



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

MINUTES

Camden County Planning Commission

Regular Meeting

Wednesday, April 28, 2021 6:00 PM

- A) **INVOCATION:** The meeting was called to order at 6:00 pm by Chairman Koski. Joey Yacobacci gave the invocation and led us in the Pledge of Allegiance.
- B) **ROLL CALL:** Chairman Koski, Vice Chairman Martin, Commissioner Cheek, Commissioner Williams, Commissioner Ivey, Planning Director Joey Yacobacci and Planning Coordinator Cindy Daniels. County Attorney John S. Myers was absent.
- C) **ADDITION AND/OR DELETIONS TO THE AGENDA:** N/A
- D) **ADOPTION OF AGENDA:** Commissioner Ivey made a motion, seconded by Vice Chairman Martin to adopt the agenda.

The motion carried unanimously.

- E) **APPROVAL OF MINUTES: February 24, 2021:** Vice Chairman Martin made a motion, seconded by Commissioner Williams to approve the March 31, 2021 regular meeting minutes.

Vice Chairman Martin – Yes
Commissioner Cheek – Yes
Chairman Koski – Abstain
Commissioner Williams – Yes
Commissioner Ivey - Yes

F) **NEW BUSINESS**

1. **Rezoning – RZ2021-02** – Request to rezone 5.48 acres from Single Family Residential (R-1) to Agricultural Residential (A-R) zoning. Property is located at 326 Pine Dr. Tax Map 105A 046. Charles W. Gilmer Jr., owner & applicant.

Donald Ordahl, 526 Village Dr., Woodbine – I would like to have someone clarify, is this going to be one manufactured home or several? I understand by the way it is written he can put up to three mobile homes on that property. If that is the case my problem would be I would vote against it because that would impact drainage on the back side of my

property and the back side of my neighbor's property. It's already in a flood zone but on her property there is like a little drainage ditch that's part of the drainage system. On the other side of my property is a drainage ditch that heads back to the creek. Now if he brings in more and mobile homes say for his family members or something, that would require bringing in lots of dirt and raising the level of the dirt on the property. If that's the case that would impact the flood on my property and my neighbor's property, where a portion of hers, she's got more of a flood problem than I do. At the same time I would like to have a consideration, maybe five to seven years later on before he can add on to that property so we can see where the impact is and perhaps by that time the rest of the neighbors down Village Dr. there would all agree to turn this road over to the county because it's a private road and if the county took that over our drainage system would be improved. I know there's perhaps everybody except for a select three people that do not want to have that road considered a county road yet, which is fine and dandy with me but there again that fella puts in that manufactured home it's going to impact the flood value on my property.

Chairman Koski – Your property is zoned A-R behind this property?

Donald Ordahl – We're zoned residential. I can understand him because if he puts agriculture on his property he's real close I think to his neighbor who has a regular house and is residential. So I understand it has to start and stop somewhere but I would like to have consideration somewhere. I don't want to be the bad guy and say hey you can't do that but at the same time I just want to know what's in line for the future.

Chairman Koski – Joey there's a limitation on one manufactured home right?

Joey Yacobacci – According to our ordinance, you are allowed to have one mobile home and then you can add another one for the first three acres and each additional thereafter would require another three acres. So with him having 5.8 acres he would only be allowed to put two mobile homes. That is for family or caretakers to live in not to rent it out only family or caretakers.

Donald Ordahl – There again if he brings in another mobile home when they bring in the septic system because it's already low and it's already a wetland area back there, like I say he's going to have to raise that property level up to accommodate the other residence. So on one hand I want to say I don't have a problem with it but on the other hand if later on when it starts impacting the flood zone on me I'm going to have a problem with it.

Chairman Koski – My original question was does anybody want to speak for this and it sounds like you are speaking against it.

Donald Ordahl – Well I'm for and against it.

Chairman Koski – For and against, ok. Does anybody want to speak against it?

Johnny Thomas, 494 Village Dr. – The back part of our property does but up against where his property is, so yes it will affect both properties.

Chairman Koski – And you're an R-1 residential also right?

Johnny Thomas – We're residential.

Chairman Koski – Discussion gentlemen?

Commissioner Cheek – Joey from a building permit standpoint he asked for one mobile home, which the Health Department has to be involved and the second mobile home wherever it is for the caretaker or whatever the Health Department has to be involved again?

Joey Yacobacci – Absolutely

Commissioner Cheek – All the wetlands are considered as far as that permit goes?

Joey Yacobacci – Everything will be reviewed, and the flood plain area is heavily involved in consideration of all that. Just because the ordinance allows an additional home for the three acres doesn't necessarily mean that it would be permitted or allowed because of the area, if that makes sense.

