



# Board of County Commissioners

## Office of Planning & Development

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### MINUTES

#### Camden County Planning Commission

Wednesday, June 28, 2023 6:00 PM

- A) **INVOCATION & PLEDGE:** The meeting was called to order at 6:00 P.M., by Chairman Cheek. Joey Yacobacci gave the invocation and led us in the Pledge of Allegiance.
- B) **ROLL CALL:** Commissioner King, Vice Chairman Rainer, Chairman Cheek, Commissioner DePew, Commissioner Williams, Planning Director Joey Yacobacci and Planning Coordinator Cindy Daniels.
- C) **ADDITION AND/OR DELETIONS TO THE AGENDA:** N/A
- D) **ADOPTION OF AGENDA:** Commissioner King made a motion, seconded by Vice Chairman Rainer to adopt the agenda.

*The motion carried unanimously.*

- E) **APPROVAL OF MINUTES: May 31, 2023:** Commissioner King made a motion, seconded by Commissioner DePew to adopt the May 31, 2023 regular meeting minutes.

*The motion carried unanimously.*

- F) **NEW BUSINESS**

1. **Special Use- SU2023-05** – Request for Special Use approval to allow a manufactured home in a Multi-Family Residential (R-2) zoning. Property is located in District #2 on Pelican Rd, Woodbine. Tax Map 131B 002F. Robert G. Williamson, Jr, owner & applicant.

Commissioner King made a motion, seconded by Commissioner Williams to approve the request for Special Use approval to allow a manufactured home in a Multi-Family Residential (R-2) zoning. Property is located in District #2 on Pelican Rd, Woodbine. Tax Map 131B 002F. Robert G. Williamson, Jr, owner & applicant.

*The motion carried unanimously.*

2. **Rezoning – RZ2023-12** - Request to remove Commercial parcels from the existing Sanctuary Cove Planned Development (PD). Property is located in District 1 at Sanctuary Village Dr. Tax Map 125 017, 125 018, 125 019, 125 020, 125 021, 125 022, 125 023, 125 024, 125 025, 125 026, 125 027, 125 028, 125 029, 125 030, 125 031, 125 032, 125 033 & 125 034. Stephen G. Prince, owner, The Village at Dover Bluff, LLC, applicant.

Commissioner Williams made a motion, seconded by Commissioner DePew to approve the request to remove Commercial parcels from the existing Sanctuary Cove Planned Development (PD). Property is located in District 1 at Sanctuary Village Dr. Tax Map 125 017, 125 018, 125 019, 125 020, 125 021, 125 022, 125 023, 125 024, 125 025, 125 026, 125 027, 125 028, 125 029, 125 030, 125 031, 125 032, 125 033 & 125 034. Stephen G. Prince, owner, The Village at Dover Bluff, LLC, applicant.

***The motion carried unanimously.***

3. **Rezoning – RZ2023-08** - Request to rezone 50.49 acres from Commercial Interchange (C-I) to Planned Development (PD) zoning. Property is located in District 1 at Sanctuary Village Dr. Tax Map 125 017, 125 018, 125 019, 125 020, 125 021, 125 022, 125 023, 125 024, 125 025, 125 026, 125 027, 125 028, 125 029, 125 030, 125 031, 125 032, 125 033 & 125 034. Stephen G. Prince, owner, The Village at Dover Bluff, LLC, applicant.

Commissioner Williams made a motion, seconded by Commissioner Depew to approve the rezone of 50.49 acres from Commercial Interchange (C-I) to Planned Development (PD) zoning. Property is located in District 1 at Sanctuary Village Dr. Tax Map 125 017, 125 018, 125 019, 125 020, 125 021, 125 022, 125 023, 125 024, 125 025, 125 026, 125 027, 125 028, 125 029, 125 030, 125 031, 125 032, 125 033 & 125 034. Stephen G. Prince, owner, The Village at Dover Bluff, LLC, applicant.

***The motion carried unanimously.***

4. **Rezoning – RZ2023-10** – Request to rezone 32.23 acres from Agricultural Forestry (A-F) to Single-Family Residential (R-1) zoning. Property is located in District #2 on Harrietts Bluff Rd, Woodbine. Tax Map 119 061. Matthew M. Jordan, owner & applicant.

Commissioner Williams made a motion, seconded by Commissioner DePew to approve the rezone of 32.23 acres from Agricultural Forestry (A-F) to Single-Family Residential (R-1) zoning. Property is located in District #2 on Harrietts Bluff Rd, Woodbine. Tax Map 119 061. Matthew M. Jordan, owner & applicant.

***The motion carried unanimously.***

5. **Rezoning- RZ2023-11** – Request to rezone 62.59 acres from Agricultural Forestry (A-

F) to Agricultural Residential (A-R) zoning. Property is located in District #2 on Harrietts Bluff Rd, Woodbine. Tax Maps 119 062 & 119 063. Matthew M. Jordan, owner & applicant.

Commissioner Williams made a motion, seconded by Commissioner King to approve the rezone of 62.59 acres from Agricultural Forestry (A-F) to Agricultural Residential (A-R) zoning. Property is located in District #2 on Harrietts Bluff Rd, Woodbine. Tax Maps 119 062 & 119 063. Matthew M. Jordan, owner & applicant.

***The motion carried unanimously.***

- 6. **Special Exception Variance- ZV2023-04-** Request a variance from the Unified Development Code to allow a subdivision without access to a paved County road. Property is located in District #2 on Harrietts Bluff Rd, Woodbine. Tax Maps 119 062 & 119 063. Matthew M. Jordan, owner & applicant.

Commissioner Williams made a motion, seconded by Commissioner DePew to approve the request for a variance from the Unified Development Code to allow a subdivision without access to a paved County road. Property is located in District #2 on Harrietts Bluff Rd, Woodbine. Tax Maps 119 062 & 119 063. Matthew M. Jordan, owner & applicant.

***The motion carried unanimously.***

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

**H) ADJOURNMENT:** Commissioner Williams made a motion, seconded by Chairman Rainer to adjourn the meeting at 7:03 PM.

***The motion carried unanimously.***

**Verbatim minutes can be provided digitally upon request.**