
**CAMDEN COUNTY BOARD OF COMMISSIONERS
AGENDA MEMORANDUM**

SUBJECT: R-15-08 – Betty Drury – Rezone from Agricultural Forestry (A-F) to Agricultural Residential (A-R) 2.58 acres located at 721 Providence Church Road. (District 1 – Willis R. Keene, Jr.)

DEPARTMENT: Planning and Development

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

MOTIONS/RECOMMENDATIONS:

Approve the request for Betty Drury – Rezone from Agricultural Forestry (A-F) to Agricultural Residential (A-R) 2.58 acres located at 721 Providence Church Road.

Deny the request for Betty Drury – Rezone from Agricultural Forestry (A-F) to Agricultural Residential (A-R) 2.58 acres located at 721 Providence Church Road.

Table the request for Betty Drury – Rezone from Agricultural Forestry (A-F) to Agricultural Residential (A-R) 2.58 acres located at 721 Providence Church Road.

BACKGROUND:

The applicant requests to subdivide a portion of a large Agricultural-Forestry (A-F) tract to a Agricultural-Residential designation to allow the placement of a mobile home on the subject property. Due to the fact, the Agricultural-Forestry (A-F) zoning category allows for a minimum of five (5) acres to develop a residential use, the applicant is seeking a rezoning that would allow for a new home to be placed on the property. Under the new Uniform Development Code the Agricultural-Residential (A-R) zoning category allows for a house to be located on a minimum of one (1) acre, providing Health Department approval of the septic tank location.

STAFF RECOMMENDATIONS:

Planning Commission recommends approval of the request.

The Planning and Development Department recommends approval of the application for the subject property to be rezoned from Agricultural-Forestry (A-F) to Agricultural-Residential (A-R) for a proposed residential use.

ATTACHMENTS:

1. GIS map
2. Site Plan
3. Aerial photo

Board of County Commissioners

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Office of Planning & Development

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

#R-015-08

REQUEST: Rezone 2.58 acres from Agricultural Forestry (A-F) to Agricultural Residential (A-R).

APPLICANT: Betty Drury

LOCATION: 721 Providence Church Road, as identified on Tax Map #063,
Parcel #003

SURROUNDING ZONING AND LAND USES:

North: Agricultural Forestry - stick built homes & undeveloped land

South: Agricultural Forestry - undeveloped land

East: Agricultural Forestry & Agricultural Residential – stick built homes and undeveloped land

West: Agricultural Forestry & Agricultural Residential – stick built homes and undeveloped land

MEETING DATES: Planning Commission: December 17, 2008
CCBC: January 20, 2009

APPLICANT REQUEST: To **Rezone** 2.58 acres of Agricultural Forestry (A-F) to Agricultural Residential (A-R) and subdivide for an individual residential lot.

STAFF ANALYSIS: This request meets the requirements of the Comprehensive Plan's Land Use for Future Land Use.

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

This will be consistent with the development pattern for this area. Lots this size already exist in this 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
This project should not have an adverse effect on traffic.
- 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
See Item B.
- 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** of this request.

PLANNING COMMISSION RECOMMENDATION:

- 1) Approve request ✓ 12-17-08
- 2) Deny Request
- 3) Table request

CCBC DECISION:

- 1) Approve request
- 2) Deny request
- 3) Table request

ATTACHMENTS:

Application
Site Location Map
Area Maps

Dec

**APPLICATION TO REZONE PROPERTY
CAMDEN COUNTY GEORGIA**

APPLICANT INFORMATION:

Name: Megan Drury & Erik Miller
Address: 721 Providence
Church Road
White Oak, GA 31568

APPLICATION #: R-015-08
Phone: 912-552-7521
Fax: (work) (912) 267-1147
E-mail: erikmiller1@tds.net

APPLICANT'S AGENT INFORMATION:

Name: _____ Phone: _____
Address: _____ Fax: _____
_____ E-mail: _____

OWNER INFORMATION:

Name: Betty Drury
Address: 725 Providence
Church Road
White Oak, GA 31568

Phone: 912-576-5615
Fax: _____
E-mail: _____

PROPERTY INFORMATION:

Street Address: 721 Providence Church Road
Map #: 063 Block #: _____ Parcel #: 003 Acreage: 2.58
Current Zoning: AF Proposed Zoning: AR
Current Use of Property: AF
Proposed Use of Property: to rezone AR for mobile home

TO BE COMPLETED BY CAMDEN COUNTY PLANNING AND BUILDING DEPT.

FEE PAID: 250.00 DATE: _____ 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: _____

REZONING CERTIFICATION:

If a contract purchaser or developer of the proposed rezoning is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

Applicant's Certification:

I have been authorized by the owner of the property to make this application. I am aware should the Camden County Planning and Zoning Commission deny this application, no new rezoning application can be submitted for the same parcel until the expiration of at least 6 months from the date of final denial.