Nancy Ordahl, 526 Village Dr. – I have a question, what if he brought in a lot of dirt back there to fill it in to where he could put another home?

Joey Yacobacci – Can I address?

Chairman Koski – Yes.

Joey Yacobacci – There are regulations that pertain to that also, all that is definitely looked at and approved or disallowed based on those. So we would definitely look at everything pertaining to that, not to say that it wouldn't be allowed but I'm also not saying it wouldn't be approved either. All of that is definitely looked at I can assure you.

Nancy Ordahl – Did the gentleman talk to you and say where he's going to put it?

Joey Yacobacci – I haven't seen any site plan, the way he explained to me was that the gentleman was going to put one for his son.

Chairman Koski – The way that it reads, he wants to place a manufactured home as a single unit going on there. Do we have any comments? I would like to make a motion that we approve this but with the stipulation that there is only one mobile home on the property, based on their comment "a manufactured home."

Chairman Koski made a motion, seconded by Commissioner Cheek to accept staff's recommendation for approval with the condition that only one home will be allowed on the property.

The motion carried unanimously, with the condition that only one home will be allowed on the property.

2. **Rezoning- RZ2021-03** –Request to rezone a portion (1 acre) of 30.79 acres from Agricultural Residential (A-R) to Multi Family Residential (R-3). Property is located at 2612 US Hwy 17. Tax Map 095 036. Grayson & Patricia Day, owner; James McCollum, applicant

James McCollum 310 East King Ave., Kingsland – I listed this property with Grayson Day Sr. The property non-conformed for about four years and the first thing I had to do was get Grayson out of the covenant in order for him to get it out of the covenant you had to bring out what you put in so went through the process of getting it removed from the covenant. I worked with Planning & Zoning to come up with a game plan to make it sellable and Grayson's layout I guess was grandfathered in which doesn't really matter since when he goes to sell it, it has to go into conformance. What we've worked out is we have two duplexes on the property so they want one acre for each. He has mobile homes none of which are owned by Grayson, he only charges lot rent. We are trying to sell six acres, two acres being R-3 and four acres being MPH. As I understand we need to get it rezoned and the Commissioners need to approve it, the new purchaser will have to come in and apply with the changes which he is prepared to do as I understand.

Chairman Koski – There is no one here to speak against it. Is there any discussion on this? Is the one we are talking about now occupied?

James McCollum – There are three different parcels.

Chairman Koski – Right, but this one specifically is it occupied?

James McCollum – Yes, it has two duplexes and a mobile home park.

Chairman Koski – I drove over this afternoon and the first property on the left was a duplex that looked like it was empty.

James McCollum – It is, we will start the renovations but it will be sold as is. It will need a new roof in the next few years, the buyer is aware of all this as well as the mobile homes do not belong to the owner (Grayson Day).

Chairman Koski – Thank you, any discussion?

James McCollum – It does have a four inch well and if they expand the utilization of the other acres they can put in another four inch well. There's some consideration of some

septic tanks and they're aware of this and I hope everything worked out with all of the details. It will be a nice change of course Grayson is a great landlord.

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

The motion carried unanimously.

3. **Rezoning- RZ2021-04** – Request to rezone a portion (1 acre) of 30.79 acres from Agricultural Residential (A-R) to Multi Family Residential (R-3). Property is located at 2612 US Hwy 17. Tax Map 095 036. Grayson & Patricia Day owners; James McCollum, applicant.

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

The motion carried unanimously.

4. **Rezoning- RZ2021-05**- Request to rezone a portion (4 acres) of 30.79 acres from Agricultural Residential (A-R) to Manufactured Home Park (MHP). Property is located at 2612 US Hwy 17. Tax Map 095 036. Grayson & Patricia Day, owners; James McCollum, applicant.

Chairman Koski – Question for you sir, the owner is Grayson Day and you are representing him?

James McCollum – Grayson Day Sr. yes.

Chairman Koski – In the background here it says the owner is rezoning four acres, so we're going to rezone this but the buyer is not going to buy this piece of land Grayson Day is going to keep it?

James McCollum – Grayson Day is selling six acres.

Chairman Koski – Ok, I just wanted to be sure I wasn't talking about two different owners. I know the new owner is going to have to go through a lot of things to get it approved to use it. Any discussion?

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

The motion carried unanimously.

- H) **ADJOURNMENT:** Vice Chairman Martin made a motion, seconded by Commissioner Ivey to adjourn the meeting at 6:25 PM.

The motion carried unanimously.