



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MEETING AGENDA

Meeting Date: June 20, 2023

Meeting Time: 6:30 p.m.

**Board of Commissioner's Meeting Room
66 Capt. Matthew Freeman Dr., Richmond Hill, Georgia**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES FOR MAY 16 SPECIAL CALLED MEETING
- III. APPROVAL OF MINUTES FOR MAY 16 REGULAR MEETING
- IV. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. Variance (Project 20230355), Deborah Brant, representing David Mitchell, requesting a variance to reduce all setback requirements in the “RR-1” zoning district to replace a manufactured home. Property is located at 465 Holly Hill Rd., in the southern end Unincorporated Bryan County. PIN# 0542-031.
- V. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Comprehensive Plan Amendment (Project 20220747), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to amend the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of property from “Low Density and Agricultural” to “Industrial”. The Property is located 1606 Warnell Farm Rd., in the northern end of Unincorporated Bryan County. PIN# 028-026 (Stubbs Tract 1).
 2. Rezoning (Project 20220747), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to rezone 298.37 acres from “A-5” to “I-2”. Property is located 1606 Warnell Farm Rd., in the northern end of Unincorporated Bryan County. PIN# 028-026 (Stubbs Tract 1).
 3. Comprehensive Plan Amendment (Project 20220748), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to amend the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of property from “Low Density and Agricultural” to “Industrial”. The property is located on Highway 80, in the northern end of Unincorporated Bryan County. PIN# 023-001 (Stubbs Tract 2).
 4. Rezoning (Project 20220748), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to rezone 125.54 acres from “A-5” to “I-2”. Property is located on Highway 80, in the northern end of Unincorporated Bryan County.

PIN# 023-001 (Stubbs Tract 2).

5. Rezoning (Project 20230249), John Walters, requesting to rezone 10 acres from "A-5" to "RR-2.5". Property is located 840 Dunham Marsh Trail, in the southern end of Unincorporated Bryan County. PIN# 057-004-01.
6. Rezoning (Project 20230343), Holly Young, representing Dozier Enterprises, requesting to rezone 7.72 total acres from "R-15" to "RR-2.5". Property is located at Hwy 144 and Jeans Way, in the southern end of Unincorporated Bryan County. PIN# 0601-102, 0601-103 and 0601-105.

VI. OTHER BUSINESS

1. Cemetery Relocation (Project 20220365), Mike Reynolds of Brockington and Associates, Inc., representing Blitchton Bryan Oaks, LLC, requesting to relocate an abandoned cemetery. Property is located on the southwest side of US 80 northwest of its intersection with US 280 E, in the northern end of Unincorporated Bryan County. PIN# 034-014.

VII. 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 the Bryan County Community Development Department at (912) 756-7962. 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 us at (912) 756-7962. This information can be made in alternative format as needed for persons with disabilities.

Posted: June 13, 2023



BRYAN COUNTY
BOARD OF ADJUSTMENT AND PLANNING & ZONING COMMISSION
SPECIAL CALLED MEETING

Meeting Date: May 16, 2023
Meeting Time: 6:00 p.m.
Board of Commissioner's Meeting Room
Pembroke, GA

Attendees: Chairman Stephanie Falls, Vice Chairman Alex Floyd, Commissioner Joseph Pecenka, Commissioner Michelle Guran, Commissioner Kevin Bowes

Staff Present: Community Development Director Audra Miller, Assistant Community Development Director Amanda Clement, County Attorney Aaron Kappler, Planner Sara Farr-Newman Planner Brett Kohler and Planning Technician Dawn Monaco

- I. CALL TO ORDER – Meeting was called to order at 6:03 p.m.
- II. PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT
 1. County Attorney Aaron Kappler presented an overview/update on practices and procedures.
- III. ADJOURNMENT

Commissioner Guran made a motion to adjourn the Special Called meeting. A second was made by Commissioner Pecenka. Vote 4:0, motion carried. Meeting was adjourned at 6:27 p.m.

This meeting summary is being provided in accordance with O.C.G.A. § 50-14-1(e) (2) (A). The official minutes of the meeting will be presented for approval at the next regular meeting.

