_\_\_ RECEIPT: \_\_\_\_\_

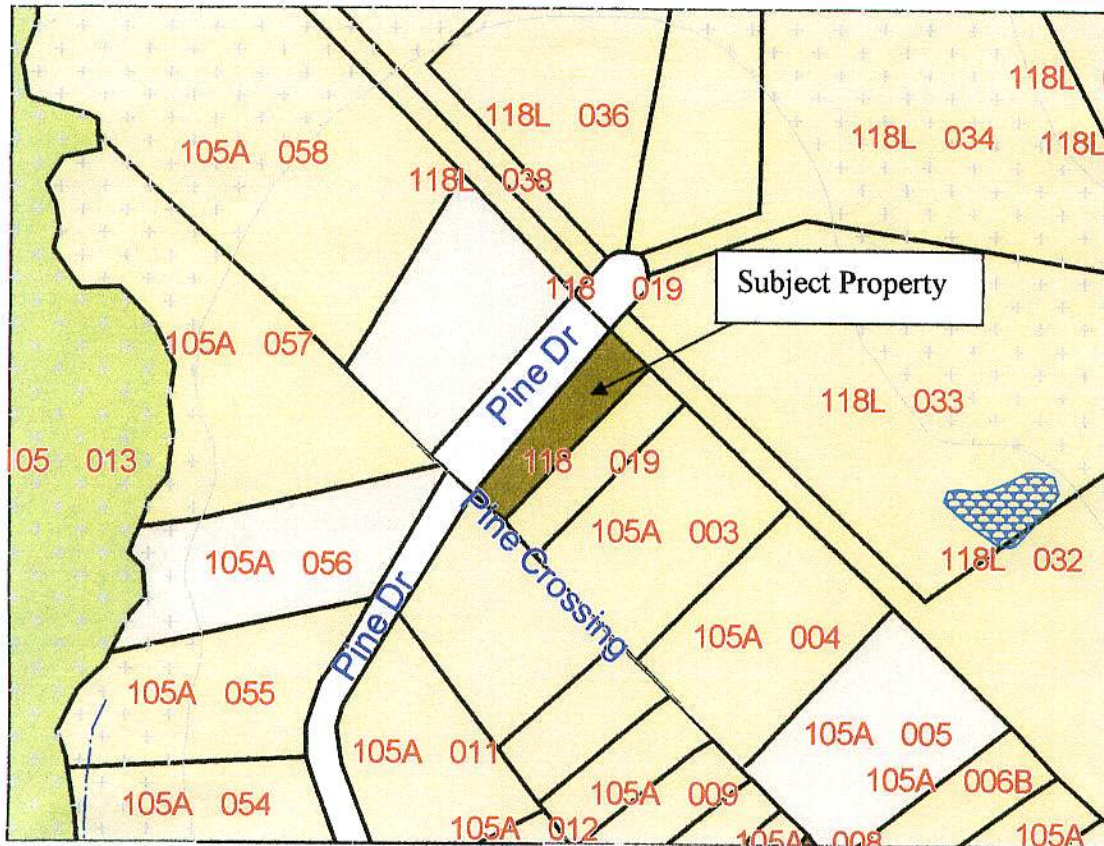
### PUBLIC HEARING RECORD:

Date Applicant Notified: \_\_\_\_\_ By: \_\_\_\_\_  
Date Hearing Advertised: \_\_\_\_\_ By: \_\_\_\_\_  
Date Hearing Held: \_\_\_\_\_ By: \_\_\_\_\_

PLANNING COMMISSION RESULTS: ( ) APPROVED ( ) DENIED BY: \_\_\_\_\_  
Date Applicant Notified of Results: \_\_\_\_\_ By: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_

