



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: December 21, 2021
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
66 Captain Matthew Freeman Drive, Richmond Hill

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
- III. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Z#252-21, T. R. Long Engineering, on behalf of Ashley Boland, requesting a rezoning to allow for the use of a self-storage / mini-warehouse facility. The property is zoned “RR-1” Rural Residential and they are requesting “B-2” General Commercial. Property is located on Highway 17 at Clarktown Road. PIN# 0422-074-01.
 2. CUP#174-21, T. R. Long Engineering, on behalf of Ashley Boland, requesting a conditional use to allow for the use of a self-storage / mini-warehouse facility. Property is located on Highway 17 at Clarktown Road. PIN# 0422-074-01.
 3. Z#254-21, Larry Galbreath, requesting a rezoning from “A-5” Agricultural to “RR-2.5” Rural Residential. Property is located on Highway 144 and Wild Acres Rd., Richmond Hill. PIN# 063-073.
- IV. OTHER BUSINESS
 1. Adoption of the 2022 Planning and Zoning Commission Schedule
 2. 2022 Election of Officers
 3. Annual Review of By-Laws
- V. ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Planning at ayoung@bryan-county.org or (912) 653-5252. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Planning at (912) 653-5252. This information can be made in alternative format as needed for persons with disabilities.

Posted: December 14, 2021



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: November 16, 2021

Meeting Time: 6:30 p.m.

Attendees: Joseph Pecenka, II, Chairman
Stephanie Falls
Ronald Carswell
Alex Floyd
Michelle Guran

Absent: Boyce Young, Vice Chairman
Stacy Watson

Staff: Audra Miller, Community Development Director
Sara Farr-Newman, Planner I
Ashley Young, Planning Technician

I. CALL TO ORDER

Chairman Pecenka called the meeting to order at 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Carswell made a motion to approve the October 19, 2021 Minutes, and a second was made by Commissioner Falls. Vote 4:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. V#366-21, Jason Godwin, requesting a variance from Section 114-509(a) to reduce the side setbacks from 40 feet to 25 feet for property located at 45 Amarula Ln., Richmond Hill. PIN# 065124.

- a. Commissioner Floyd made a motion to open the public hearing and a second was made by Commissioner Carswell. Vote 4:0, motion carried.
- b. Ms. Farr-Newman presented the request for the side setback reduction to 25'. She described the site conditions and septic placement difficulties. She stated staff recommended approval of the variance, because the variance criteria were met.
- c. The HOA Representative spoke in favor of the request.
- d. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
- e. Commissioner Guran made a motion to approve V#365-21. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
- f. Commissioner Guran amended her motion to approve V#365-21 according to the resolution. A second was made by Commissioner Floyd. Vote 4:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Z#252-21, T. R. Long Engineering, on behalf of Ashley Boland, requesting a rezoning to allow for the use of a self-storage / mini-warehouse facility. The property is zoned "RR-1" Rural Residential and they are requesting "B-2" General Commercial. Property is located on Highway 17 at Clarktown Road. PIN# 0422-074-01.
 - a. Chairman Pecenka requested to have Z#252-21 and CUP#174-21 presented together.
 - b. Commissioner Carswell made a motion to open the public hearing and a second was made by Commissioner Falls. Vote 4:0, motion carried.
 - c. Ms. Farr-Newman presented the request for the rezoning and conditional use. She explained that Staff recommended deferral due to not having a completed traffic impact analysis.
 - d. Cheryl Sanders, Patrick McDonald, and Olivia Tulip spoke in opposition of the request.
 - e. Commissioner Falls made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - f. Commissioner Falls made a motion to recommend deferral of Z#252-21 until the December Meeting and to hold a public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
2. CUP#174-21, T. R. Long Engineering, on behalf of Ashley Boland, requesting a conditional use to allow for the use of a self-storage / mini-warehouse facility. Property is located on Highway 17 at Clarktown Road. PIN# 0422-074-01.
 - a. Commissioner Falls made a motion to recommend deferral of CUP#174-21 until the December Meeting and to hold a public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
3. Z#253-21, Andrew McCumber, South Georgia Property Management, requesting a rezoning for an 8.18-acre portion of a 27.24-acre tract of land located on Wilma Edwards Road. The property is zoned "A-5" Agricultural and they are requesting "RR-1.5" Rural Residential. PIN# 024-030.
 - a. Chairman Pecenka requested to have Z#253-21 and the Sketch Plat presented together.

- b. Commissioner Carswell made a motion to open the public hearing and a second was made by Commissioner Floyd. Vote 4:0, motion carried.
 - c. Ms. Farr-Newman presented the request for the rezoning and Sketch Plat. She explained that Staff recommended approval as the request was in conformance with the County's Comprehensive Plan's Character Area and Future Land Use Map. Additionally, she explained the public hearing requirement for the plat as the property had been subdivided within the 5 year stipulation. In conclusion, she said if approved, Staff had the following recommendations:
 - 1) The property owner must file an application with the County's Public Health Department for final review and approval of the use of individual septic systems. Public Health approval will need to be obtained prior to the recording of the final plat.
 - 2) A final plat, following the County's Plat Requirement checklist, will need to be submitted for final execution and recording.
 - d. Harron Lee, spoke on behalf of Mr. McCumber and South Georgia Properties, in favor of the request.
 - e. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - f. Commissioner Falls made a motion to recommend approval of Z#253-21. A second was made by Commissioner Guran. Vote 3:0, motion carried. Commissioner Floyd abstained from the vote.
4. Sketch Plat, Andrew McCumber, South Georgia Property Management, requesting Sketch Plat approval to establish six (6) single family home lots on Wilma Edwards Road. PIN# 024-030.
- a. Commissioner Falls made a motion to recommend approval of the Sketch Plat for Andrew McCumber with the Staff recommendations. A second was made by Commissioner Guran. Vote 3:0, motion carried. Commissioner Floyd abstained from the vote.

V. OTHER BUSINESS

- 1. Establishment of a deadline to submit applications for the January meeting in 2022.
 - a. Commissioner Guran made a motion to have the January application deadline set for December 3, 2021. A second was made by Commissioner Floyd. Vote 4:0, motion carried.

VI. ADJOURNMENT

Commissioner Floyd made a motion to adjourn at 7:15 p.m. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

Approved on this _____ day of _____, _____ by action of
the Commission.

Joseph Pecenka, Chairman

ATTEST:

Secretary to the Commission



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
Fax 912-653-3864

66 Captain Matthew Freeman Drive
Suite 111
Richmond Hill, Georgia 31324
912-756-7953
Fax 912-756-7951

MEMORANDUM

December 14, 2021

To: Bryan County Planning and Zoning Commission
From: Sara Farr-Newman, Planner II
Subject: TDA for Boland Rezoning and CUP

The Bryan County Planning and Zoning Commission held a public hearing on October 19, 2021 for the Boland Rezoning and CUP for property on Highway 17, PIN# 0422 074 01 (Z#252-21 and CUP#174-21) to rezone to "B-2", General Commercial, to allow the conditional use of a mini warehouse facility. At that time the Commission deferred the application until the November 16, 2021 meeting until a TDA could be submitted and approved by the Engineering Department indicating traffic impact and any necessary mitigation measures. The applicant submitted a TDA on October 27, 2021, but the application was deferred at the November meeting as the TDA review was not complete. The Engineering Department did not approve the submitted TDA and is currently waiting for a revised TDA. Based on the Commission's deferral, staff is deferring the application another month to the January meeting to allow time for this review to be completed and the information incorporated in the Staff recommendation.

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE Z#252-21

Public Hearing Date: October 19, 2021

<p>REGARDING THE APPLICATION OF: Ashley Boland, Pamela Joyce Ellis, and Forest Tyler Yancy Anderson, represented by Billy Meadows, requesting the rezoning of 6.506 acres located on Highway 17, PIN# 0422 074 01, in unincorporated Bryan County, Georgia. The property is currently zoned "RR-1" Rural Residential and they are requesting "B-2" General Commercial for the use of a self-storage facility.</p>	<p>Staff Report</p> <p>By: Sara Farr-Newman</p> <p>Dated: October 12, 2021</p>
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I. Application Summary

Requested Action: Public hearing and consideration of a zoning map amendment for Bryan County. The application by Ashley Boland, Pamela Joyce Ellis, and Forest Tyler Yancy Anderson, represented by Billy Meadows, proposes to change the "RR-1" Rural Residential District zoning for PIN# 0422 074 01, in unincorporated Bryan County, to "B-2" General Commercial.

Owners/Applicants: Ashley Boland, Pamela Joyce Ellis, and Forest Tyler Yancy Anderson
149 Williamson Dr
Richmond Hill, GA 31324

Engineer: Brandon Purcell, P.E.
TR Long Engineering
308 Commercial Dr
Savannah, GA 31406

Representative: Billy Meadows
80 Sugar Pine Drive
Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Unified Development Ordinance, Article III, Division 2. Code Text/Map Amendments (Rezoning)
- Bryan County Unified Development Ordinance, Article V, Division 6. Commercial Districts

II. General Information

1. Application: A rezoning application was received by the Director on September 2, 2021. After reviewing the application, the Director certified the application as being generally complete on September 3, 2021.

2. Notice: Public notice for this application was as follows:

A. Legal notice was published in the Bryan County News on **October 1, 2021**.

B. Notice was mailed on **October 4, 2021** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **October 4, 2021**.

3. Background: The subject property is located on the northwest corner of US Highway 17 and Clarktown Road. The total property area consists of 6.506 acres. The property is proposed to be developed with 244 storage units in three buildings. The existing home on the property will be demolished and the separate garage with bathroom will be maintained as an office/bathroom facility.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on September 2, 2021, unless otherwise noted.

“A” Exhibits- Application:

A-1 Authorization of Property Owner (dated September 2, 2021 / revised September 30, 2021)

A-2 Disclosure Statement (dated September 2, 2021 / revised September 30, 2021)

A-3 Impact Analysis for Rezoning Requests Form

A-4 Concept Plan (dated September 2, 2021 / revised September 27, 2021)

A-5 City of Richmond Hill Will Serve Letter

A-6 GDOT Review

“B” Exhibits- Agency Comments:

B-1 Development Review Committee Comments

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

None Received

**III. Analysis Under Article III, Division 2. Code Text/Map Amendments
(Rezoning), Section 114-313:**

In its review of an application for a zoning map amendment, staff and hearing bodies shall consider the following criteria. No single factor is controlling except for criterion 1. If the request is not consistent with the Comprehensive Plan, the application shall be denied unless the applicant submits an application for Comprehensive Plan Amendment and such request is approved. For all other criteria, each criterion must be weighed in relation to the other criteria. The Hearing Body shall not consider any representations made by the applicant that, if the change is granted, the rezoned property will be used for only one of the possible uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

1. **Consistency.** Whether the proposed amendment is consistent with the adopted Comprehensive Plan and helps carry out the purposes of this UDO.

Staff Findings: The Comprehensive Plan Character Areas and Future Land Use Map of North Bryan County adopted in July of 2018, and amended on March 10, 2020, shows the subject site as being within the “Mixed Use” character area. The “Mixed Use” character area encourages future development to provide for a mix of uses, including denser residential developments and commercial uses, where existing infrastructure exists. This area, which already includes a mix of residentially zoned property and commercially zoned property as well as agricultural property, is planned as an area of future growth as indicated by its Mixed Use designation. This proposed amendment is compatible with the Comprehensive Plan and it will continue to expand the commercial uses in the district and encourage further residential and commercial development. The applicant is planning to use the existing septic, which is discussed further under criterion 3.

2. **Compatibility with Neighboring Lands.** Whether the proposed reclassification is compatible with or would negatively impact the overall character or land use pattern on an abutting property or neighborhoods near the subject property.

Staff Findings: The existing zoning scheme within the area includes properties zoned commercial as well as residential and agricultural. The commercial properties generally maintain access onto Highway 17, as does this property. The property to the north is zoned "RR-1" Rural Residential, though the property immediately to the north includes a non-conforming commercial use. Clarktown Road is located immediately to the east with commercial properties, zoned "B-2", located farther east across Clarktown Road and fronting Highway 17. To the south across Highway 17 is "A-5", agricultural property. To the immediate west is more "RR-1" zoned property. Farther east there is another "B-2" property. There is a residential neighborhood to the north, Bryan Acres. This neighborhood is zoned "RR-1", but the lots are generally around 0.3 to 0.6 acres making them more consistent with the current zoning standards for "R-15" zoning.

The reclassification of the property from "RR-1" to "B-2", will not negatively impact the property to the east, which is also zoned "B-2" or the south, as this is separated by Highway 17 and there will be site design conditions to lessen the impact such as a street yard. The impact on the properties to the north and the west will be mitigated by the buffer required in the Unified Development Ordinance, which must be 40 feet wide. This is not shown on the conceptual plan, but will be required for site plan approval. The buffer will require using undisturbed existing mature vegetation or installing plantings per the Ordinance requirements.

3. **Adequacy of Public Facilities and Services.** Whether public facilities and services, including, but not limited to, roads, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services, are adequate to serve projected demands from development allowed by the amendment.

Staff Findings:

- a) **Roads:** Access to the proposed development will be provided via a right-in/right-out on Highway 17 and a second access on Clarktown Road. Internal access and circulation will be provided via interior private drives.

Due to the potential impacts to Highway 17, the Engineering Department has requested a Traffic Design Analysis, TDA, be submitted prior to a rezoning approval. The Engineering Department must review and approve the TDA, which will provide additional information

on the traffic impacts on Highway 17 and Clarktown Road to ensure the development has minimal impact on the road conditions.

- b) Parks and Recreational Facilities: The proposed development will not impact parks or recreational facilities.
 - c) Police and Fire Protection: The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property.
 - d) Schools: This project will not impact the schools and no comment was provided by the Board of Education.
 - e) Stormwater drainage systems: According to the application materials, the site will be designed in accordance with the County's stormwater management and erosion control standards.
 - f) Water Supply and Wastewater Treatment: The subject property lies within the City of Richmond Hill's service delivery area. The applicant has provided a letter from the City of Richmond Hill indicating that while they are within the service area, they are not within 200 feet of the closest water/sewer facilities and are not required to connect. The proposed use will not increase the water/sewer needs significantly since no additional bathrooms are proposed. In fact, the existing house is being demolished with only the bathroom in the garage remaining. A new well is also proposed to replace the existing. Should the applicant pursue any additional commercial uses permitted under B-2, they will need to be evaluated by Public Health and the City of Richmond Hill to determine if connection will be required at that time. Additionally, should the City expand their services to within 200 feet of the development the applicant will be required to connect at that time.
4. **Adverse Impacts.** Whether the proposed reclassification will adversely affect known archaeological, historical, cultural or environmental resources; negatively impact water or air quality; negatively impact ground water recharge areas or drainage patterns; or increase soil erosion or flooding.

Staff Findings: The FEMA F.I.R.M. maps do not identify this property as being located within a Special Flood Hazard Area nor are there any known archaeological, historical, cultural or environmental resources that have been identified. Assuming the site is developed in accordance with the County's stormwater management and soil and erosion requirements, then it is not expected that the

development should have negative impacts on drainage patterns or increase soil erosion or flooding. These standards will be reviewed during the site plan review process.

5. **Suitability as Presently Zoned.** Whether the property is suitable for authorized uses as presently zoned.

Staff Findings: The purpose of the “RR-1” zoning district, which is the current zoning of the property, is to provide for large-lot single-family development in a rural environment where centralized water and sewer systems are not available. The purpose of the proposed “B-2” zoning district is to provide for large and regional business that tend to generate high traffic volumes. Staff notes that this area of US Highway 17 is planned for future development. This is evidenced by the “Mixed Use” land use designation under the County Comprehensive Plan’s Future Land Use Map and the nearby “B-2” zoning of other properties. This is an indicator that development of the property under the “RR-1” zoning district is no longer the best use of the property.