Posted: May 17, 2023



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: May 16, 2023

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Alex Floyd, Vice Chairman
Joseph Pecenka
Michelle Guran
Kevin Bowes

Absent: Stacy Watson
Ronald Carswell

Staff: Audra Miller, Community Development Director
Amanda Clement, Assistant Community Development Director
Sara Farr-Newman, Planner II
Dawn Monaco, Planning Technician

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Guran made a motion to approve the April 18, 2023 minutes, a second was made by Commissioner Bowes. Vote 4:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Appeal (Project 20230253), Matthew and Katherine Hankey, appealing a Notice of Violation issued for property located at 13822 HWY 144 in the southern end of Unincorporated Bryan County. PIN# 06010701. Appeal is regarding Unified Development Ordinance section 14-632(d) requiring fences to be constructed of durable fencing materials.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
 - b. Sara Farr-Newman presented the appeal request. She affirmed staffs interpretation of the ordinance.
 - c. Matthew and Katherine Hankey, 13822 Hwy 144, spoke in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
 - e. Commissioner Floyd made a motion to affirm the decision of the Community Development staff. A second was made by Commissioner Guran. Vote 3:1, motion carried. Commissioner Bowes voted against the staff's decision.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20230221), Rick Wilson, requesting to rezone 4.65 acres from “A-5” to “C-1”. Property is located at 445 Deer Run Rd. in the northern end of Unincorporated Bryan County. PIN# 02901509.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Michelle. Vote 4:0, motion carried.
 - b. Brett Kohler presented the request. He stated staff recommended denial or postponing the decision until a later meeting.
 - c. Valerie Jackson, 445 Deer Run Rd., spoke in favor of the request.
 - d. Cindy Harrison, 470 Deer Run Rd., spoke against the request.
 - e. Clisty Hall, 565 Deer Run Rd., spoke against the request.
 - f. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
 - g. Commissioner Guran made a motion to postpone the rezoning request until the September 19 Planning and Zoning Commission Meeting. A second was made by Commissioner Bowes. Vote 4:0, motion carried.

2. Rezoning (Project 20230228), Patrisha Wilson and Deidra Williams, requesting to rezone 8.11 total acres from "RR-1.5" to "I-2". Property is located at 1369 Eldora Rd. and 1347 Eldora Rd. in the northern end of Unincorporated Bryan County. PIN # 028032 and 02803201.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated staff recommended denial or postponing until a later date.
 - c. Patrisha Wilson, 1369 Eldora Rd., spoke in favor of the request.
 - d. Deidra Williams, 1347 Eldora Rd., spoke in favor of the request.
 - e. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
 - f. Commissioner Bowes made a motion to approve the rezoning request. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.

3. Project 20230250, Aaron Walker, application to amend lot 10 of the Black Creek Estates Subdivision. Property is located at 30 Aaron Dr. in the northern end of Unincorporated Bryan County. PIN# 02500206.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
 - b. Brett Kohler presented the request. He stated staff recommended approval.
 - c. Aaron Walker, 35 Aaron Dr., spoke in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
 - e. Commissioner Bowes made a motion to approve the rezoning request. A second was made by Commissioner Guran. Vote 4:0, motion carried.

V. OTHER BUSINESS

None.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 7:50 p.m.

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

Stephanie Falls, Chairman

ATTEST:

Dawn Monaco, Secretary to the Commission

BRYAN COUNTY BOARD OF ADJUSTMENT

PROJECT 20230355

Public Hearing Date: June 20, 2023

REGARDING THE APPLICATION OF: David Mitchell requesting a variance for property located at 465 Holly Hill Road, PIN# 0542 031. The applicant is requesting a variance to decrease all setbacks in order to replace an existing home.	Staff Report By: Brett Kohler Dated: June 13, 2023
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I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by David Mitchell, for property located at 465 Holly Hill Road, PIN# 0542 031. The variance is requested to decrease the front and rear setbacks from 50 to 40 feet, left side setback from 35 to 25 feet, and right side setback from 35 to 22 feet in order to replace a manufactured home.

Applicant/ Owner: David Mitchell
465 Holly Hill Rd
Richmond Hill, Ga 31324

Representative: Deborah Brant
465 E. Poncell Dr.
Midway, Ga 31320

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 5, Variances.
- Bryan County Unified Development Ordinance, Article V, Division 2, Agricultural and Rural Residential Districts, Section 114-509, Agricultural and Rural Residential District Development Standards.