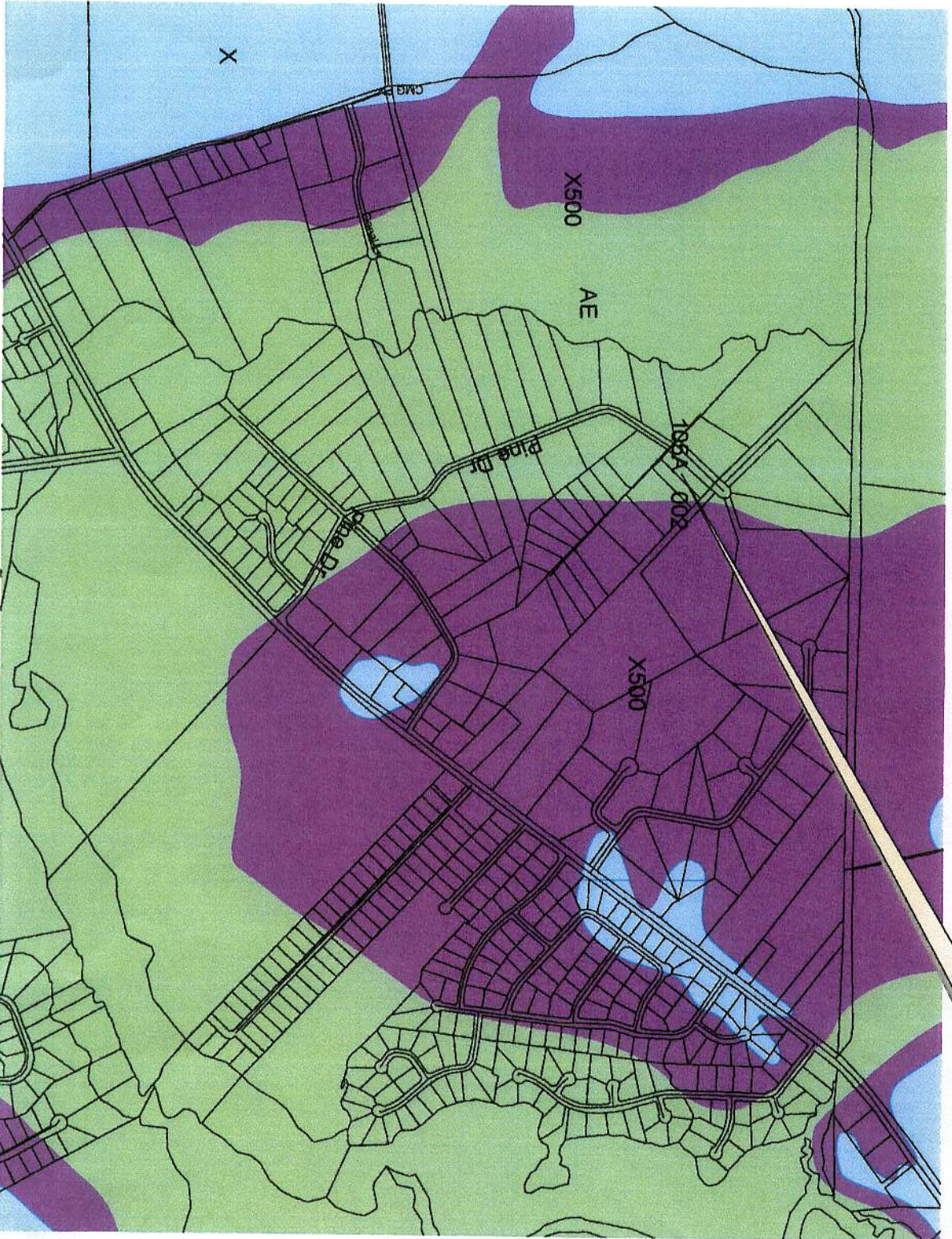
**PAMELA WOOTEN  
 MAP #105A, PARCEL #002 & #002B  
 ZONING MAP - #R-014-08**



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

PAMELA WOOTEN  
 TAX MAP #105A, PARCEL #002B  
 FLOOD MAP - #R-014-08

SUBJECT PROPERTY



- Join\_parcels\_2005.shp
- Roads2\_project.shp
- 03\_flood\_project.shp
- A
- AE
- UNDES
- VE
- X
- X500
- City/Inls.shp
- City of Kingstland
- City of St. Marys
- City of Woodbine
- Naval Base