6. **Net Benefits.** Whether the relative gain to the public exceeds the hardships imposed upon applicant by the existing zoning restrictions.

Staff Findings: The “RR-1” zoning district would limit further development of the property to a maximum density of 1 unit per acre. This density is intended for rural areas where public infrastructure is not available and the use of individual well and septic systems are required. While the property currently still relies on septic and well there is the option to connect to the City of Richmond Hill facilities if needed, and these facilities are likely to expand in the area if it continues to grow as planned with this site eventually being required to connect. Requiring the applicant to develop the property under the existing zoning, in an area where public infrastructure is available and higher density is encouraged, may impose an undue hardship on the applicant.

7. **Development Plans.** Whether the applicant has plans for development of the property. Applications for multifamily or non-residential zoning classifications carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme unless a concept plan is submitted with the application.

Staff Findings: The applicant has presented a conceptual site plan for planning purposes. If the property is rezoned, then final approval of the conceptual site plan will occur through the Commercial Site Plan Review process, including buffering, landscaping, parking, design, etc.

8. **Market Demand.** Whether there is projected demand for the property as currently zoned, which may be determined by the length of time the property has failed to produce income or be used

productively as zoned, or whether there are substantial reasons why the lot cannot be used in accordance with the existing zoning classification.

Staff Findings: According to the applicant, the property's existing single family home was used for residential purposes. The property was previously one parcel with the non-conforming shop that is now located on the property immediately to the north, but this was subdivided in 2020. Since that time the applicant has searched for a more suitable use for the property, and believes this rezoning and storage business would better conform to what is envisioned by the County's Comprehensive Plan.

9. **Health, Safety, and Welfare.** Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.

Staff Findings: The intent of the "B-2" General Commercial zoning district is to provide for large and regional businesses that tend to generate high traffic volumes. Having these districts located within the "Mixed Use" character area helps promote the long-term interest of the County and further the goals of the Comprehensive Plan by creating a mix of uses that aids development and provides a variety of commercial and residential uses within one area. This rezoning approval will be contingent on the development and approval of a TDA showing that traffic will have minimal impact on the area and/or be sufficiently mitigated in order not to impact public safety.

IV. Staff Recommendation

Staff recommends deferral of the proposed rezoning to "B-2" until the applicant submits a TDA for the Engineering Department to review and approve to clarify impacts on the existing roads.

V. Planning & Zoning Commission Recommendation

Recommendation: The Commission may recommend that the rezoning be granted as requested, or it may recommend approval of the rezoning requested subject to provisions, or it may recommend that the rezoning be denied.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

► **Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with conditions/denial of the proposed rezoning.

“A” Exhibits – Application

AUTHORIZATION BY PROPERTY OWNER*

"Exhibit A-1"

I, Ashley Boland, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia

They authorize the person named below to act as applicant or representative in the pursuit of the following applications/permits for their property.

- Comprehensive Plan Amendment
- Conditional Use Permit
- Site Plan
- Planned Development
- Administrative Relief
- Rezoning
- Variance
- Administrative Appeal
- Subdivision
- Demolition Permit

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: Ashley Boland

Address: 149 Williamson Drive

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: (912) 463-2896 Email: hopeboland19@gmail.com

Ashley Boland
Signature of Owner

9/2/2021
Date

Ashley Boland
Owners Name (Print)

Personally appeared before me
Ashley Boland
Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 2nd of September 2021

Kristina Flores
Notary Public



Name of Representative: Billy Meadows

Address: 80 Sugar Pine Drive

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: (912) 704-3005 Email: fishon302@yahoo.com

Ashley Boland
Signature of Owner

9/2/2021
Date

Ashley Boland
Owners Name (Print)

Owners Name (Print)

Personally appeared before me

Ashley Boland

Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 2nd of September 2021

Kristina Flores

Notary Public



***IF THERE ARE MULTIPLE OWNERS OF THE PROPERTY, EACH OWNER MUST COMPLETE AND EXECUTE AN AUTHORIZATION FORM.**

AUTHORIZATION BY PROPERTY OWNER*

I, _____, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia

They authorize the person named below to act as applicant or representative in the pursuit of the following applications/permits for their property.

- Comprehensive Plan Amendment
- Conditional Use Permit
- Site Plan
- Planned Development
- Administrative Relief
- Rezoning
- Variance
- Administrative Appeal
- Subdivision
- Demolition Permit

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: Forest T. Anderson

Address: 411 Tivoli Marsh Rd

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912433-2848 Email: forest@forestanders.in

Signature of Owner: [Handwritten Signature] Date: 9/27/21

Owners Name (Print): Forest T. Anderson

Personally appeared before me

Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 27th of September
[Handwritten Signature]
Notary Public



Name of Representative: William J. Meadows

Address: 80 Sugar Pine Drive

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912 704 3005 Email: fishon302@yahoo.com

Signature of Owner: [Signature] Date: 9/27/21

Owners Name (Print): Forest T. Anderson

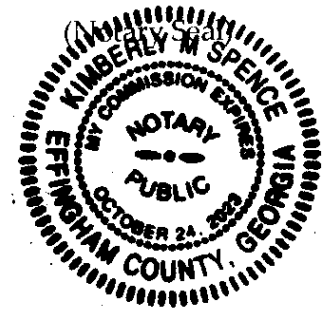
Personally appeared before me

Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 27th of September

Notary Public: [Signature]



*IF THERE ARE MULTIPLE OWNERS OF THE PROPERTY, EACH OWNER MUST COMPLETE AND EXECUTE AN AUTHORIZATION FORM.

AUTHORIZATION BY PROPERTY OWNER*

I, Pamela Joyce Ellis, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia

They authorize the person named below to act as applicant or representative in the pursuit of the following applications/permits for their property.

- Comprehensive Plan Amendment
- Conditional Use Permit
- Site Plan
- Planned Development
- Administrative Relief
- Rezoning
- Variance
- Administrative Appeal
- Subdivision
- Demolition Permit

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: Pamela Joyce Ellis

Address: 3233 Grantham Road

City: Jesup State: Georgia Zip Code: 31546

Telephone Number: 912-530-6117 Email: ~~pamela.ellis@~~^{Bz}

Pamela Joyce Ellis
Signature of Owner

ellis323@comcast.net
9/27/21
Date

Pamela Joyce Ellis
Owners Name (Print)

Personally appeared before me
Pamela Joyce Ellis
Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 27th of September 2021

Ginger H. Proudfoot
Notary Public



Name of Representative: William Meadows

Address: 80 Sugar Pine Drive

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 412-904-3005 Email: fishon302@yahoo.com

Pamela Joyce Ellis
Signature of Owner Date 9-30-2021

Pamela Joyce Ellis
Owners Name (Print)

Personally appeared before me
Pamela Joyce Ellis
Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 30th of September 2021

Cindy R. J. J. J.
Notary Public



***IF THERE ARE MULTIPLE OWNERS OF THE PROPERTY, EACH OWNER MUST COMPLETE AND EXECUTE AN AUTHORIZATION FORM.**

Bryan County
Board of Commissioners

"Exhibit A-2"



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

A handwritten signature in blue ink, appearing to read "Christy D. Baker", is written over a horizontal line.

Signature of Applicant

Bryan County Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

Pamela Joyce Ellis
Signature of Applicant

Personally appeared before me

Pamela Joyce Ellis
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This 30th day of September 20 21

Cindy R. Jint
Notary Public



(Notary Seal)

Bryan County Board of Commissioners

Community Development Department



DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

Signature of Applicant

Personally appeared before me

Forest Anderson
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This ____ day of ____ 20__

(Notary Seal)

Notary Public

114 North Commerce Street
Hinesville, Georgia 31313
Office: (912) 368-5664
Fax: (912) 368-7206



308 Commercial Drive
Savannah, Georgia 31406
Office: (912) 335-1046
Fax: (912) 355-1642

July 15, 2021

Bryan County Board of Commissioners
Community Development Department
66 Captain Matthew Freeman Dr., Suite 201
Richmond Hill, GA 31324

Re: Project Narrative for Rezoning Request
Tax Parcel 0422 074 Tract 2
Richmond Hill, Bryan County, Georgia

Dear Bryan County Community Development Department,

On behalf of the developer, we respectfully request the rezoning Tract 2 of Parcel 0422 074 from the current zoning of RR-1 "Rural Residential 1" to the proposed zoning of B-2 "General Commercial District" per the latest UDO classifications revised December 08, 2020.

The site contains 6.506 acres per the latest plat dated January 17, 2020, by William M. Glisson. The site is located at the intersection of U.S. Highway 17 and Clarktown Road. The site is bounded by a residential lot (zoned RR-1 and parcel 0422 075) to the West, U.S. Highway 17 to the south, Tract 1 of parcel 0422 074 to the north (zoned RR-1), and Clarktown Road to the East.

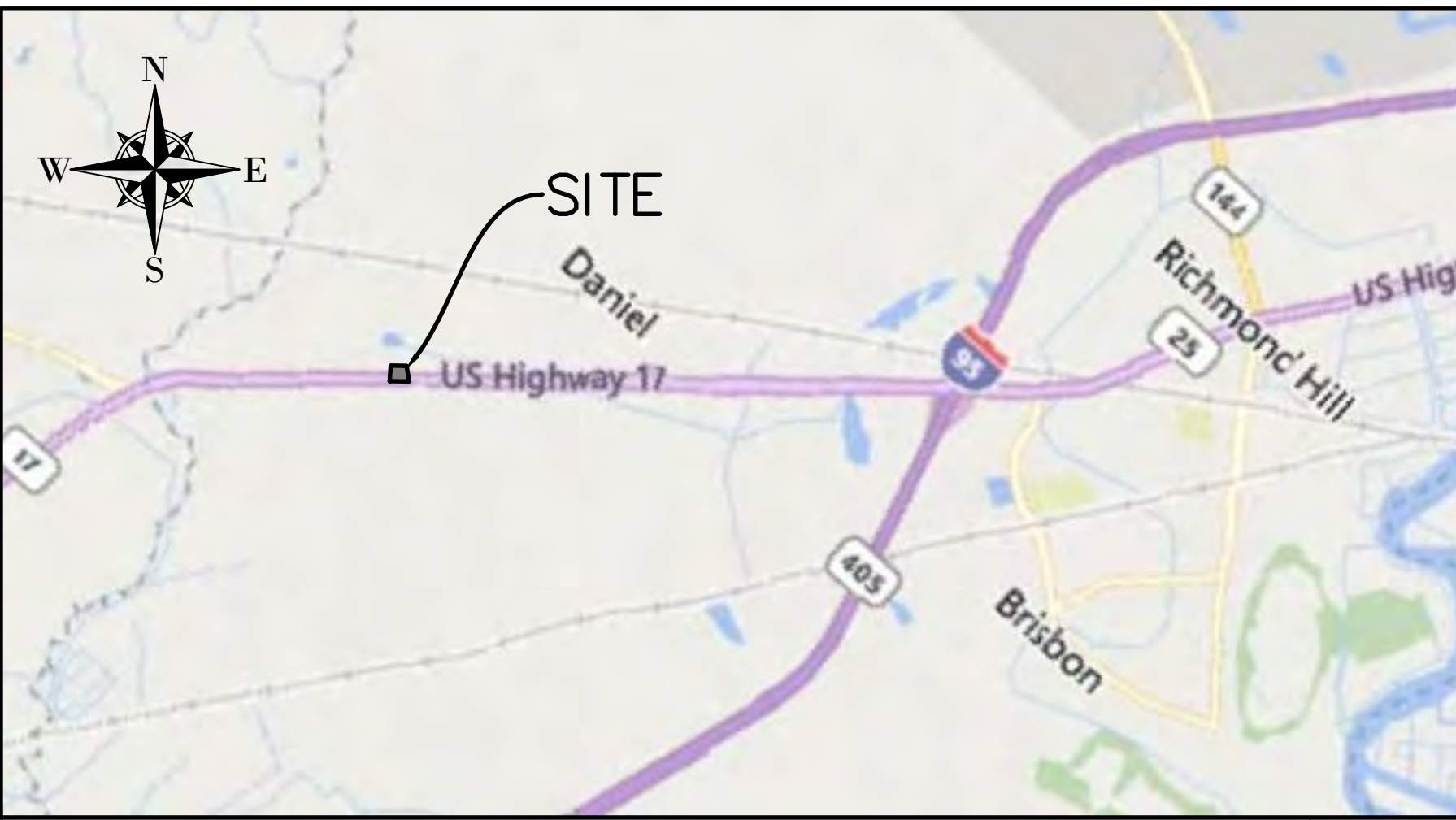
The proposed development will consist of approximately 11 mini storage units. The site will be accessed from U.S. Highway 17 and Clarktown Road.

Should you have any questions, comments, or need any additional information, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon Purcell", is written over the word "Sincerely,".

Brandon Purcell, P.E.

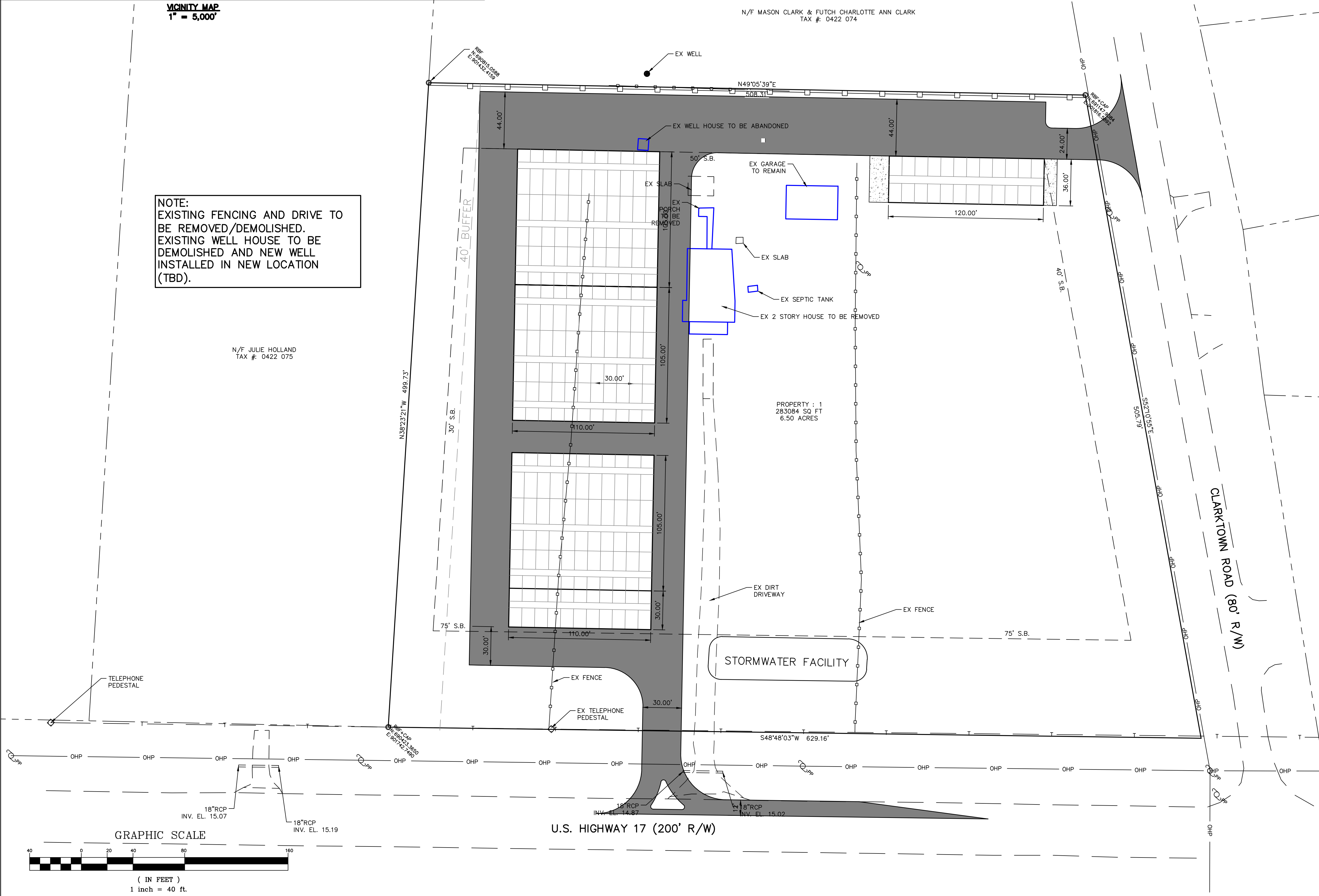


VICINITY MAP
1" = 5,000'