II. General Information

1. Application: A variance application was submitted by David Mitchell, on May 5, 2023. After reviewing the application, the Director certified the application as being generally complete on May 5, 2023.

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

A. Legal notice was published in the Bryan County News on **May 18, 2023**

B. Notice was mailed on **June 2, 2023** to surrounding landowners within 300' of the exterior boundaries of the property.

C. An on-site notice was posted on **June 2, 2023**.

3. Background:

The subject property, located at 465 Holly Hill Road, is zoned "RR-1", Rural Residential District, and is currently 0.23 acres. The property is lot 21 of the Holly Hill subdivision, according to the Bryan County Clerk of Court records this subdivision was recorded on January 13, 1971 in Plate Book F, Page 50.

The lot currently has a manufactured home that was placed on the lot in 1994 according to the Bryan County Tax Assessor Records. The applicant is requesting the setback reductions in order to replace the home which was totaled during a recent storm. All other requirements will be met for the building, including size and lot coverage.

4. Requested Variance: The property is zoned "RR-1" and the setbacks are governed by Article V, Section 114-509 of the Bryan County Unified Development Ordinance; The property setbacks are currently 50' for the front and rear side, and 35' for the left and right-side. The applicant is requesting to reduce the front and rear setbacks to 40 feet. This is a reduction of 10 feet, or approximately 20%. The applicant is also requesting the left-side setback be reduced to 25', a reduction of 10 feet, or approximately 29.57% and reduce the right-side setback to 22 feet, a reduction of 13 feet or approximately 37.14%.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 5, 2023, unless otherwise noted.

"A" Exhibits- Application:

A-1 Hardship Narrative

A-2 Concept Plan

A-3 Owner Authorization

“B” Exhibits- Agency Comments

None Provided

“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:

Letter received from Giles Properties (Dated June 6)

III. Analysis Under Article III, Division 5. Variances, Section 114-342:

A variance may be granted by the Board of Adjustment if it finds that:

1. Unnecessary hardship would result from the strict application of this UDO. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;

Staff Findings: The applicant indicated that the current manufactured home on the lot was a total loss in a recent storm due to trees falling through it. It is indicated that if the variance is not granted nothing would be able to be placed on the lot.

Staff finds that the lot is currently only 100 feet in width and 110 feet in depth. If there were to be a strict application of the UDO, the setbacks required would not allow any reasonable use of the lot as the setbacks would restrict the lot in a way that no structure that meets the minimum living space requirements could be placed on the lot.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.

Staff Findings: The applicant indicated that the hardship is due to the small size of the lot.

Staff finds the current lot size of 0.23 acres to be less than a quarter of the size required for the RR-1 zoning district, making the lot non-conforming. While the size of this lot is common in the Holly Hill subdivision, it is not common in the RR-1 zoning district.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting a variance shall not be regarded as a self-created hardship.

Staff Findings: The applicant indicated that the hardship did not result from any action they took, as the lot size existed prior to being purchased. Staff agrees that the applicant did not create the hardship. The subdivision was created in 1971, this was prior to any zoning ordinances. .

4. The requested variance is consistent with the spirit, purpose and intent of this UDO, such that public safety is secured, and substantial justice is achieved.

Staff Findings: The applicant indicated that the variance will not impact the neighboring properties as the proposed manufactured home will be placed in the same spot as the current home.

Staff does find the requested variance to be consistent with the intent of the UDO, which requires these setbacks unless a hardship is identified.

IV. Staff Recommendation

Staff recommends approval of the requested setback variances, because the variance criteria are met.

V. Board of Adjustment Decision

Decision: The Board of Adjustment may approve the variance as requested, or it may approve the variance requested subject to conditions, or it may deny the requested variance. The decision will be rendered via a Board of Adjustment Resolution.

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

► **Motion Regarding Decision:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Board of Adjustment hereby adopts Board of Adjustment Resolution 202-03 indicating the Board's findings and approval/denial of the request variance.

