



# Board of County Commissioners

## Office of Planning & Development

107 N. Gross Road Suite 3 • Kingsland, GA 31548

Phone: (912) 729.5603 • Fax: (912) 729.5543 • [www.co.camden.ga.us](http://www.co.camden.ga.us)

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### Camden County Planning Commission

#### MINUTES

#### Teleconference Regular Meeting

Wednesday, February 24, 2021 6:00 PM

- A) **INVOCATION:** The meeting was called to order at 6:00 pm by Chairman Koski. Joey Yacobacci gave the invocation.
- B) **ROLL CALL:** Chairman Koski, Vice Chairman Martin, Commissioner Williams, Commissioner Cheek, County Attorney John S. Myers, Planning Director Joey Yacobacci, Planning Coordinator Cindy Daniels and Public Protection & Compliance Officer Mark Crews. Commissioner Ivey was absent.
- C) **ADDITION AND/OR DELETIONS TO THE AGENDA:** N/A
- D) **ADOPTION OF AGENDA:** Vice Chairman Martin made a motion, seconded by Commissioner Cheek to adopt the agenda as presented.
- The motion carried unanimously.*
- E) **APPROVAL OF MINUTES: January 27, 2021:** Vice Chairman Martin made a motion, seconded by Commissioner Cheek to approve the January 27, 2021 regular meeting minutes.
- Vice Chairman Martin – Yes  
Commissioner Cheek – Yes  
Chairman Koski – Yes  
Commissioner Williams - Abstain
- F) **NEW BUSINESS**
1. **Zoning Variance – ZV2021-01** – Request to allow a front yard setback variance in (A-R) Agricultural Residential zoning. Property is located at 182 Vicki Ln. Tax Map 108 006M. Brian E Peters, owner & applicant.

#### Discussion

Commissioner Cheek stated there appears to be more than enough room to place this building on this site without having to have a setback variance.

Chairman Koski said we looked at that today. I think that road has already been expanded out and I do believe the building that's already there. This facility won't be attached to the existing building but that building has already been grandfathered in with a 20' offset prior to when the UDC took effect. So I think basically what this would do is line this building up with the front of the existing building. From my point of view, I don't think that would make a significant difference if we approve this as it is because they are both 20'. The other one is already there.

Commissioner Williams asked when you look at Al Gay he already has four (4) driveways that pull off on Al Gay Dr. I lived on a dirt road for several years and I know every time heavy equipment comes in off a dirt road you have to turn left or right that makes wear and tear on your road and it needs to be graded more often. I don't know if he's going to use this building to store equipment under or if he's just going to come off Al Gay or if he's just going to use one of these other two (2) drives to access it.

Chairman Koski – Mr. Peters, are you there to answer that question?

Brian Peters – I have two driveways onto Al Gay currently and I have one onto Vicki Ln and we do use primarily the one on Al Gay. What this is going to do is basically take away one of my driveways. The driveway closest to Lowes will still be usable but it will be used much much less. Plus, I'm building this building and in the City of Kingsland, I'm building a new shop and I'm moving my home based business from this property to the other property so traffic in general at my property will go way down. The whole reason, he made a point what was this building used for? Completely and solely to cover my hobby at home. I have a saw mill that I love, that is all electric and it has been in the weather and constantly giving me problems. I should know better. So I'm building a roof so that I can do not a business, just a hobby. I love cutting wood. Cutting and drying wood under my cover. And in doing so, I'm completely pitching off that other driveway. There won't be any more or less traffic. There will only be less traffic. This building doesn't affect that.

Commissioner Williams – Don't you have two driveways coming out of that existing building?

Brian Peters – Oh, you're talking about the parking area, yea. So, I do have two doors at the existing building that exit out onto Al Gay. You're right. I completely never thought about those as access because my building is far too cluttered to actually drive out those doors and it has been two years since my building has been clean enough to drive through and out on there. But yea, I have two parking pads within easement that actually go onto Al Gay out of that existing building. Yes sir, if you look at that it would look like there is four driveways where we ingress and egress on the property.

Chairman Koski – Dale did that answer your question?

Commissioner Williams – That answered my question.

Commissioner Cheek – Mr. Peters, why would you not put the building further back? What's the purpose of the setback variance other than you have an existing building there but you have plenty of room behind that? Why would you not put your sawmill storage building further back instead of have a variance?