NOTES:

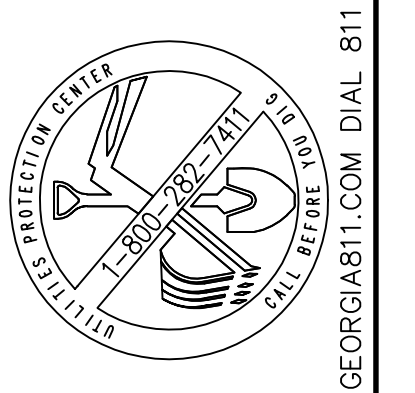
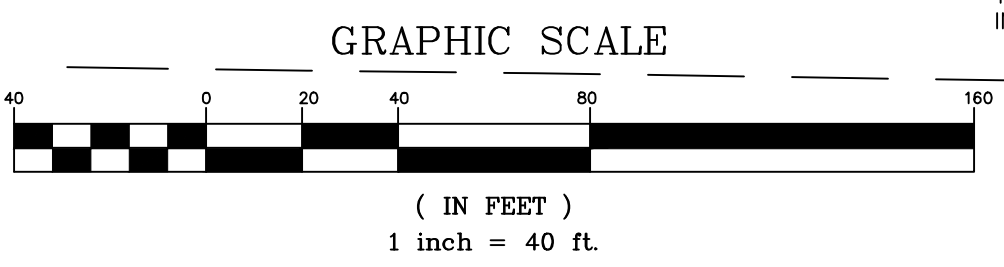
- ALL YARDS, BUFFERS, SCREENING, AND LANDSCAPING WILL BE DESIGNED AND INSTALLED PER THE BRYAN COUNTY ORDINANCE.
- THE SITE TOPOGRAPHY WILL UTILIZE ONE FOOT CONTOUR INTERVALS FOR BOTH THE EXISTING AND PROPOSED.
- PROPOSED SIGNAGE WILL BE APPROVED BY BRYAN COUNTY PRIOR TO INSTALLATION.

NOTE:
EXISTING FENCING AND DRIVE TO BE REMOVED/DEMOLISHED.
EXISTING WELL HOUSE TO BE DEMOLISHED AND NEW WELL INSTALLED IN NEW LOCATION (TBD).



PROJECT DESCRIPTION AND GENERAL NOTES:

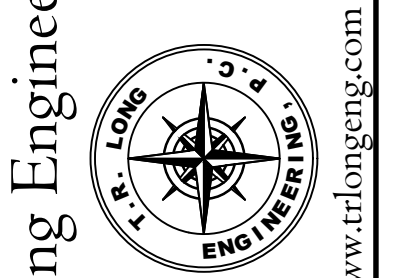
- PROJECT NAME/ADDRESS: MINI STORAGE, US HIGHWAY 17, BRYAN COUNTY, GEORGIA 31308
- OWNER: ASHLEY BOLANDE, 149 WILLIAMSON DRIVE, RICHMOND HILL, GEORGIA, 31324
- DEVELOPER: BILLY MEADOWS, 80 SUGAR PINE DRIVE, RICHMOND HILL, GEORGIA, 31324
- TENANCY OF PROJECT: MINI STORAGE FACILITY
- BUILDING PROPERTIES / SITE DATA:
CURRENT ZONING: RR-1
PROPOSED ZONING: B-2 GEN. COMMERCIAL DISTRICT
TOTAL SITE ACREAGE: 6.50 AC TOTAL
CONSTRUCTION TYPE: GENERAL COMMERCIAL
TOTAL NUMBER OF LOTS: 1
- THE SITE IS LOCATED IN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD PER FEMA FIRM PANEL 13029C0275D DATED 8/02/2018.
- STATE WATERS: THERE ARE NO STATE WATERS LOCATED ON THE SUBJECT PROPERTIES OR WITHIN 200 FEET OF THE SUBJECT PROPERTIES.
- LOT DEVELOPMENT STANDARD
MINIMUM LOT AREA - 21,780 SF
MAX DENSITY (DWELLING UNITS PER ACRE) - 2.0
MAX LOT WIDTH - 150 FEET
"MIN. LOT WIDTH SHALL NOT BE LESS THAN 250 FEET FOR ANY LOT TAKING ACCESS FROM AN ARTERIAL ROAD OR LESS THAN THE GREATER OF THE ABOVE STANDARD 120 FEET FOR ANY LOT TAKING ACCESS FROM A COLLECTOR ROAD."
MAX BUILDING HEIGHT - 35 FEET
MAX % OF GROSS LAND TO BE COVERED - 60%
- SETBACKS:
MIN. FRONT: - 75 FEET
MIN. SIDE: EXTERIOR/STREET SIDE - 35 FEET
INTERIOR - 30 FEET
MIN. BACK: - 50 FEET
- THIS PLAN INCLUDES THREE BUILDINGS WITH 244 UNITS. THE SIZE OF THE UNITS VARIES.
- FIRE AREAS EXCEEDING 12,000 SQ.FT. AND COMBINED FIRE AREA OVE 24,000 SQ.FT. WILL HAVE A FIRE SUPPRESSION SYSTEM.
- IT IS OUR UNDERSTANDING THAT PUBLIC WATER AND SEWER IS NOT AVAILABLE. IF PUBLIC WATER AND SEWER IS AVAILABLE THE SITE WILL BE CONNECTED AS REQUIRED. OTHERWISE, ON-SITE WATER AND SEWER SERVICES WILL BE PERMITTED THROUGH THE HEALTH DEPARTMENT.
- SHOULD THIS SITE MOVE FORWARD TO SITE DESIGN, PARKING, LANDSCAPING AND OTHER DESIGN STANDARDS WILL APPLY.
- BUFFER STANDARDS IN ARTICLE 6 DIVISION 5 WILL APPLY.



THIS DRAWING IS THE PROPERTY OF T. R. LONG ENGINEERING, P.C. AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF T. R. LONG ENGINEERING, P.C.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.

T. R. Long Engineering, P.C.
SAVANNAH
308 Commercial Drive
Savannah, Georgia 31406
Office (912) 335-1046



HINESVILLE
114 North Commerce St.
Hinesville, Georgia 31313
Office (912) 368-5664

PROPOSED MINI STORAGE FACILITY FOR ASHLEY BOLANDE

SHEET NAME:
CONCEPTUAL LAYOUT

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

INITIAL DATE: 7/29/2021
DRAWN BY: CS
CHECKED BY: TRL
PROJECT #: 2021-173

SHEET NUMBER:
3.1

GEORGIA811.COM DIAL 811

GSWCC# 000002134

www.trlongeng.com

TAX PARCEL NUMBER: 0422 074 BRYAN COUNTY, GEORGIA

"Exhibit A-5"

MAYOR
RUSS CARPENTER

MAYOR PRO-TEM
KRISTI COX

CITY COUNCIL MEMBERS
LES FUSSELL
STEVE SCHOLAR
ROBBIE WARD

CITY MANAGER
CHRIS LOVELL

CITY CLERK
DAWNNE GREENE



September 28, 2021

To: Whom It May Concern
Re: Water and Sewer Service
Highway 17 at Clarktown Road

The area of Highway 17 at Clarktown Road is in the City of Richmond Hill service delivery area for water and sewer. The closest current location of such utilities is at Highway 17 and Belfast Keller Road. The City ordinance requirement is that a connection to City water and sewer be accomplished within 90 days, when such utilities are within 200 feet of a proposed development.

The current location is much further than the 200' requirement, and because of this, the proposed development has the option of extending the water and sewer to the proposed site, or obtaining a permit for a well and septic system, from the Bryan County Health Department.

If in the future, water and sewer is extended to within 200' of this site, the owner of the property will be required to connect to City water and sewer service.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Randy Dykes'.

Randy Dykes, CFM
Assistant Director Planning and Zoning

"Exhibit A-6"

September 27, 2021

Ms. Amanda Clement
Bryan County Board of Commissioners

Re: Proposed Mini-Storage for Ashley Boland
TRL # 2021-173

Dear Ms. Clement,

Please find the attached sketch plan that has been revised to address comments made during the Development Review Committee meeting. We understand that the Georgia Department of Transportation is in the process of making improvements to the intersection of Clarktown Road and U.S. Highway 17 and are aware that these improvements will affect the use of this site.

Should you have any questions, comments, or need any additional information, please contact us.

Sincerely,


Trent R. Long, P.E.

“B” Exhibits – Agency Comments

Plan Review Comments

"Exhibit B-1"

**Bryan County Public Schools - Sara Farr-Newman -
snewman@bryan-county.org**

No Review Needed

Review Comments:

**Fire - Robbie Jordan -
rjordan@bryan-county.org**

DRC Review Complete

Review Comments:

Unit 1-10: 350' x 105' = 36,750sf

Unit 11: 126' x 36' = 4,536sf

Occupancy is an S1

If the Fire Area exceeds 12,000sf, and combined fire area is over 24,000sf it must have a suppression system

Fencing required by the UDO must also conform with any other regulation such as setbacks and access

**Public Health - Michael May -
michael.may@dph.ga.gov**

DRC Review Complete

Review Comments:

If a septic system and/or a water well is required for this project, please contact the Bryan County Health Department at: 912-756-2636.

Please note: If there is sewer and/or public water available, you may be required to connect.

**Public Works - Cory Lauber -
clauber@bryan-county.org**

DRC Review Complete

Review Comments:

No Comment

**Zoning - Sara Farr-Newman -
snewman@bryan-county.org**

DRC Review Complete

Review Comments:

1. Update site plan with the following information:

a. indicate the house will be demolished

b. Indicate size and number of units

2. Indicate what type of fencing will be used. Note that per the conditions for self-storage facilities chain link is not permitted.

3. Minimum separation between self storage buildings is required to be at least 24 feet. Per the DRC discussion, if you move forward with separate buildings to avoid fire requirements such as sprinklers this separation must meet the 24 foot standard.

4. Note that should this application move forward to site design, parking, landscaping, and other design standards will apply. You will also be required to meet the building design standards in Article 8, which include a prohibition on metal siding that could impact your building design.

5. Note the buffer standards in Article 6, Division 5, that will apply and be reviewed at the site plan submission.

6. Provide site plan changes by September 27, 2021 at the latest.

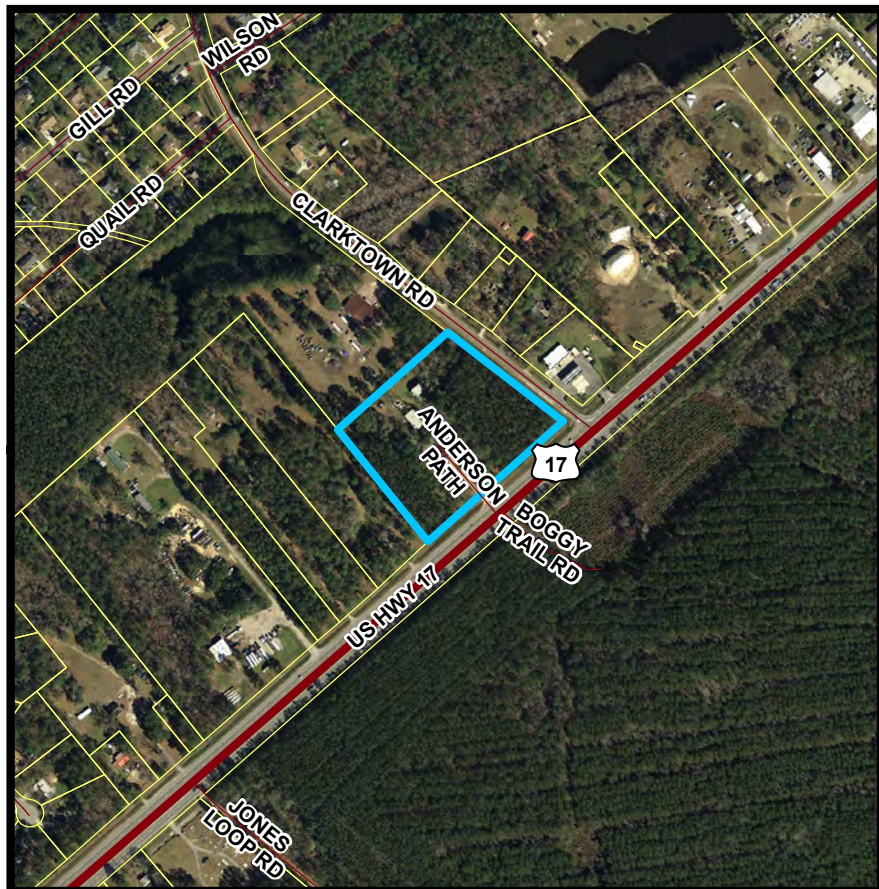
**Engineering - Kirk Croasmun -
kcroasmun@bryan-county.org**

DRC Review Complete

Review Comments:

1. Due to the location of the proposed development along with the heavy traffic volumes on US 17 a TDA prepared by a licensed traffic engineer is required. A scope for the proposed study area shall be submitted for approval prior to the TDA. The TDA can be condition of approval.
 2. It appears that the proposed development has been arranged to allow for future expansion therefore, the TDA shall address the full build-out potential of the site. If not, then any future development applications shall be required to address traffic impacts from the entire site.
 3. GDOT approval is required for all roadway and drainage improvements located in and/or impacting the state ROW.
 3. Will serve letters for water and sewer service shall be provided by the City of Richmond Hill.
-

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0422-074-01
- Parcels





Subject Parcel 0422-074-01
 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Parcels