**BOARD OF ADJUSTMENT
RESOLUTION 2023-04**

WHEREAS, the Board of Adjustment (“BOA”) has held a duly advertised public hearing on June 20, 2023, on Project 20230355 for Variances requesting the following:

The reduction of the front and rear setback from 50 feet to 40 feet, left side setback from 35 feet to 25 feet, and right side setback from 35 feet to 22 feet for property zoned “RR-1” under the Bryan County Unified Development Ordinance, Article V, Division 2, Agricultural and Rural Residential Districts, Section 114-509, Agricultural and Rural Residential District Development Standards

WHEREAS, the BOA finds that the proposed variance is consistent/inconsistent with the spirit, purpose, and intent of the Unified Development Ordinance (“UDO”), such that public safety would/would not be secured and substantial justice would/would not be achieved;

WHEREAS, the BOA does/does not find an unnecessary hardship would result from the strict application of the UDO;

WHEREAS, the BOA does/does not find a hardship resulting from conditions that are peculiar to the property, such as location, size, or topography and not common to the neighborhood or general public; and

WHEREAS, the BOA finds the hardship is/is not a result of actions taken by the applicant and/or property owner.

NOW, THEREFORE, BE IT RESOLVED that the BOA hereby denies/approves the requested Variance, Project 20230355.

Adopted this 20th day of June, 2023.

BRYAN COUNTY BOARD OF ADJUSTMENT

By: _____
Stephanie Falls, Chairman

Attest: _____
Dawn Monaco, Secretary

“A” Exhibits – Application



Variance Criteria

Variances may only be granted if it is found that the application meets the criteria below. A separate sheet(s) of paper may be used if additional space is needed.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

If I do get variance, we will not be able to place anything on property

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.

The Lot size is too small

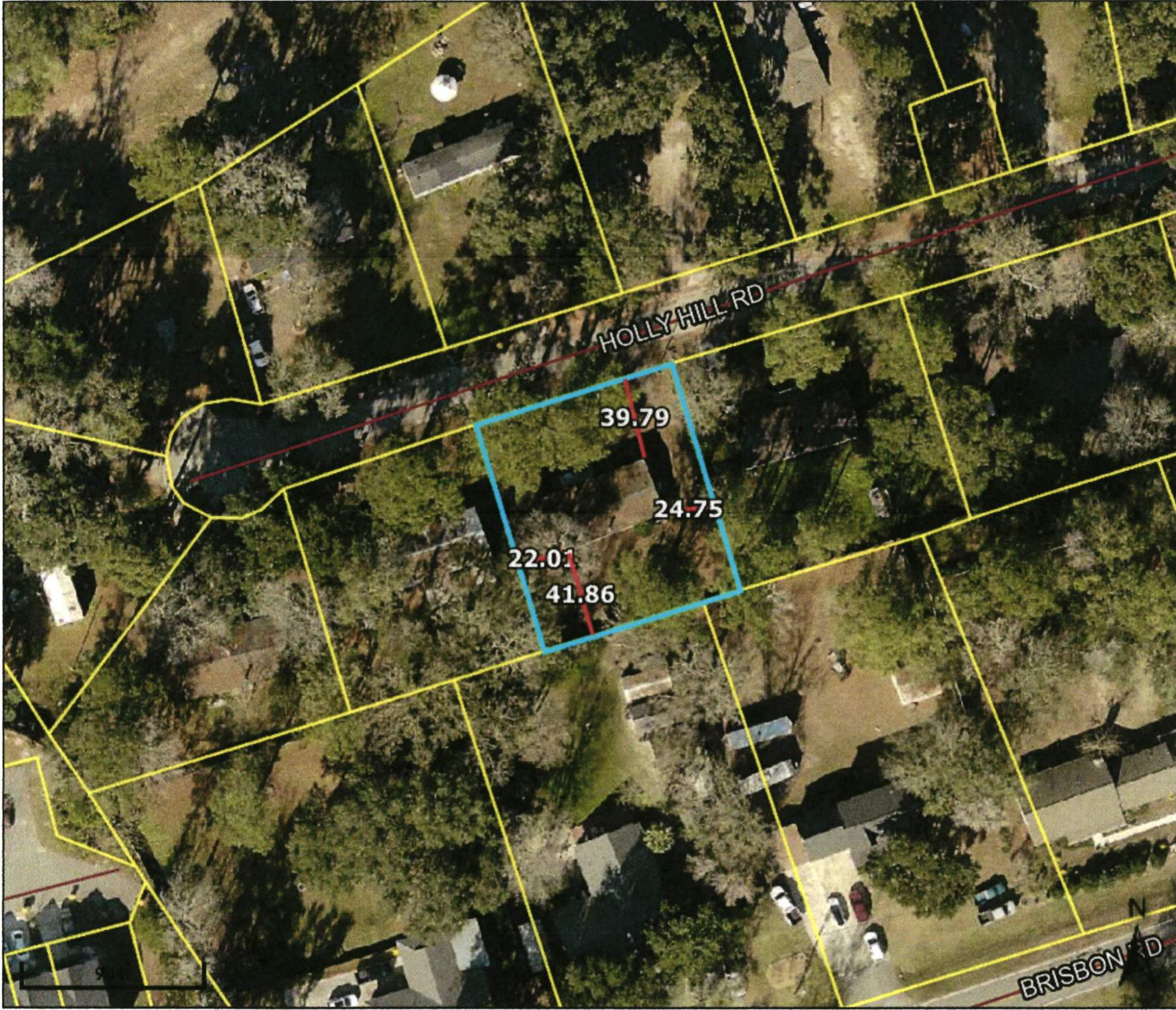
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting a variance shall not be regarded as a self-created hardship.