Brian Peters – That's a very good question and I'm glad you're asking that because I would like the chance to answer that question. So when I built in 2006, I guess a year or so before you adopted the UDC, I was told that the setback was 20'. That's all they told me. It wasn't said that it was 20' on the front or the side. It was just the 20' setback. So my existing building was built of course, in compliance with that at 22 ½' cause I wanted a little safety buffer from my lot line. So when I set my saw mill up I had zero idea because all I did was build a small pad that would eventually be expanded into what I thought would maybe be a roof in line with my existing completely unaware that the setback had changed. So when I go get my permit for the roof to go over the saw mill. That answers the question why the saw mill is there? Because I had no idea it was an issue. When I go to get the permit they tell me that I don't meet the minimum setback so I'm of course, like why? Why do I not meet it? The existing building is in accordance with all the rules. They told me it didn't meet the setback. Well the setback right now is at the front at the lot has to be 30'. The side is still 20'. That's the current rule that is explained to me from the Planning & Building Department. I said well my address is 182 Vicki Ln. That's the front of my lot. This is still the side of my lot. I mean logically, it made sense to me. I was bringing that point out. They went back to the room, came back and said no you're on a corner so technically you have two fronts of your lot which is completely their interpretation and that's fine. That's what they are there to do. I didn't see it that way. I thought it was the side of my lot because when I do work in landscaping per say like in Brighton Lakes for example. If their street is on Lexington Ct and their on a main drag, I've always thought that was the side of their lot, not the front of their lot. Their lot is where their main driveway and where their mailbox was. That answers the question of why I put the saw mill there and how I thought I was in accordance then realized I needed a variance based on their interpretation.

Chairman Koski – That's very specific in the UDC. Section 206 a. talks about exceptions to the rule and it does talk about a building on a corner lot. If you face on both roads, then you have two front lots. I questioned that myself. That's written out specifically.

Brian Peters – I guess I was ignorant of that so I didn't realize it. It wasn't explained to me that way when I built my building in 2006

Chairman Koski – Well, it probably didn't exist in 2006.

Brian Peters – That's why I'm here.

Chairman Koski – Do we have any other questions or discussion?

Commissioner Cheek – Mr. Peters, is your saw mill a portable saw mill or is it already in place? Is it portable?

Brian Peters – No sir, it’s not portable. It’s big and it’s hard wired for electric. I have three phase power run to it. It is not portable. It has no wheels or anything at all.

Vice Chairman Martin made a motion, seconded by Chairman Koski to accept staff’s recommendation for approval.

Vice Chairman Martin – Yes

Chairman Koski – Yes

Commissioner Cheek – No

Commissioner Williams – No

***The motion ended in a tie vote.***

***Section 1306 d(5)c.*** *A tie vote on a motion for approval a variance shall be deemed a denial of the variance. A tie vote on any other motion shall be deemed to be no action, and another motion would be in order [Amended November 18, 2014]*

***The motion was denied.***

Brian Peters – The reason it is where it is was because imploring consideration for my neighbors. I could the building but it would just be closer to people’s houses. It’s furthest from all my neighbors where it’s at. I’m going to build the building. If I don’t get a variance, I’m just going to build it over on Bob Conley’s side of the yard or something. My neighbors don’t want that. I’m doing this in consideration for them and I think maybe I should have spoke in a little more detail before the vote. It’s really the best thing for everybody here if I build it, which I’m completely permitted to build this structure. It just won’t be in the variance. It won’t be in the setback, which I didn’t know existed until I applied for the permit. I just regret if it were denied.

Chairman Koski – Well it’s been denied but you can appeal that to the county commission.

2. **Rezoning- RZ2021-01** – Request to rezone 14 acres from Manufactured Home Park (MHP) to Agricultural Residential (A-R). Property is located at New Post Rd, White Oak. Parcel ID 037 047. John F Dunlap, owner & applicant.

Commissioner Cheek – Anytime we can rezone from a MHP zoning to something better, I’m all for it.

Commissioner Cheek made a motion, seconded by Commissioner Williams to accept staff’s recommendation for approval.

***The motion carried unanimously.***

3. **Special Use – SU2021-01** – Request for a Special Use approval to allow a Solar Farm Generating Facility in an (A-F) Agricultural Forestry zoning. Property is located on Hiawatha Trl. Tax Map 096 003. William H Gross, owner, RockBridge Energy LLC, applicant.

Mark Cann, RockBridge Energy LLC, 108 Chriswoodell Ave, Savannah, GA 31406  
 We’ve been developing solar energy projects like this in Georgia for about 7 or 8 years now. We have worked with the City of Kingsland in the past, a couple of years ago. We played a role in getting the solar ordinance for them and for the city. That project ended up not getting awarded a contract with Georgia Power. Therefore, never was built. This project has been awarded a contract and is likely to get built as long as all zoning and special use permits are approved. That’s 15 to 20 acres as was stated. It will be fenced in. All electrical codes will be followed. A 6’ fence with 2’ of bobbed wire at the top of it. I can answer any questions.

Commissioner Cheek – Just for full disclosure, the property owner is a client of mine but we do not do solar farm work as a business model so I feel comfortable voting on this issue.

Vice Chairman Martin made a motion, seconded by Commissioner Cheek to accept staff’s recommendation for approval.

***The motion carried unanimously.***

**G) OTHER BUSINESS:** N/A

**H) ADJOURNMENT:** Commissioner Williams made a motion, seconded by Commissioner Cheek to adjourn the meeting at 6:30 pm.

***The motion carried unanimously.***