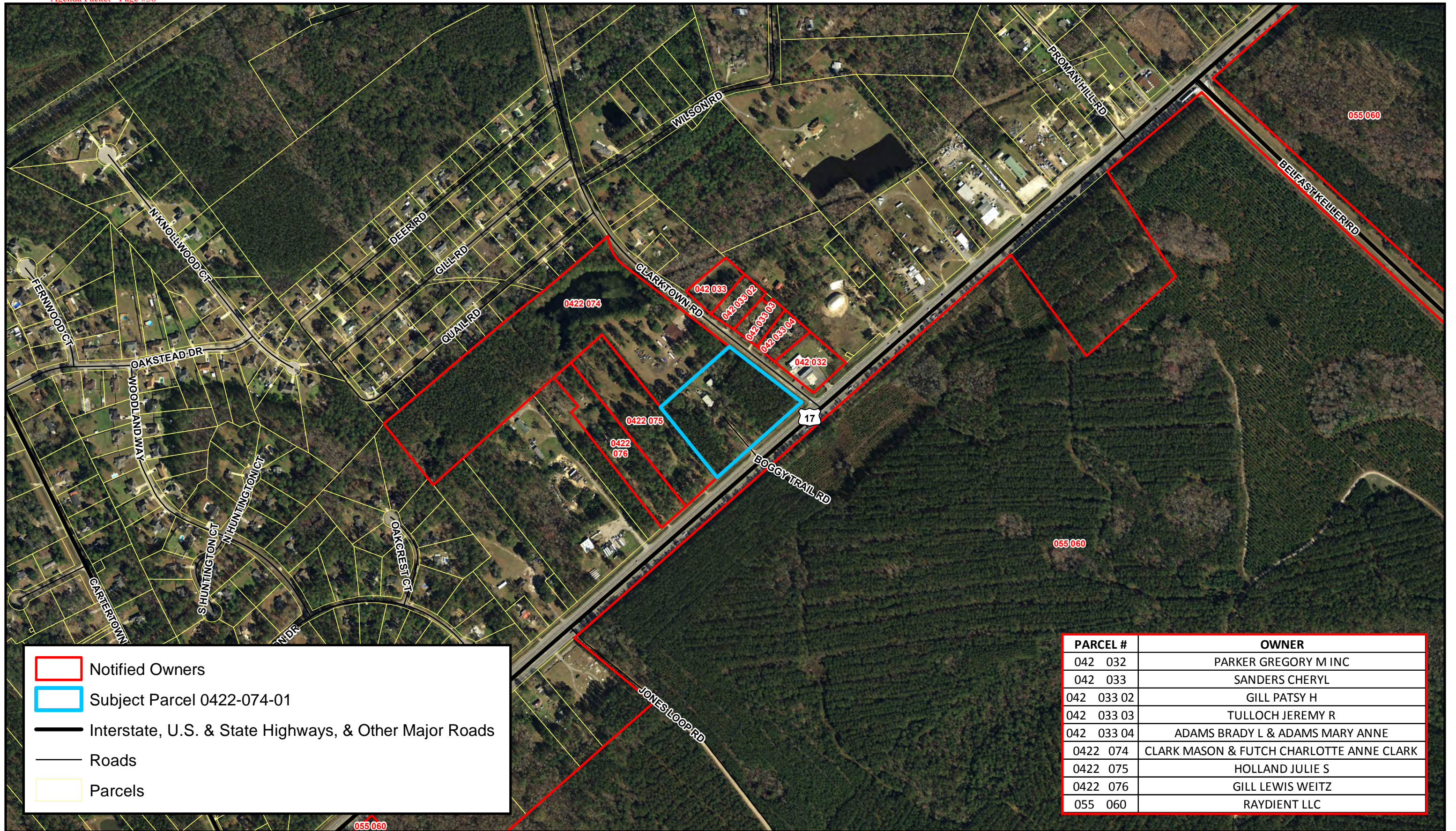
Produced by Bryan County GIS
October 2021



**Location Map
Mini-Storage
Case Z# 252-21**

"Exhibit C-2"

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Notified Owners
 Subject Parcel 0422-074-01
 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Parcels

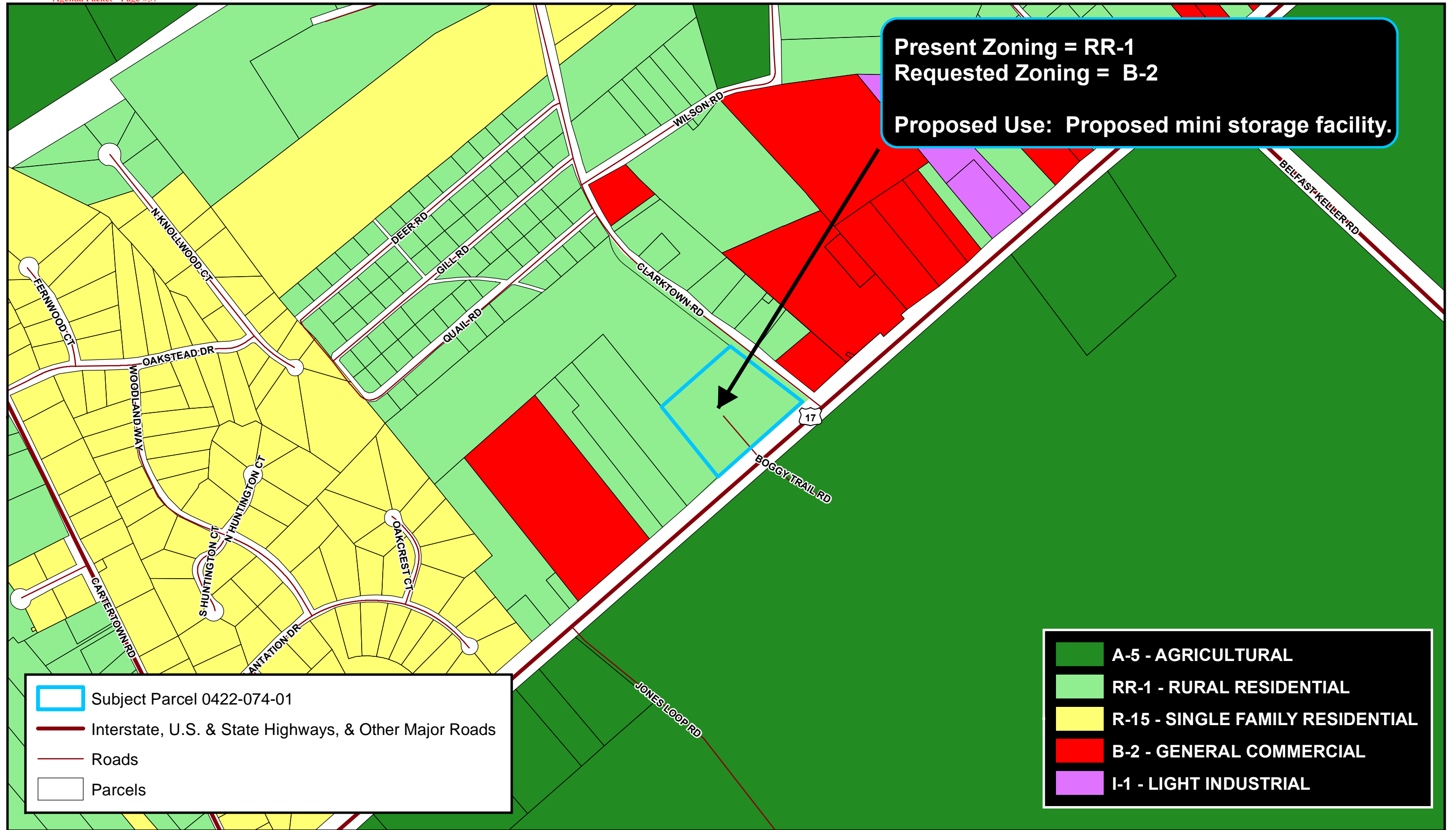
PARCEL #	OWNER
042 032	PARKER GREGORY M INC
042 033	SANDERS CHERYL
042 033 02	GILL PATSY H
042 033 03	TULLOCH JEREMY R
042 033 04	ADAMS BRADY L & ADAMS MARY ANNE
0422 074	CLARK MASON & FUTCH CHARLOTTE ANNE CLARK
0422 075	HOLLAND JULIE S
0422 076	GILL LEWIS WEITZ
055 060	RAYDIENT LLC



Notification Map
Mini-Storage
Case Z# 252-21

"Exhibit C-3"

DISCLAIMER
 Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



“D” Exhibits – Public Comment

None Provided

BRYAN COUNTY PLANNING AND ZONING COMMISSION

CASE CUP#174-21

Public Meeting Date: October 19, 2021

REGARDING THE APPLICATION OF: Ashley Boland, Pamela Joyce Ellis, and Forest Tyler Yancy Anderson, represented by Billy Meadows, requesting the Conditional Use of 6.506 acres located on Highway 17, PIN# 0422 074 01, in unincorporated Bryan County, Georgia. The applicants are requesting a CUP for the use of a self-storage facility.	Staff Report By: Sara Farr-Newman Dated: October 12, 2021
---	---

I. Application Summary

Requested Action: Public hearing and consideration of a Conditional Use Permit. The application by Ashley Boland, Pamela Joyce Ellis, and Forest Tyler Yancy Anderson, represented by Billy Meadows, proposes a new self-storage facility to be located at the intersection of Highway 17 and Clarktown Road, PIN# 0422 074 01 in unincorporated Bryan County, Georgia.

Owners/Applicants: Ashley Boland, Pamela Joyce Ellis, and Forest Tyler Yancy Anderson
149 Williamson Dr
Richmond Hill, GA 31324

Engineer: Brandon Purcell, P.E.
TR Long Engineering
308 Commercial Dr
Savannah, GA 31406

Representative: Billy Meadows
80 Sugar Pine Drive
Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66

- Bryan County Unified Development Ordinance, Article III, Division 4. Conditional Use Permits
- Bryan County Unified Development Ordinance, Article VII, Division 2. Section 114-739: Self-Storage Facilities.

II. General Information

1. Application: A Conditional Use application was received by the Director on September 2, 2021. After reviewing the application, the Director certified the application as being generally complete on September 3, 2021.

2. Notice: Public notice for this application was as follows:

A. Legal notice was published in the Bryan County News on **October 1, 2021**.

B. Notice was mailed on **October 4, 2021** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **October 4, 2021**.

3. Background: The subject property is located on the northwest corner of US Highway 17 and Clarktown Road. The total property area consists of 6.506 acres. The property is proposed to be developed with 244 storage units located in three buildings along the perimeter of the property. The existing home on the property will be demolished and the separate garage with bathroom will be maintained as an office/bathroom facility. The applicant may develop the remainder of the lot in the future with a final use to be determined. A rezoning application has also been submitted for the property (Z#252-21).

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on September 2, 2021 unless otherwise noted.

"A" Exhibits- Application:

A-1 Authorization of Property Owner (dated September 2, 2021 / revised September 30, 2021)

A-2 Disclosure Statement (dated September 2, 2021 / revised September 30, 2021)

A-3 Conditional Use Criteria Form

A-4 Concept Plan (dated September 2, 2021 / revised September 27, 2021)

"B" Exhibits- Agency Comments:

B-1 Development Review Committee Comments

"C" Exhibits- Bryan County Supplements

- C-1 Overview Map
- C-2 Location Map
- C-3 Notification Map
- C-4 Zoning Map

“D” Exhibits- Public Comment:

None presented

III. Analysis under Article III, Division 4. Conditional Use, Section 114-332:

A conditional use is permitted only if the applicant demonstrates that the proposed use and its operation:

1. Comply with all regulations of the applicable zoning district and any applicable supplemental use regulations unless specifically modified through the approval process.

Staff Findings: According to Chapter 114, Article VII, Section 114-739 of the UDO, the governing body shall consider the following factors in acting upon a conditional use permit application under the provisions of this chapter:

- a) All ingress and egress from the site shall be directly onto an arterial or collector street.

This condition is met. Clarktown Road is a collector street and other entry/exit is located on Highway 17.

- b) Storage of combustible or flammable liquids, combustible fibers, or explosive materials, as defined in the International Fire Code, or toxic materials, shall not be permitted within the self-storage buildings or upon the premises. However, storage of recreational vehicles containing fuel and other automotive fluids is permitted.

The applicant will ensure these materials are not permitted to be stored on the premises.

- c) The use of the premises shall be limited to storage of personal and business items, except as otherwise provided, and shall not be used for operating any other business or maintain or repairing vehicles or for any recreational activity or hobby.

The condition is met. The applicant plans to utilize the property for self-storage only.

- d) Limited retail sales of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, locks and chains shall be permitted within a central office.

The applicant indicated they will meet this condition. They will have an on-site office and any items sold will be limited to items incidental to the storage use.

- e) The entire site shall be fenced, in accordance with the requirements of **Section 114-632(d)**. Fences within front yards and any side yards adjacent to residential zoned property shall be wrought iron or a similar decorative type. Chain-link, or similar style fences, are prohibited in these areas.

The applicant indicated they will be removing the existing fencing, and the new fencing will comply with these requirements. Staff will review this detail at the site plan review.

- f) A security manager may be permitted to reside on the premises. A minimum of two (2) parking spaces shall be provided for the dwelling unit in addition to other required parking.

The applicant did not indicate if they will employ a full time security manager. If they do, staff will ensure at the time of the site plan review the proposed parking meets this requirement. The applicant also stated they are willing to meet all zoning requirements, which includes the parking requirements.

- g) Minimum separation between self-storage buildings shall be twenty-four (24) feet.

This condition is met. There are three buildings proposed with the two closest being approximately 25 feet apart.

- h) Internal drive aisles shall be at least twenty-four (24) feet wide.

The concept plan includes minimal details on the final layout and design for internal drives. The applicant indicated they will meet all zoning requirements, and staff will confirm this requirement is met during the site plan review.

- i) Building design and materials shall comply with the provisions of **Section 114-806**. If located adjacent to a RR or R zoning district, the front office building, or office portion of the building, shall reflect a residential character in architectural design.

The applicant is aware of this standard, which does not permit metal siding, and it will be reviewed when the building plans are submitted. The lot is adjacent to “RR-1” zoned property, so the office building will need to maintain a residential design character.

- j) Buffering shall comply with the provisions of **Article VI. Division 5.**

The applicant indicated they would meet this requirement, and it will be reviewed during the site plan approval.

2. Conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted.

Staff Findings: According to the Bryan County Comprehensive Plan, the overall general character of the surrounding area is Mixed Use. The zoning and existing land uses of nearby and adjacent parcels are as follows:

	Zoning	Existing Land Use
North	“RR-1” Rural Residential	Commercial Business, Non-Conforming
South	“A-5” Agricultural	Highway 17 and Undeveloped/Wooded Land
East	“B-2” General Commercial	Clarktown Road and a Gas Station
West	“RR-1” Rural Residential	Single Family Home

The surrounding properties are zoned “A-5”, “RR-1”, and “B-2”. This area of the County is anticipated to become a more densely developed and populated area with businesses to service this development. The mixed use character will be met with this use. It is located adjacent to a residential property, but the impacts will be mitigated via buffering and fencing that should reduce any impact of the development.

3. Are served by adequate public facilities as set forth herein.

Staff Findings: The facility will utilize private septic and well, with a new well proposed to be created. The property is being rezoned in order to accommodate this CUP, as well, and a Traffic Design Analysis is required for the rezoning. This will ensure all existing facilities are adequate for the proposed use. The rezoning staff report includes additional analysis on each public facility. The applicant has not yet

completed a TDA, so staff is unable to complete an analysis on whether or not the existing roads are adequate to serve the purpose and what the impact will be.

4. Do not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Staff Findings: The surrounding properties are zoned "A-5", "B-2", and "RR-1". These zoning districts have different uses, ranging from "A-5", which conserves natural resources and open space, to "B-2", which is intended to accommodate larger regional businesses. The development of businesses near residential uses is compatible with the vision of this area as Mixed Use. The site plan requirements and CUP conditions will also ensure this development is compatible with adjacent existing uses. Additionally, there are already "B-2" zoned business in this area along Highway 17, indicating this is a pattern of development for the area.

5. Are not detrimental to or endanger the public health, safety, comfort or general welfare.

Staff Findings: The proposed self-storage facility will meet all required conditions and go through the site development process to ensure the public health, safety, comfort and general welfare are protected. All buildings will be reviewed and built to the necessary code requirements to ensure safety.

6. Promote the public health and welfare sufficiently to outweigh individual interests that are adversely affected by the establishment of the proposed use.

Staff Findings: The proposed development fits into the Future Land Use Map, which shows the area as Mixed Use. It will provide a service for residents of the area. Its most significant impact will be on the adjacent RR-1 properties. The property to the north does already have a non-conforming commercial use, so should be minimally impacted, and both properties will be protected with buffers, fencing, and other design features. Traffic will be mitigated via the TDA. This parcel will provide a needed commercial use as the area transitions to mixed use and is located in an appropriate location to accommodate a more intense commercial zoning.