NO

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

yes

Exhibit "A-2"



Overview



Legend

- Parcels
- Roads
- Fort Stewart

Parcel ID	0542 031	Owner	MITCHELL DANIEL DAVID	Last 2 Sales			
Class Code	Residential		465 HOLLY HILL ROAD	Date	Price	Reason	Qual
Taxing District	County Unincorporated		RICHMOND HILL, GA 31324	7/1/1999	\$50000	BN	U
Acres	0.23	Physical Address	465 HOLLY HILL RD	1/1/1989	\$10000	UQ	U
		Assessed Value	Value \$55030				

(Note: Not to be used on legal documents)

Date created: 5/5/2023

Last Data Uploaded: 5/4/2023 8:43:56 PM

Developed by Schneider GEOSPATIAL

Front - 40'
 Left Side - 25'
 Right Side - 22'
 Rear - 40'

AUTHORIZATION BY PROPERTY OWNER*

I, David Mitchell, 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
- Temporary use/special event

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: David Mitchell

Address: 465 Holly Hill RD

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: _____ Email: _____

X David O. Mitchell

5-5-2023

Signature of Owner

Date

David Mitchell

Owners Name (Print)

Personally appeared before me

David Mitchell

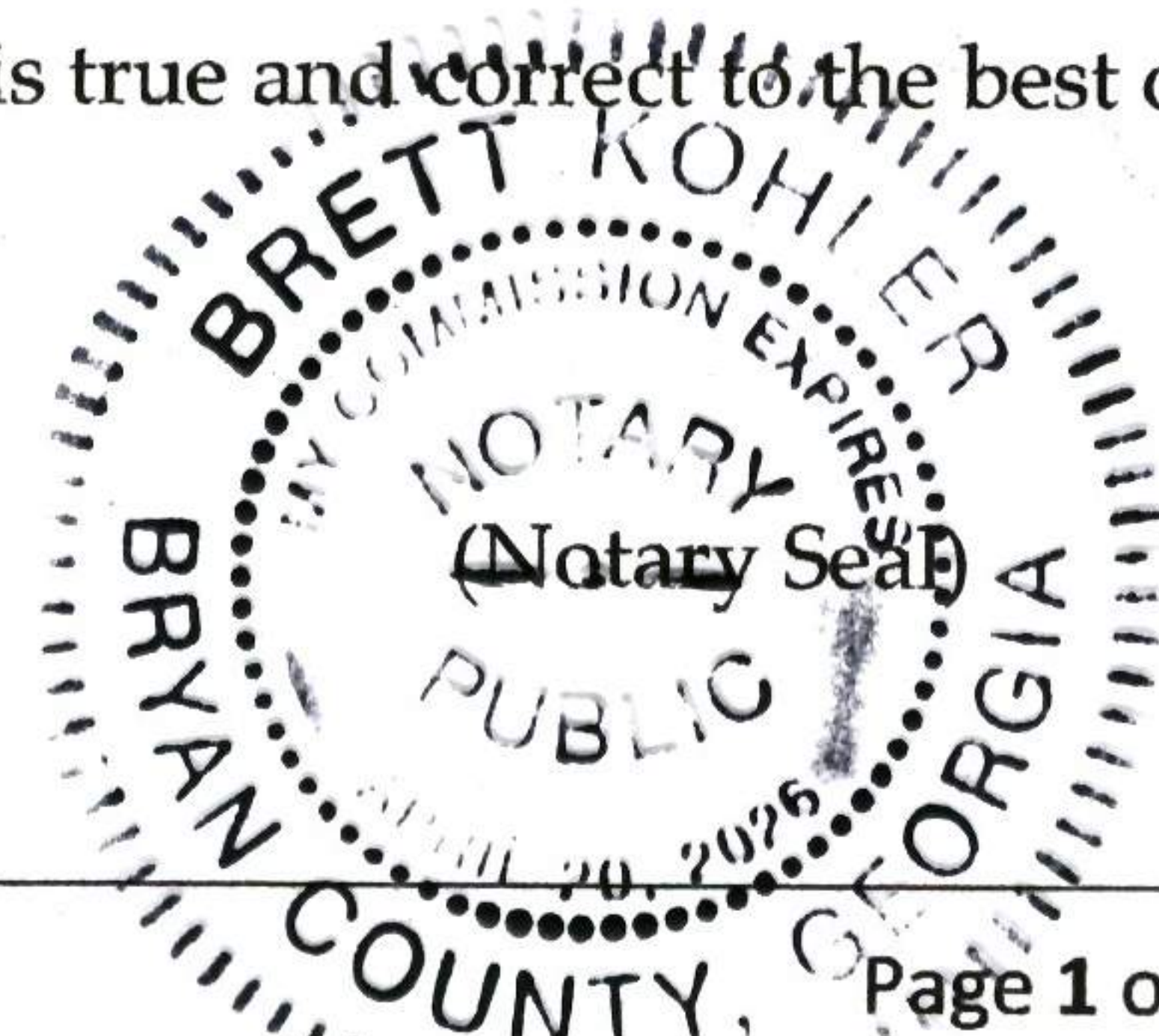
Owner (Print)

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 5th of May, 2023

Brett Kohler

Notary Public



Name of Representative: Deborah Brent

Address: 465 E. Powell Dr.