<u>M.T.D.</u>	<u>ES</u>	<u>10/21/2008</u>
Signature of Applicant		Date
<u>Megan Drury</u>		<u>(scribble)</u>
Type or Print Name		Title

Owner's Certification:

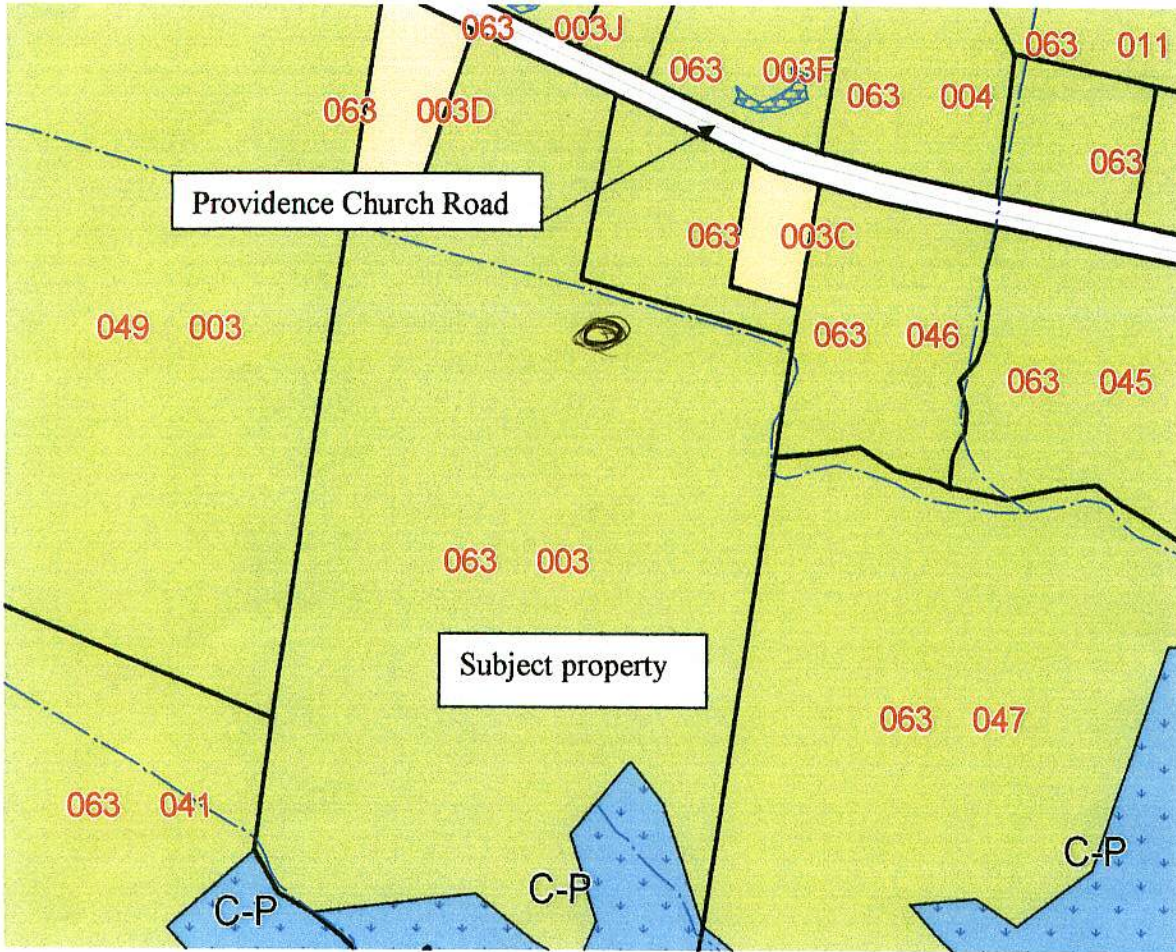
I am the owner of the property considered for rezoning in this application. I am aware should the Camden County Planning and Zoning Commission deny this application, no new rezoning application can be submitted for the same parcel until the expiration of at least 6 months from the date of final denial.

<u>Betty Drury</u>		<u>11/5/2008</u>
Signature of Owner		Date
<u>Betty Drury</u>		<u>11/5/2008</u>
Type or Print Name		Title