IV. Staff Recommendation

Staff recommends deferral of the conditional use for the self-storage facility in order for the applicant to provide a completed TDA, which must be reviewed and approved by the Engineering Department.

V. Planning & Zoning Commission Recommendation

Recommendation: The Commission may recommend that the amendment be granted as requested, or it may recommend approval of the amendment requested subject to provisions, or it may recommend that the amendment be denied.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

► **Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with provisions/denial of the proposed amendment.

“A” Exhibits – Application

AUTHORIZATION BY PROPERTY OWNER*

"Exhibit A-1"

I, Ashley Boland, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia

They authorize the person named below to act as applicant or representative in the pursuit of the following applications/permits for their property.

- Comprehensive Plan Amendment
- Conditional Use Permit
- Site Plan
- Planned Development
- Administrative Relief
- Rezoning
- Variance
- Administrative Appeal
- Subdivision
- Demolition Permit

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: Ashley Boland

Address: 149 Williamson Drive

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: (912) 463-2896 Email: hopeboland19@gmail.com

Ashley Boland
Signature of Owner

9/2/2021
Date

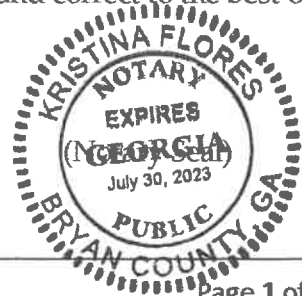
Ashley Boland
Owners Name (Print)

Personally appeared before me
Ashley Boland
Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 2nd of September 2021

Kristina Flores
Notary Public



Name of Representative: Billy Meadows

Address: 80 Sugar Pine Drive

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: (912) 704-3005 Email: fishon302@yahoo.com

Ashley Boland

9/2/2021

Signature of Owner

Date

Ashley Boland

Owners Name (Print)

Personally appeared before me

Ashley Boland

Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 2nd of September 2021

Kristina Flores

Notary Public



***IF THERE ARE MULTIPLE OWNERS OF THE PROPERTY, EACH OWNER MUST COMPLETE AND EXECUTE AN AUTHORIZATION FORM.**

AUTHORIZATION BY PROPERTY OWNER*

I, _____, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia

They authorize the person named below to act as applicant or representative in the pursuit of the following applications/permits for their property.

- Comprehensive Plan Amendment
- Conditional Use Permit
- Site Plan
- Planned Development
- Administrative Relief
- Rezoning
- Variance
- Administrative Appeal
- Subdivision
- Demolition Permit

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: Forest T. Anderson

Address: 411 Tivoli Marsh Rd

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912433-2848 Email: forest@forestanders.in

Signature of Owner: [Handwritten Signature] Date: 9/27/21

Owners Name (Print): Forest T. Anderson

Personally appeared before me

Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 27th of September
[Handwritten Signature]
Notary Public



Name of Representative: William J. Meadows

Address: 80 Sugar Pine Drive

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912 704 3005 Email: fishon302@yahoo.com

Signature of Owner: [Signature] Date: 9/27/21

Owners Name (Print): Forest T. Anderson

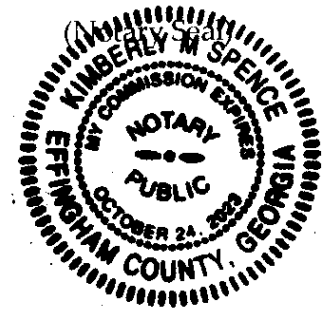
Personally appeared before me

Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 27th of September

Notary Public: [Signature]



*IF THERE ARE MULTIPLE OWNERS OF THE PROPERTY, EACH OWNER MUST COMPLETE AND EXECUTE AN AUTHORIZATION FORM.

AUTHORIZATION BY PROPERTY OWNER*

I, Pamela Joyce Ellis, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia

They authorize the person named below to act as applicant or representative in the pursuit of the following applications/permits for their property.

- Comprehensive Plan Amendment
- Conditional Use Permit
- Site Plan
- Planned Development
- Administrative Relief
- Rezoning
- Variance
- Administrative Appeal
- Subdivision
- Demolition Permit

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: Pamela Joyce Ellis

Address: 3233 Grantham Road

City: Jesup State: Georgia Zip Code: 31546

Telephone Number: 912-530-6117 Email: ~~pamela.ellis@~~^{Bz}

Pamela Joyce Ellis
Signature of Owner Date 9/27/21

Pamela Joyce Ellis
Owners Name (Print)

Personally appeared before me
Pamela Joyce Ellis
Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 27th of September 2021

Ginger H. Proudfoot
Notary Public



Name of Representative: William Meadows

Address: 80 Sugar Pine Drive

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 412-904-3005 Email: fishon302@yahoo.com

Pamela Joyce Ellis
Signature of Owner Date 9-30-2021

Pamela Joyce Ellis
Owners Name (Print)

Personally appeared before me
Pamela Joyce Ellis
Owner (Print)

Who swears before that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

This Day 30th of September 2021

Cindy R. J. J. J.
Notary Public



***IF THERE ARE MULTIPLE OWNERS OF THE PROPERTY, EACH OWNER MUST COMPLETE AND EXECUTE AN AUTHORIZATION FORM.**

Bryan County
Board of Commissioners

"Exhibit A-2"



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

A handwritten signature in blue ink, appearing to read "Christy D. Baker".

Signature of Applicant

Bryan County Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

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Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

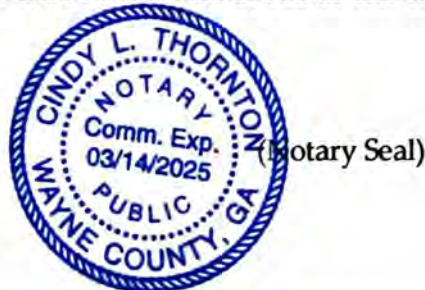
Pamela Joyce Ellis
Signature of Applicant

Personally appeared before me

Pamela Joyce Ellis
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This 30th day of September 20 21
Cindy R. Jint
Notary Public



Bryan County Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

Signature of Applicant

Personally appeared before me

Forest Anderson
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This ____ day of ____ 20__

(Notary Seal)

Notary Public

114 North Commerce Street
Hinesville, Georgia 31313
Office: (912) 368-5664
Fax: (912) 368-7206



"Exhibit A-3"

308 Commercial Drive
Savannah, Georgia 31406
Office: (912) 335-1046
Fax: (912) 355-1642

July 15, 2021

Bryan County Board of Commissioners
Community Development Department
66 Captain Matthew Freeman Dr., Suite 201
Richmond Hill, GA 31324

Re: Conditional Use Narrative for Rezoning Request
Tax Parcel 0422 074 Tract 2
Richmond Hill, Bryan County, Georgia

Dear Bryan County Community Development Department,

On behalf of the developer, we respectfully request the rezoning Tract 2 of Parcel 0422 074 from the current zoning of RR-1 "Rural Residential 1" to the proposed zoning of B-2 "General Commercial District" per the latest UDO classifications revised December 08, 2020.

The site shall conform to all requirement set forth in the UDO per article VII Section 114-739. Self Storage Facilities:

- (a) All ingress and egress from the site shall be directly onto an arterial or collector street.

Response: The proposed development will consist of approximately 11 mini storage units. The site will be accessed from U.S. Highway 17 and Clarktown Road.

- (b) Storage of combustible or flammable liquids, combustible fibers, or explosive materials, as defined in the International Fire Code, or toxic materials, shall not be permitted within the self-storage buildings or upon the premises. However, storage of recreational vehicles containing fuel and other automotive fluids is permitted.
- (c) The use of the premises shall be limited to storage of personal and business items, except as otherwise provided, and shall not be used for operating any other business, maintaining or repairing vehicles or for any recreational activity or hobby.
- (d) Limited retail sales of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, locks and chains shall be permitted within a central office.
- (e) The entire site shall be fenced, in accordance with the requirements of Section 114-632(d). Fences within front yards and any side yards adjacent to residential zoned property shall be wrought iron or a similar decorative type. Chain-link, or similar style fences, are prohibited in these areas. Article VII: Supplemental Conditions for Specific Uses Adopted December 8, 2020 261.

- (f) A security manager may be permitted to reside on the premises. A minimum of two (2) parking spaces shall be provided for the dwelling unit in addition to other required parking.
- (g) Minimum separation between self-storage buildings shall be twenty-four (24) feet.
- (h) Internal drive aisles shall be at least twenty-four (24) feet wide.
- (i) Building design and materials shall be comply with the provisions of Section 114-806. If located adjacent to a RR or R zoning district, the front office building, or office portion of the building, shall reflect a residential character in architectural design.
- (j) Buffering shall comply with the provisions of Article VI.Division 5.

Should you have any questions, comments, or need any additional information, please contact us.

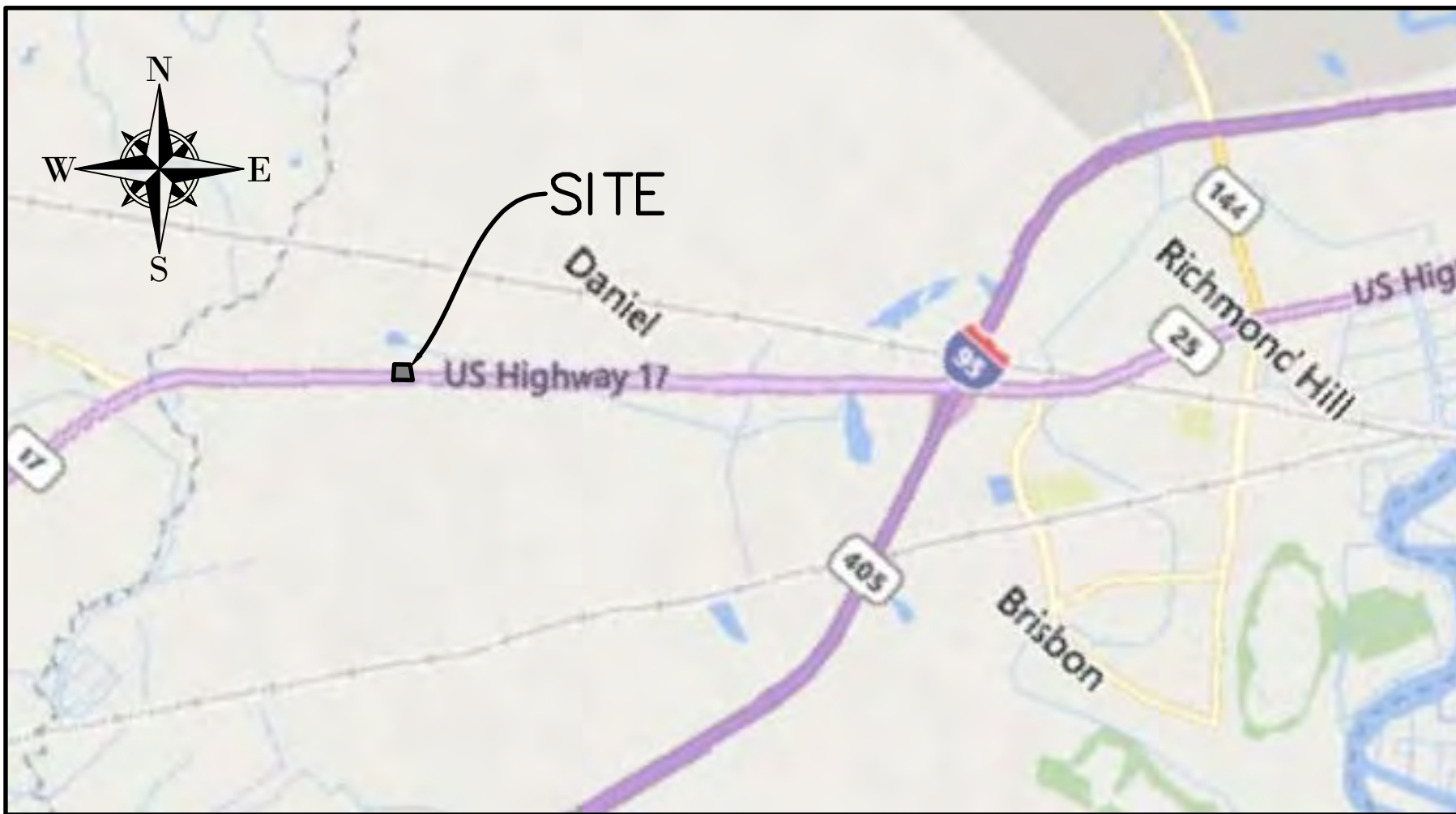
Sincerely,

A handwritten signature in blue ink, appearing to read 'B Purcell', written over a light blue horizontal line.

Brandon Purcell, P.E.

5. Are not detrimental to or endanger the public health, safety, comfort, or general welfare.

6. Promote the public health and welfare sufficiently to outweigh individual interests that are adversely affected by the establishment of the proposed use.

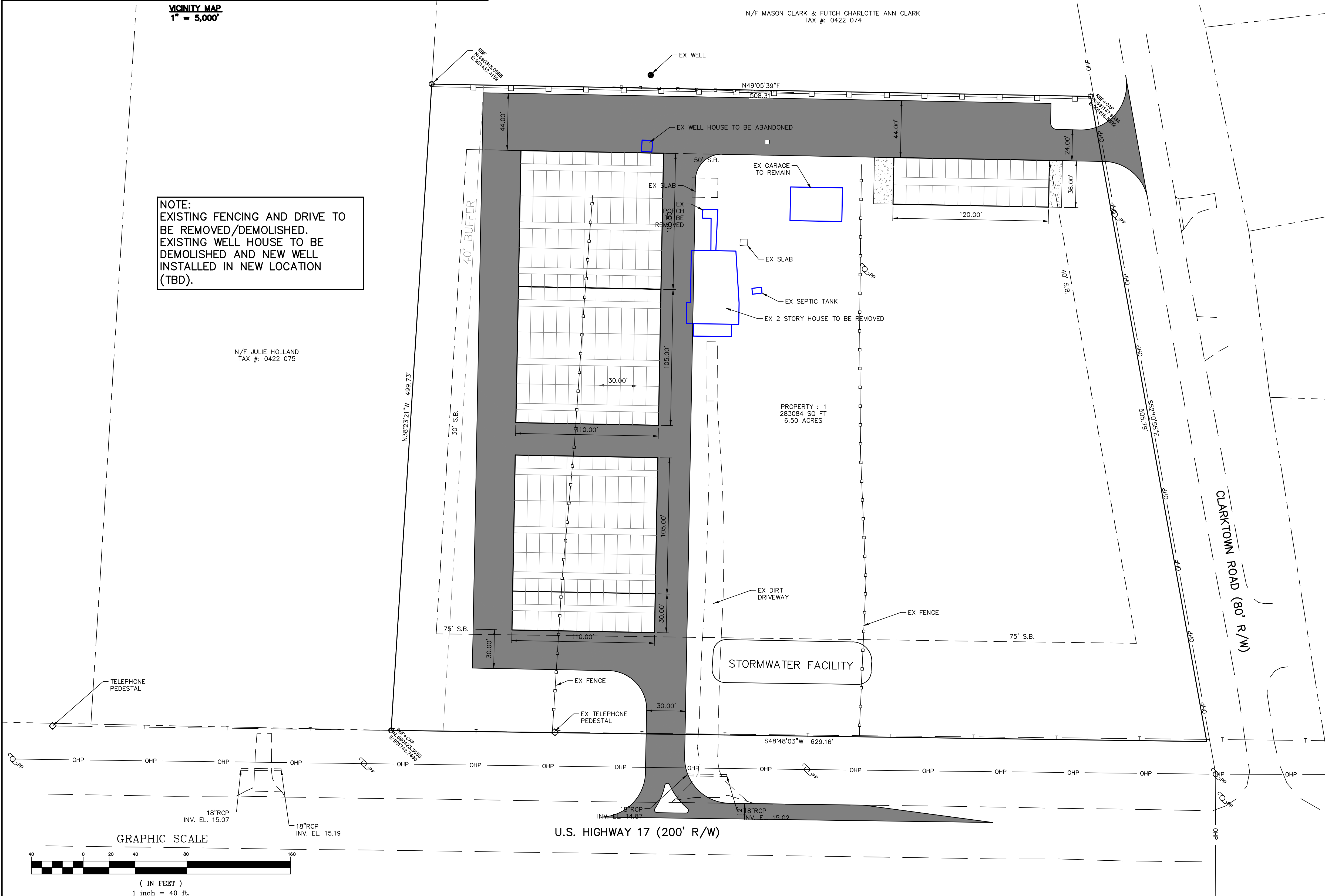


VICINITY MAP
1" = 5,000'

NOTES:

- ALL YARDS, BUFFERS, SCREENING, AND LANDSCAPING WILL BE DESIGNED AND INSTALLED PER THE BRYAN COUNTY ORDINANCE.
- THE SITE TOPOGRAPHY WILL UTILIZE ONE FOOT CONTOUR INTERVALS FOR BOTH THE EXISTING AND PROPOSED.
- PROPOSED SIGNAGE WILL BE APPROVED BY BRYAN COUNTY PRIOR TO INSTALLATION.