City: Midway State: GA. Zip Code: 31320

Telephone Number: (912) 255-9899 Email: deboraqbrent540@yahoo.com

X David D. Mitchell
Signature of Owner

5-5-2023
Date

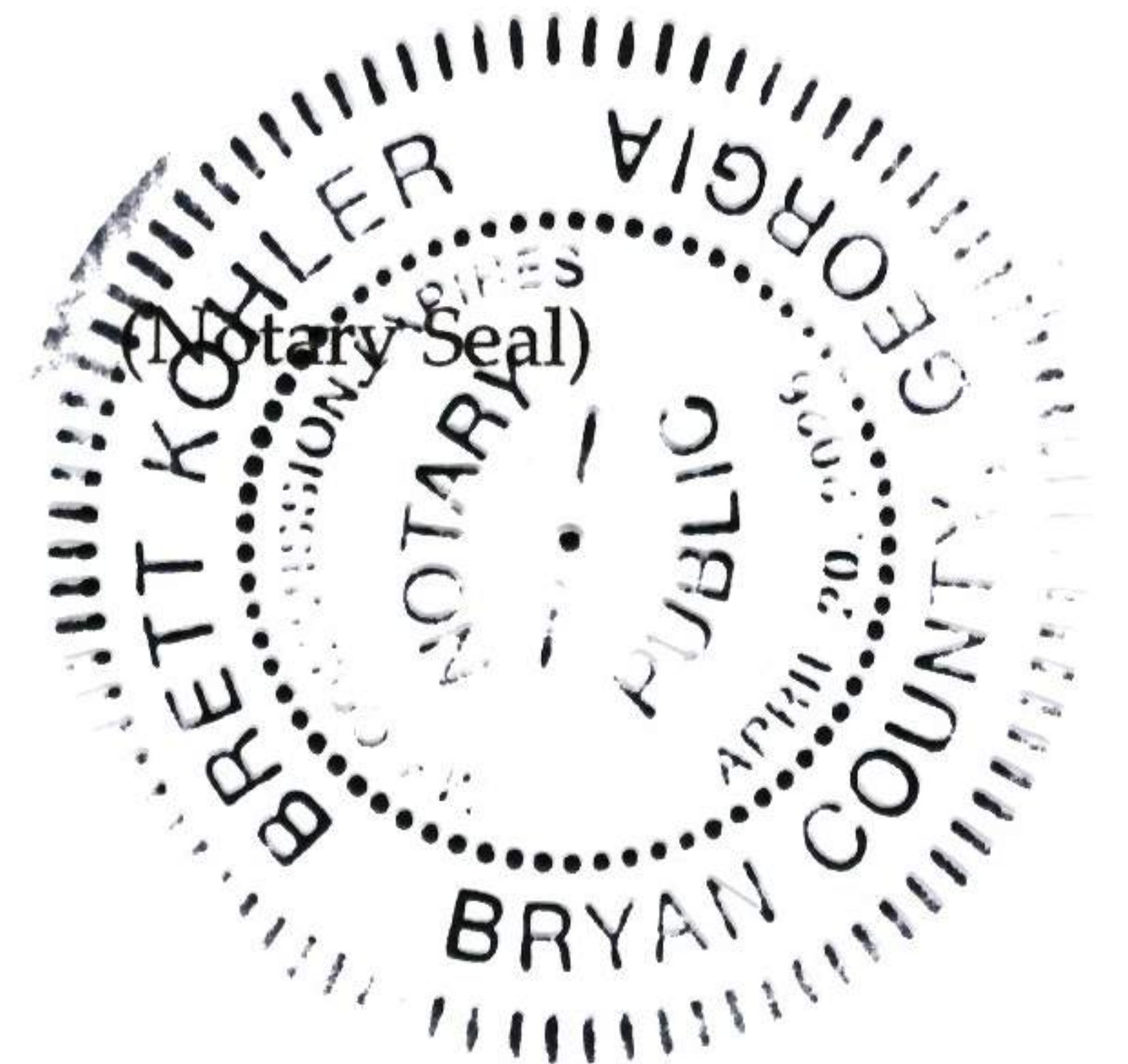
David Mitchell
Owners Name (Print)

Personally appeared before me
David Mitchell