DISCLAIMER

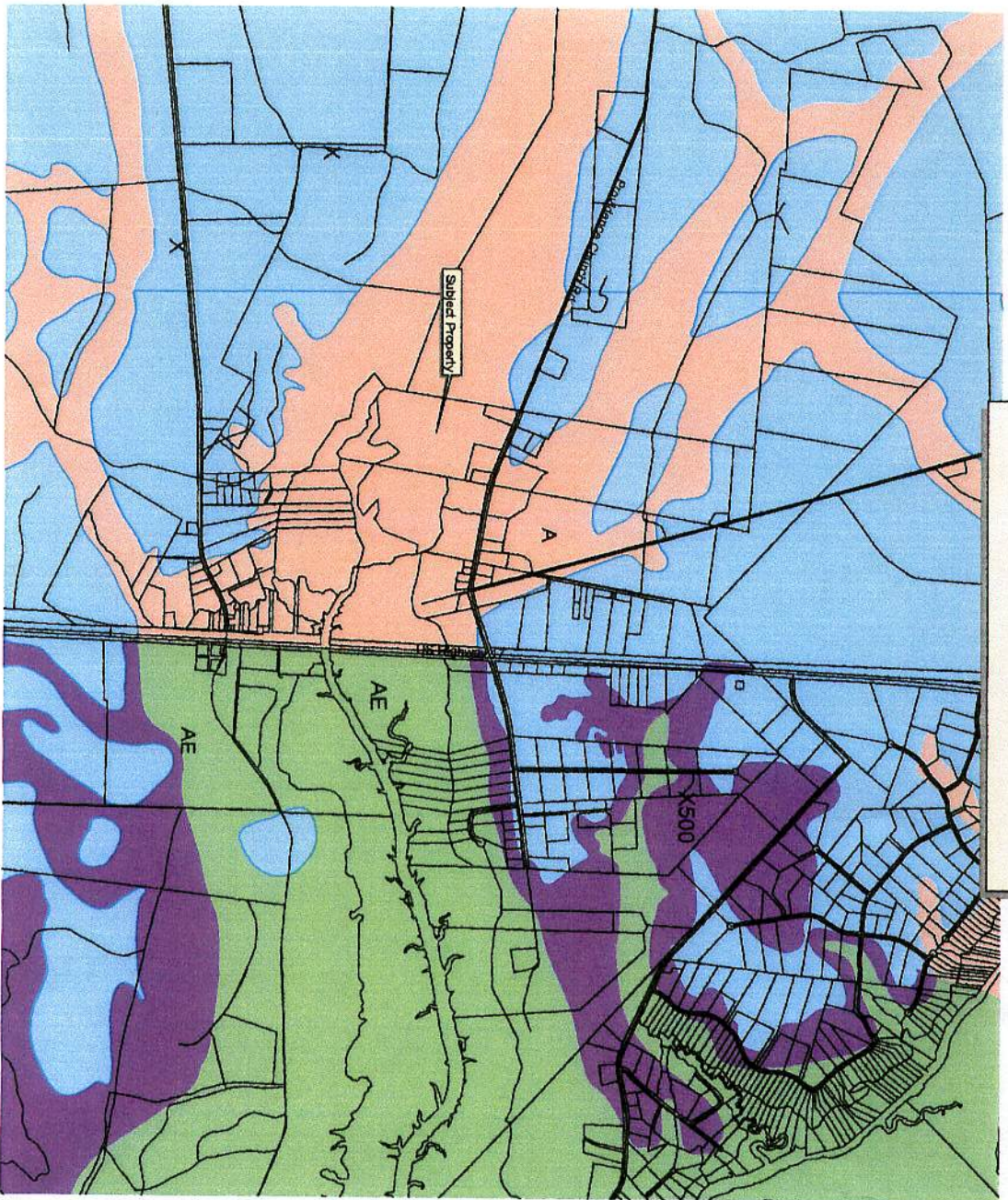
By signing above, the applicant/owner certifies that this application and supporting documentation furnished in addition and pursuant to this applications true and correct to the best of their knowledge. While the staff of the Camden County Planning and Zoning Commission will endeavor to ensure that this application is processed and reviewed in accordance with all rights for procedural due process guaranteed under the law, the applicant assumes full responsibility for the reliability of the information which is required by this application. Any inaccuracies in the information presented by the applicant may hinder the review of the application and may diminish the ability for the applicant's request to be assessed properly. Granting of the requested zoning classification does not grant the applicant all development rights prescribed within the zoning district. Subsequent permitting, site plan review, and plat review may limit the ability to construct allowable land uses or to construct allowable land uses to the maximum intensity and/or density of the approved zoning district. All proposed development shall be subject to regulations contained in the Official Code of Camden County, Georgia and any other applicable local, state, and federal regulations.















**MEGAN DRURY & ERIK MILLER
 REZONING - #R-015-08
 ZONING MAP #063, PARCEL #003**



- 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-G Commercial General
- C-I 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
- PD Planned Development
- R-1 Single Family Residential
- R-2 Multi Family Residential
- R-3 Medium & High Density Residential
- M-H Single Family Mobile Homes

Megan Drury & Erik Miller
 Rezoning - #R-015-08
 Flood Map #063, Parcel #003



-  Join_parcels_2005.shp
-  Roads2_project.shp
-  Q3_flood_project.shp
-  A
-  AE
-  UNDES
-  VE
-  X
-  X500
-  Citylimits.shp
-  City of Kingsland
-  City of St. Marys
-  City of Woodbine
-  Naval Base