NOTE:
EXISTING FENCING AND DRIVE TO BE REMOVED/DEMOLISHED.
EXISTING WELL HOUSE TO BE DEMOLISHED AND NEW WELL INSTALLED IN NEW LOCATION (TBD).



"Exhibit A-4"

N/F PATSY GILL
TAX #042 033 02

N/F CHERYL SANDERS
TAX #042 033

N/F JEREMY TULLOCH
TAX #042 033 03

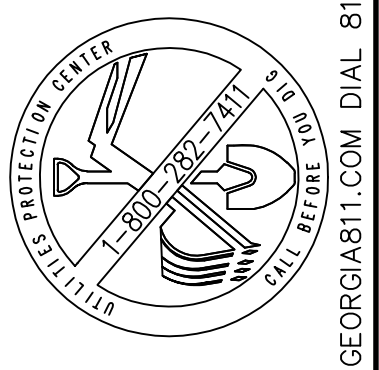
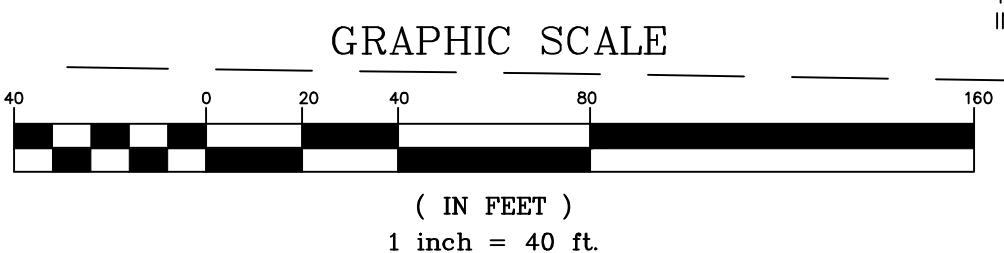
N/F THOMAS BURL TUCKER
TAX #042 033 04

N/F MASON CLARK & FUTCH CHARLOTTE ANN CLARK
TAX # 0422 074

N/F JULIE HOLLAND
TAX # 0422 075

PROPERTY : 1
283084 SQ FT
6.50 ACRES

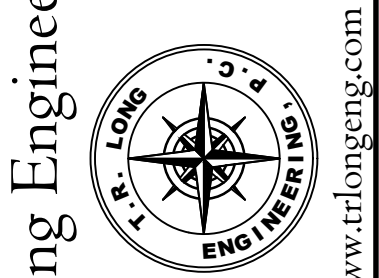
- PROJECT DESCRIPTION AND GENERAL NOTES:**
- PROJECT NAME/ADDRESS: MINI STORAGE
US HIGHWAY 17
BRYAN COUNTY, GEORGIA 31308
 - OWNER: ASHLEY BOLANDE
149 WILLIAMSON DRIVE
RICHMOND HILL, GEORGIA, 31324
 - DEVELOPER: BILLY MEADOWS
80 SUGAR PINE DRIVE
RICHMOND HILL, GEORGIA, 31324
 - TENANCY OF PROJECT: MINI STORAGE FACILITY
 - BUILDING PROPERTIES / SITE DATA:
CURRENT ZONING: RR-1
PROPOSED ZONING: B-2 GEN. COMMERCIAL DISTRICT
TOTAL SITE ACREAGE: 6.50 AC TOTAL
CONSTRUCTION TYPE: GENERAL COMMERCIAL
TOTAL NUMBER OF LOTS: 1
 - THE SITE IS LOCATED IN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD PER FEMA FIRM PANEL 13029C0275D DATED 8/02/2018.
 - STATE WATERS: THERE ARE NO STATE WATERS LOCATED ON THE SUBJECT PROPERTIES OR WITHIN 200 FEET OF THE SUBJECT PROPERTIES.
 - LOT DEVELOPMENT STANDARD
MINIMUM LOT AREA - 21,780 SF
MAX DENSITY (DWELLING UNITS PER ACRE) - 2.0
MAX LOT WIDTH - 150 FEET
"MIN. LOT WIDTH SHALL NOT BE LESS THAN 250 FEET FOR ANY LOT TAKING ACCESS FROM AN ARTERIAL ROAD OR LESS THAN THE GREATER OF THE ABOVE STANDARD 120 FEET FOR ANY LOT TAKING ACCESS FROM A COLLECTOR ROAD."
MAX BUILDING HEIGHT - 35 FEET
MAX % OF GROSS LAND TO BE COVERED - 60%
 - SETBACKS:
MIN. FRONT: - 75 FEET
MIN. SIDE: EXTERIOR/STREET SIDE - 35 FEET
INTERIOR - 30 FEET
MIN. BACK: - 50 FEET
 - THIS PLAN INCLUDES THREE BUILDINGS WITH 244 UNITS. THE SIZE OF THE UNITS VARIES.
 - FIRE AREAS EXCEEDING 12,000 SQ.FT. AND COMBINED FIRE AREA OVE 24,000 SQ.FT. WILL HAVE A FIRE SUPPRESSION SYSTEM.
 - IT IS OUR UNDERSTANDING THAT PUBLIC WATER AND SEWER IS NOT AVAILABLE. IF PUBLIC WATER AND SEWER IS AVAILABLE THE SITE WILL BE CONNECTED AS REQUIRED. OTHERWISE, ON-SITE WATER AND SEWER SERVICES WILL BE PERMITTED THROUGH THE HEALTH DEPARTMENT.
 - SHOULD THIS SITE MOVE FORWARD TO SITE DESIGN, PARKING, LANDSCAPING AND OTHER DESIGN STANDARDS WILL APPLY.
 - BUFFER STANDARDS IN ARTICLE 6 DIVISION 5 WILL APPLY.



THIS DRAWING IS THE PROPERTY OF T. R. LONG ENGINEERING, P.C. AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF T. R. LONG ENGINEERING, P.C.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.

T. R. Long Engineering, P.C.
SAVANNAH
308 Commercial Drive
Savannah, Georgia 31406
Office (912) 335-1046



HINESVILLE
114 North Commerce St.
Hinesville, Georgia 31313
Office (912) 368-5664

PROPOSED MINI STORAGE FACILITY FOR ASHLEY BOLANDE

SHEET NAME:
CONCEPTUAL LAYOUT

REVISIONS:

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

INITIAL DATE: 7/29/2021
DRAWN BY: CS
CHECKED BY: TRL
PROJECT #: 2021-173

SHEET NUMBER:

“B” Exhibits – Agency Comments

Plan Review Comments

"Exhibit B-1"

Engineering - Kirk Croasmun -
kcroasmun@bryan-county.org

DRC Review Complete

Review Comments:

See comments for rezoning.

Fire - Robbie Jordan -
rjordan@bryan-county.org

DRC Review Complete

Review Comments:

Unit 1-10: 350' x 105' = 36,750sf

Unit 11: 126' x 36' = 4,536sf

Occupancy is an S1

If the Fire Area exceeds 12,000sf, and combined fire area is over 24,000sf it must have a suppression system

Fencing required by the UDO must also conform with any other regulation such as setbacks and access

Public Health - Michael May -
michael.may@dph.ga.gov

DRC Review Complete

Review Comments:

If this project requires a septic system or a water well, please contact the Bryan County Health Department at: 912-756-2636.

Please note: If there is sewer and/or public water available, you may be required to connect.

Public Works - Cory Lauber -
clauber@bryan-county.org

DRC Review Complete

Review Comments:

No Comments

Zoning - Sara Farr-Newman -
snewman@bryan-county.org

DRC Review Complete

Review Comments:

1. Update site plan with the following information:

a. indicate the house will be demolished

b. Indicate size and number of units

2. Indicate what type of fencing will be used. Note that per the conditions for self-storage facilities chain link is not permitted.

3. Minimum separation between self storage buildings is required to be at least 24 feet. Per the DRC discussion, if you move forward with separate buildings to avoid fire requirements such as sprinklers this separation must meet the 24 foot standard.

4. Note that should this application move forward to site design, parking, landscaping, and other design standards will apply. You will also be required to meet the building design standards in Article 8, which include a prohibition on metal siding that could impact your building design.

5. Note the buffer standards in Article 6, Division 5, that will apply and be reviewed at the site plan submission.

6. Provide site plan changes by September 27, 2021 at the latest.

**Bryan County Public Schools - Sara Farr-Newman -
snewman@bryan-county.org**

No Review Needed

Review Comments:

“C” Exhibits – Bryan County Supplements

“D” Exhibits – Public Comment

None Provided



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
Fax 912-653-3864

66 Captain Matthew Freeman Drive
Suite 111
Richmond Hill, Georgia 31324
912-756-7953
Fax 912-756-7951

MEMORANDUM

December 14, 2021

To: Bryan County Planning and Zoning Commission
From: Sara Farr-Newman, Planner II
Subject: TDA for Boland Rezoning and CUP

The Bryan County Planning and Zoning Commission held a public hearing on October 19, 2021 for the Boland Rezoning and CUP for property on Highway 17, PIN# 0422 074 01 (Z#252-21 and CUP#174-21) to rezone to "B-2", General Commercial, to allow the conditional use of a mini warehouse facility. At that time the Commission deferred the application until the November 16, 2021 meeting until a TDA could be submitted and approved by the Engineering Department indicating traffic impact and any necessary mitigation measures. The applicant submitted a TDA on October 27, 2021, but the application was deferred at the November meeting as the TDA review was not complete. The Engineering Department did not approve the submitted TDA and is currently waiting for a revised TDA. Based on the Commission's deferral, staff is deferring the application another month to the January meeting to allow time for this review to be completed and the information incorporated in the Staff recommendation.

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE Z#254-21

Public Hearing Date: December 21, 2021

REGARDING THE APPLICATION OF: Larry Galbreath, Jr., requesting the rezoning of a 21.29-acre tract of land located on Highway 144, PIN# 063-073. The applicant is requesting the property be rezoned to the "RR-2.5", Rural Residential District, from its current "A-5", Agricultural District zoning.	Staff Report By: Sara Farr-Newman Dated: December 14, 2021
--	--

I. Application Summary

Requested Action: Public hearing and consideration of a zoning map amendment in unincorporated Bryan County. The application by Larry Galbreath, Jr., proposes to change the "A-5" Agricultural zoning for a 21.29-acre tract of land located on Highway 144, PIN# 063-073, to "RR-2.5" Rural Residential District.

Applicant/Owner/Representative: Larry Galbreath, Jr.
420 Kilkenny Rd
Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Unified Development Ordinance, Article III, Division 2. Code Text/Map Amendments (Rezoning)
- Bryan County Unified Development Ordinance, Article V, Division 4. Agricultural and Rural Residential Districts

II. General Information

1. Application: A rezoning application was received by the Director on November 4, 2021. After reviewing the application, the Director certified the application as being generally complete on November 8, 2021.

2. Notice: Public notice for this application was as follows:

A. Legal notice was published in the Bryan County News on **December 2, 2021**.

B. Notice was sent to Surrounding Land Owners on **December 6, 2021**.

C. The site was posted for Public Hearing on **December 3, 2021**.

3. Background: The subject property is located on the east side of Highway 144 between Michael Drive and Wild Acres Road. The total property consists of 21.29 acres. The applicant is seeking a rezoning to "RR-2.5", Rural Residential, for the parcel. If rezoned, the applicant intends to subdivide the lot into three parcels ranging from approximately 4 acres to 10 acres with access provided via a private road.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on November 4, 2021, unless otherwise noted.

"A" Exhibits- Application:

A-1 Disclosure Statement

A-2 Impact Analysis for Rezoning Requests

A-3 Concept Plan

"B" Exhibits- Agency Comments:

B-1 DRC Comments (11-19-2021)

"C" Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

"D" Exhibits- Public Comment:

None Received

**III. Analysis Under Article III, Division 2. Code Text/Map Amendments
(Rezoning), Section 114-313:**

In its review of an application for a zoning map amendment, staff and hearing bodies shall consider the following criteria. No single factor is controlling except for criterion 1. If the request is not consistent with the Comprehensive Plan, the application shall be denied unless the applicant submits an application for Comprehensive Plan Amendment and such request is approved. For all other criteria, each criterion must be weighed in relation to the other criteria. The Hearing Body shall not consider any representations made

by the applicant that, if the change is granted, the rezoned property will be used for only one of the possible uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

1. **Consistency.** Whether the proposed amendment is consistent with the adopted Comprehensive Plan and helps carry out the purposes of this UDO.

Staff Findings: The Comprehensive Plan Character Areas and Future Land Use Map of North Bryan County adopted in July of 2018, and amended on March 10, 2020, shows the subject site as being within the “Low Density Residential” character area. This character area encourages new residential development at lower densities due to the lack of existing water and sewer infrastructure as well as environmental conditions. Included in the recommended zoning districts for this character area are the “A-5” or “PD”¹ as well as possibly conservation/cluster development and mixed use. Although the “RR-2.5” zoning district is not called out for this character area, it is an appropriate zoning in certain cases. For this property, which is a unique shape, it will permit development that maintains the agricultural character while accommodating the need for sewer and well, maintaining consistency with the Comprehensive Plan.

2. **Compatibility with Neighboring Lands.** Whether the proposed reclassification is compatible with or would negatively impact the overall character or land use pattern on an abutting property or neighborhood near the subject property.

Staff Findings: The overall character within the immediate area is primarily rural and suburban, and the land use pattern reflects residential development. The surrounding area consists of both residentially developed properties that are zoned “A-5” and smaller residential lots along Michael Drive to the north that include “A-5”, “RR-1.5”, and “R-15” zoning. The request to rezone the property to “RR-2.5” for a minimum of 2 ½-acre lots should not conflict with the existing rural/suburban character or nearby residential developments.

3. **Adequacy of Public Facilities and Services.** Whether public facilities and services, including, but not limited to, roads, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services, are adequate to serve projected demands from development allowed by the amendment.

¹ The Bryan County 2018 Comprehensive Plan with Land Use Amendment lists the “PUD” zoning districts as the recommended district under the Low Density Residential character area. With the adoption of the County’s Unified Development Ordinance on December 8, 2020, effective January 12, 2021, this district was renamed.

Staff Findings:

- a) Roads: Access to the property off Highway 144 will be provided via a private road, which will be required to meet Engineering standards. There is an existing driveway access off the Highway the applicant plans to utilize for the private road.
- b) Parks and Recreational Facilities: Henderson Park and the Timber Trail Facilities provide public recreation facilities for South Bryan County.
- c) Police and Fire Protection: The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property.
- d) Schools: Richmond Hill Primary, Richmond Hill Elementary, Carver Elementary, Frances Meeks Elementary, McAllister Elementary, Richmond Hill Middle, and Richmond Hill High schools serve South Bryan County.
- e) Stormwater drainage systems: Stormwater requirements will be reviewed prior to the final plat being recorded to ensure they conform to County standards.
- f) Water Supply and Wastewater Treatment: The site is not located within the Bryan County water and sewer service area and will therefore have to be serviced by private well and septic.

In general, the addition of three new rural residential lots should have a nominal impact on the facilities listed above.

- 4. **Adverse Impacts.** Whether the proposed reclassification will adversely affect known archaeological, historical, cultural or environmental resources; negatively impact water or air quality; negatively impact ground water recharge areas or drainage patterns; or increase soil erosion or flooding.

Staff Findings: The FEMA F.I.R.M. maps identify a small portion of what will serve as the private road as being located inside a Special Flood Hazard Area (Zone AE, Elevation 9 Feet); however, the remainder of the property, including the home sites themselves, are located outside of the Special Flood Hazard Area and is located within a zone X. There are also some potential wetlands that may impact development that may have to be delineated prior to final plat approval. There are no additional known archaeological, historical, cultural or environmental resources that have been identified.

5. **Suitability as Presently Zoned.** Whether the property is suitable for authorized uses as presently zoned.

Staff Findings: The applicant did not offer substantial reasons as to why the subject property is not suitable for the authorized uses under the existing "A-5" zoning district. Given the property's location within the "Low Density Residential" character area, as is defined by the County Comprehensive Plan's Character Area and Future Land Use Map, staff finds the site to be suitable for the proposed "RR-2.5" Rural Residential zoning district.

6. **Net Benefits.** Whether the relative gain to the public exceeds the hardships imposed upon applicant by the existing zoning restrictions.

Staff Findings: The existing "A-5" zoning district would limit development of this property to agricultural uses with a minimum lot size of 5-acres for residential development. Given the intent of the "Low Density Residential" character area to provide opportunities for residential development while also accommodating flood plains and wetland areas, staff does not find a relative gain to the public by restricting the property to these lower density requirements.

7. **Development Plans.** Whether the applicant has plans for development of the property. Applications for multifamily or non-residential zoning classifications carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme unless a concept plan is submitted with the application.

Staff Findings: The applicant has presented a preliminary concept plan that identifies the private road area and approximate size of each home site. The final subdivision will be submitted through an associated application that will be reviewed by staff contingent on this rezoning.

8. **Market Demand.** Whether there is projected demand for the property as currently zoned, which may be determined by the length of time the property has failed to produce income or be used productively as zoned, or whether there are substantial reasons why the lot cannot be used in accordance with the existing zoning classification.

Staff Findings: This area along Highway 144 is already developed with larger lot residential and suburban development. The remaining undeveloped large lots such as this one are facing development pressures, while also having pressure to retain the rural character of the area to the extent possible. Rezoning this property to "RR-2.5" helps promote the long-term interests of the County by permitting additional residential development that also maintains a more rural character with larger lots.

Health, Safety, and Welfare. Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.

Staff Findings: The proposed map amendment to rezone this tract in order to provide for three large residential lots does not bear a substantial relationship to the public health, safety or general welfare.

IV. Staff Recommendation

Based on the findings within this report and the request's consistency with the County's Comprehensive Plan's Character Area and Future Land Use Map, staff recommends approval of the requested rezoning.

V. Planning & Zoning Commission Recommendation

Recommendation: The Commission may recommend that the rezoning be granted as requested, or it may recommend approval of the rezoning requested subject to provisions, or it may recommend that the rezoning be denied.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

► **Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with conditions/denial of the proposed rezoning.

“A” Exhibits – Application

**Bryan County
Board of Commissioners**

Community Development Department



DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

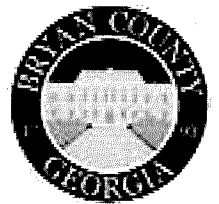
I have read and understand the above and hereby agree to all that is required by me as the applicant.

A handwritten signature in cursive script, appearing to read "Larry Saknut".

Signature of Applicant

Bryan County
Board of Commissioners

Community Development Department



IMPACT ANALYSIS FOR REZONING REQUESTS

The standards below shall be considered for any rezoning request. Applicants must complete this form and include it with their application. Attach additional sheets as needed.

1. Whether the proposed amendment is consistent with the adopted Comprehensive Plan and helps carry out the purposes of this UDO.

I believe it is compatible with current guidelines

2. Whether the proposed reclassification is compatible with or would negatively impact the overall character or land use pattern on an abutting property or neighborhood near the subject property.

It will not negatively impact area around

3. Whether public facilities and services, including, but not limited to, roads, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services, are adequate to serve projected demands from development allowed by the amendment.

Certainly

4. Whether the proposed reclassification will adversely affect known archaeological, historical, cultural or environmental resources; negatively impact water or air quality; negatively impact ground water recharge areas or drainage patterns; or increase soil erosion or flooding.

Will Not

5. Whether the property is suitable for authorized uses as presently zoned.

Not what I need to do.

6. Whether the relative gain to the public exceeds the hardships imposed upon the applicant by the existing zoning restrictions.

No Gain or Negative for Public
Just want some flexibility on lot line
Placement.

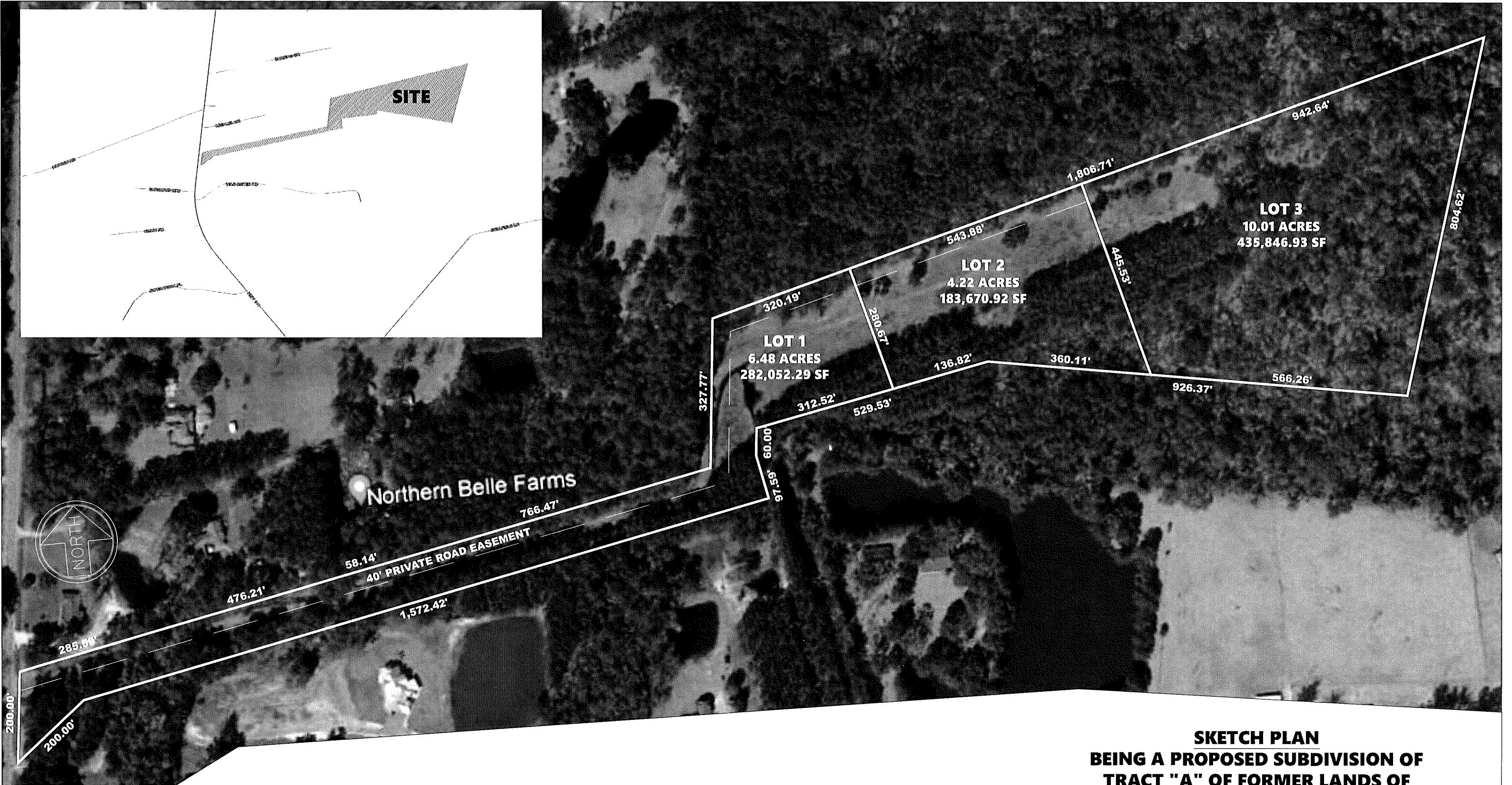
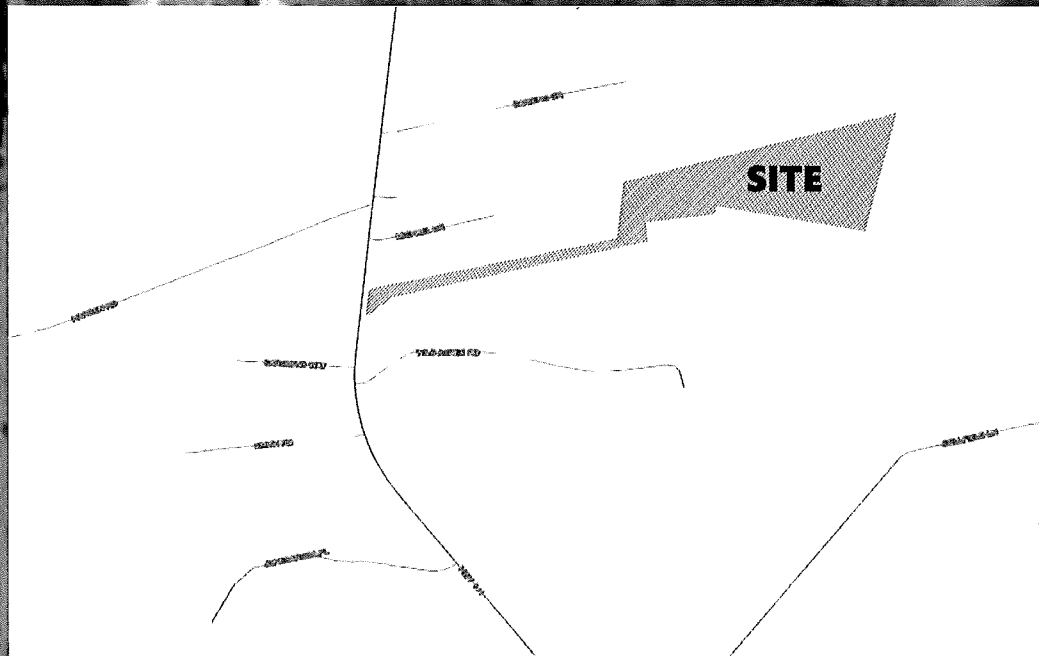
7. Whether the applicant has plans for development of the property. Applications for multifamily or non-residential zoning classifications carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme unless a concept plan is submitted with the application.

No Plans for Future development.
3 Lots - which is allowed under private
Road Lot Split - No Additional Lots Requested

8. Whether there is projected demand for the property as currently zoned, which may be determined by the length of time the property has failed to produce income or be used productively as zoned, or whether there are substantial reasons why the lot cannot be used in accordance with the existing zoning classification.

Have not been able to sell as
one parcel -

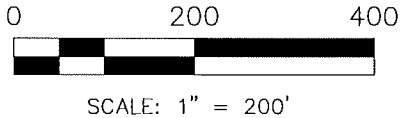
9. Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.



Northern Belle Farms

**SKETCH PLAN
 BEING A PROPOSED SUBDIVISION OF
 TRACT "A" OF FORMER LANDS OF
 RAYONIER, 20TH G.M. DISTRICT,
 BRYAN COUNTY, GEORGIA
 FOR
 LARRY GALBREATH
 PO BOX 2
 RICHMOND HILL, GA 31324**

SUNDIAL LAND SURVEYING, PC
 LSF000957
 1410 W U.S. HIGHWAY 80, SUITE 2,
 BLOOMINGDALE, GA 31302
 912-235-2477



DATE: 10-26-2021

“B” Exhibits – Agency Comments

Plan Review Comments

**Bryan County Public Schools - Amanda Clement -
aclement@bryan-county.org**

DRC Review Complete

Review Comments:

No comments were received from Bryan County schools.

**Fire - Robbie Jordan -
rjordan@bryan-county.org**

DRC Review Complete

Review Comments:

No further information is needed at this time.

**Public Health - Michael May -
michael.may@dph.ga.gov**

DRC Review Complete

Review Comments:

No action is required from the Bryan County Health Department at this time.

Please contact us at 912-756-2636 if plans change for this project.

**Public Works - Cory Lauber -
clauber@bryan-county.org**

DRC Review Complete

Review Comments:

**Zoning - Sara Farr-Newman -
snewman@bryan-county.org**

DRC Review Complete

Review Comments:

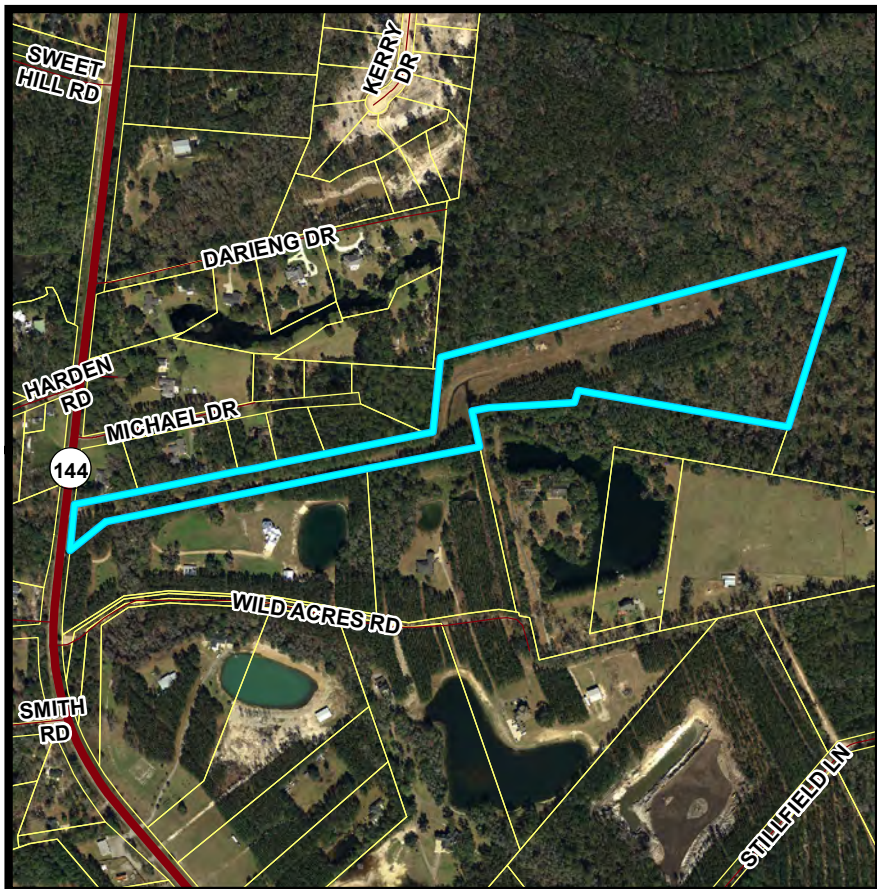
1. Provide approximate lot size without the road area

**Engineering - mark hopkins -
mhopkins@bryan-county.org**

DRC Review Complete

Review Comments:

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 063-073
- Parcels

**Overview Map
Galbreath
Case Z# 254-21**





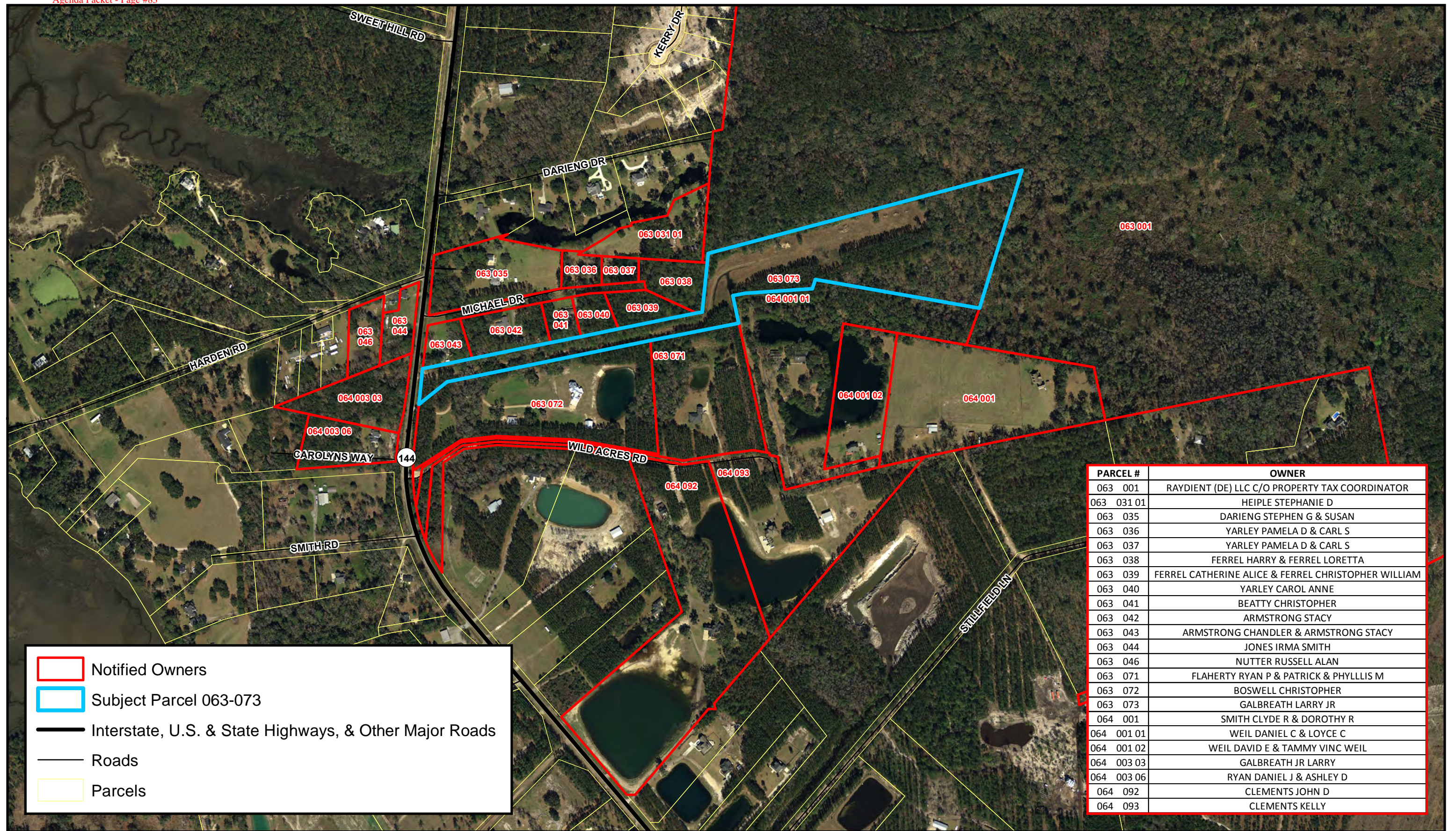
Subject Parcel 063-073
 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Parcels



Location Map
Galbreath
Case Z# 254-21

Exhibit C-2

DISCLAIMER
 Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



PARCEL #	OWNER
063 001	RAYDIENT (DE) LLC C/O PROPERTY TAX COORDINATOR
063 031 01	HEIPLE STEPHANIE D
063 035	DARIENG STEPHEN G & SUSAN
063 036	YARLEY PAMELA D & CARL S
063 037	YARLEY PAMELA D & CARL S
063 038	FERREL HARRY & FERREL LORETTA
063 039	FERREL CATHERINE ALICE & FERREL CHRISTOPHER WILLIAM
063 040	YARLEY CAROL ANNE
063 041	BEATTY CHRISTOPHER
063 042	ARMSTRONG STACY
063 043	ARMSTRONG CHANDLER & ARMSTRONG STACY
063 044	JONES IRMA SMITH
063 046	NUTTER RUSSELL ALAN
063 071	FLAHERTY RYAN P & PATRICK & PHYLLIS M
063 072	BOSWELL CHRISTOPHER
063 073	GALBREATH LARRY JR
064 001	SMITH CLYDE R & DOROTHY R
064 001 01	WEIL DANIEL C & LOYCE C
064 001 02	WEIL DAVID E & TAMMY VINC WEIL
064 003 03	GALBREATH JR LARRY
064 003 06	RYAN DANIEL J & ASHLEY D
064 092	CLEMENTS JOHN D
064 093	CLEMENTS KELLY

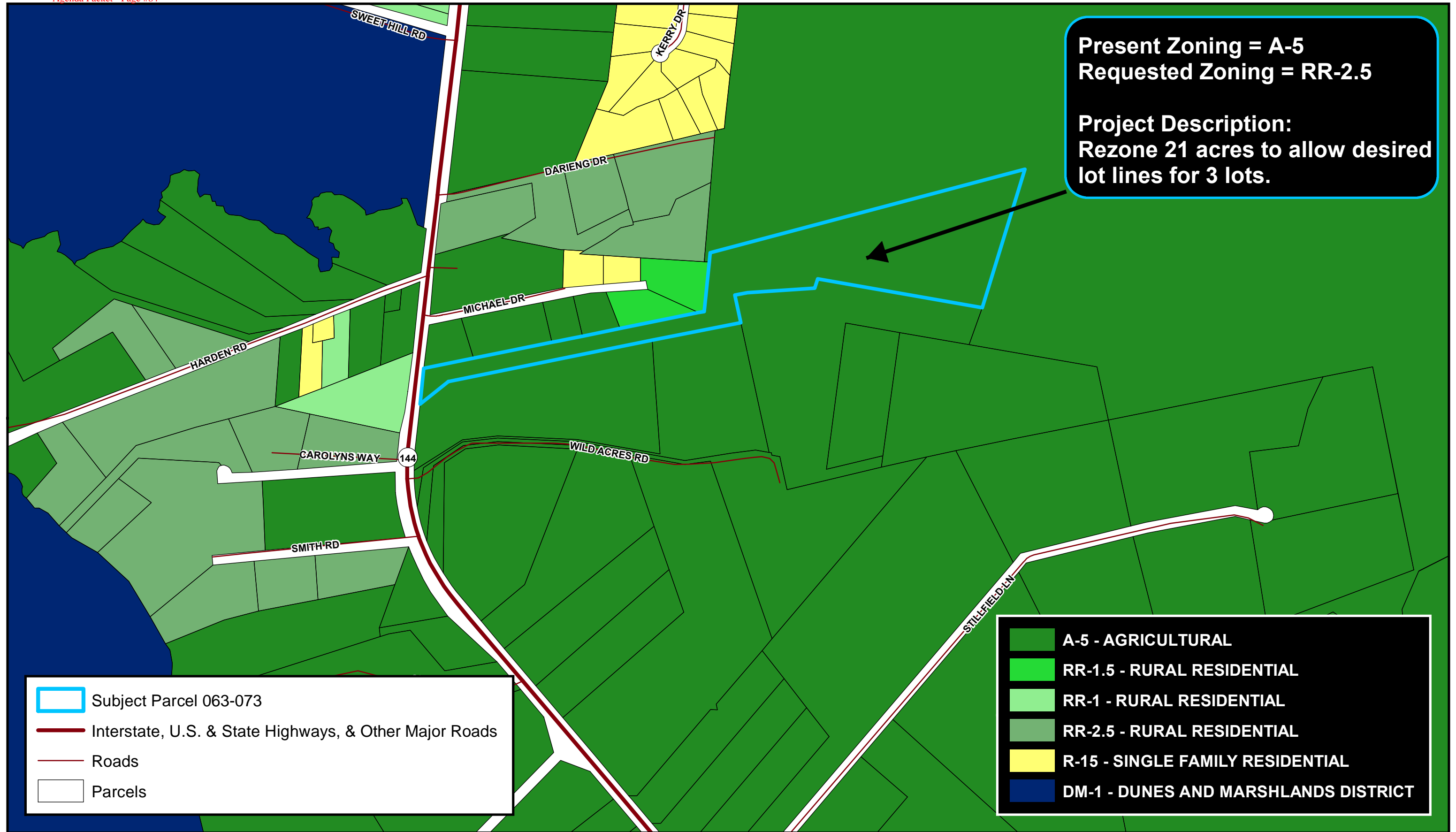
- Notified Owners
- Subject Parcel 063-073
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Parcels



Notification Map
Galbreath
Case Z# 254-21

Exhibit C-3

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“D” Exhibits – Public Comment

None Received

2022 Planning & Zoning Meeting Dates and Deadlines		
Submission Deadline (Fridays)	P&Z Meeting Date (3rd Tuesday)	P&Z Meeting Location (Alternating)
December 3, 2021	January 18, 2022	Pembroke
Thursday, December 30, 2021	February 15, 2022	Richmond Hill
January 28, 2022	Wednesday, March 16, 2022	Pembroke
March 4, 2022	April 19, 2022	Richmond Hill
April 1, 2022	May 17, 2022	Pembroke
May 6, 2022	Wednesday, June 22, 2022	Richmond Hill
June 3, 2022	July 19, 2022	Pembroke
July 1, 2022	August 16, 2022	Richmond Hill
August 5, 2022	September 20, 2022	Pembroke
September 2, 2022	October 18, 2022	Richmond Hill
September 30, 2022	November 15, 2022	Pembroke
November 4, 2022	December 20, 2022	Richmond Hill
December 2, 2022	January 17, 2023 (Tentative)	Pembroke

Note: Highlighted fields mean that the date was adjusted due to a holiday, elections, or because County offices will be closed

Planning & Zoning Commission Bylaws

**Bryan County Planning & Zoning Commission
Bylaws
Adopted December 16, 2018
Amended May 7, 2019**

Article I – Purpose

1. The Bryan County Planning & Zoning Commission (“the Commission”) was established on March 3, 1956 by resolution of the Bryan County Board of County Commissioners (“County Board”).
2. The Commission’s purpose is to promote the orderly development of Bryan County (“the County”) and its environs and to advise the County Board on that subject.
3. The Commission is governed by the Code of Georgia.

Article II – Members

1. The Commission shall consist of five to 10 members.
2. All members of the Commission shall be residents of the County.
3. Members shall be qualified by knowledge and experience to make decisions on questions of community growth and development.
4. Members of the Commission shall be appointed by the County Board for a term not to exceed four years. The County Board may reappoint members for additional terms.
5. When a term is not completed and a vacancy on the Commission results, it shall be filled by County Board appointment for the unexpired portion of the term only.
6. The County Board may remove members for malfeasance in office. The County Board also may remove members without limitation in the event that a member is absent from two consecutive meetings of the Commission or is absent from any four meetings of the Commission within each quarter of the calendar year unless an excuse, acceptable to the County Board, is provided.

Article III – Officers

1. There shall be two officers of the Commission, a chair and a vice chair. The Community Development Department shall provide a staff member to act as secretary.
2. Election of officers shall be held at the final regular Commission meeting of each calendar year. The newly elected officers shall take office on January 1 of the succeeding year.
3. Elected officers shall serve in this capacity for one year.
4. The Vice Chair shall preside in the absence of the Chair. In the absence of both, the members shall elect an acting Chair from among those members present.
5. If the Chair vacates the office prior to completing his or her term, the Vice Chair shall assume the office and serve the remainder of the term. A new Vice Chair shall then be elected at the next regular meeting to fill out the remainder of the term for that year.

Article IV – Meetings

1. The Commission shall hold at least one regular meeting every two months and may schedule one or more special meetings or work sessions each month.

2. Special meetings of the Commission may be called by the Chair or by any two members upon written request to the Chair or verbal request if the request is made during a regularly scheduled meeting. Notice of a special meeting shall be given in accordance with Chapter 50 of the Code of Georgia, known as the Georgia Open Meetings Law (OCGA 50-14 & -18).
3. The Commission shall prepare and adopt an annual schedule of regular meetings at its first meeting following the meeting at which the County Board adopts its annual schedule. The Commission's schedule shall be coordinated with the County Board's schedule so referrals of reports and plans to the County Board can be timely.
4. A quorum shall be required for the Commission to hold an official meeting and to take action on any matter before it. A majority (one-half plus one) of the members entitled to vote shall constitute a quorum. No action of the Planning Commission shall be valid unless authorized by a majority vote of those present and voting.
5. In the absence of a quorum, the members present may discuss matters on the agenda and report the discussion to the Commission for action.
6. The Chair shall only vote to break a tie vote.
7. No member shall vote on a subject in which he or she has a financial interest or other conflict. The State and Local Government Conflict of Interests Act applies to all members.
8. In the case of major differences of opinion among members, the minority shall have the right to file a separate report to accompany the majority recommendation or action.

Article V – Sub-Committees

1. The Planning Commission may create sub-committees, as it deems necessary.
2. For matters that come before the Commission where committee jurisdiction is not obvious, the Commission Chair shall assign these matters to the Committee of his or her choice.
3. At the option of its chair, a committee of the Commission may draw upon one or more citizens of Bryan County who are qualified to help with particular assignments.

Article VI – Records

1. All meetings of the Commission and its sub-committees are subject to the Freedom of Information Act and the Open Records Act. A record of the transactions shall be kept of all meetings of any type. After approval by the Commission, these records shall be entered in the Commission's Book of Minutes and placed on the Commission's website, as a public record. When a scheduled meeting is held and a quorum is not present, the discussions shall form a report only and shall be filed with the other Commission material.
2. The votes of the members shall be recorded by name.

Article VII – Publicity

1. No release to the public media shall be made unless it has the Commission's approval or unless the Commission has authorized the Chair to make an appropriate release to the public.

Article VIII – Amendments

1. These Bylaws may be added to, amended, or revised at any meeting of the Planning Commission by a majority of a quorum of the Planning Commission, provided that notice of any proposed amendment is given to each member in writing at least two weeks prior to an official meeting.

Article IX – Parliamentary Authority

1. In all matters of parliamentary procedure not specifically governed by these Bylaws or otherwise required by law, the current edition of *Robert's Rules of Order (Newly Revised)* shall apply.