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 5th of May, 2023

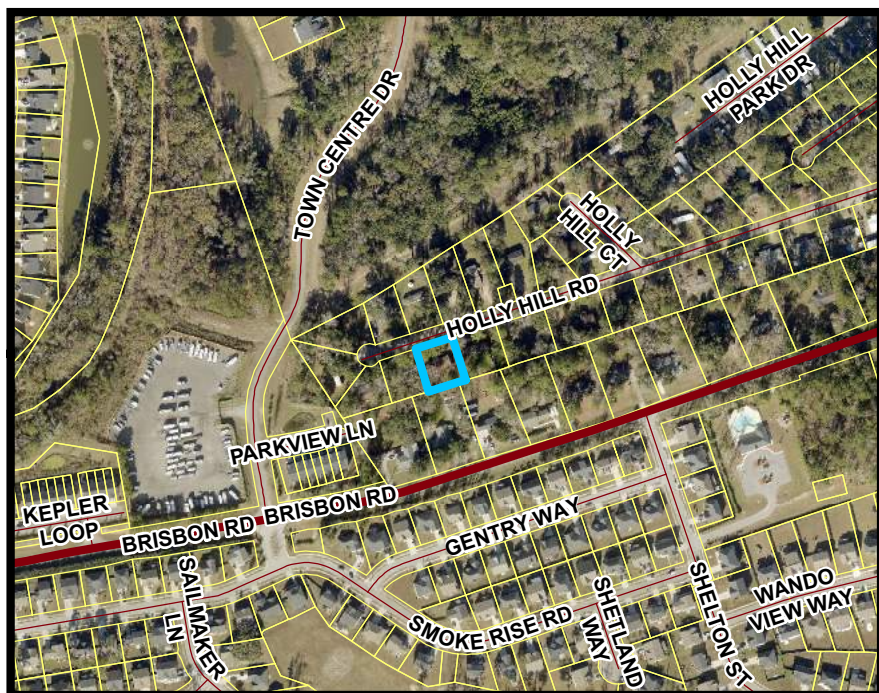
Brett Kohler
Notary Public



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

“B” Exhibits – Agency Comments

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0542-031
- Parcels

Exhibit "C-1"





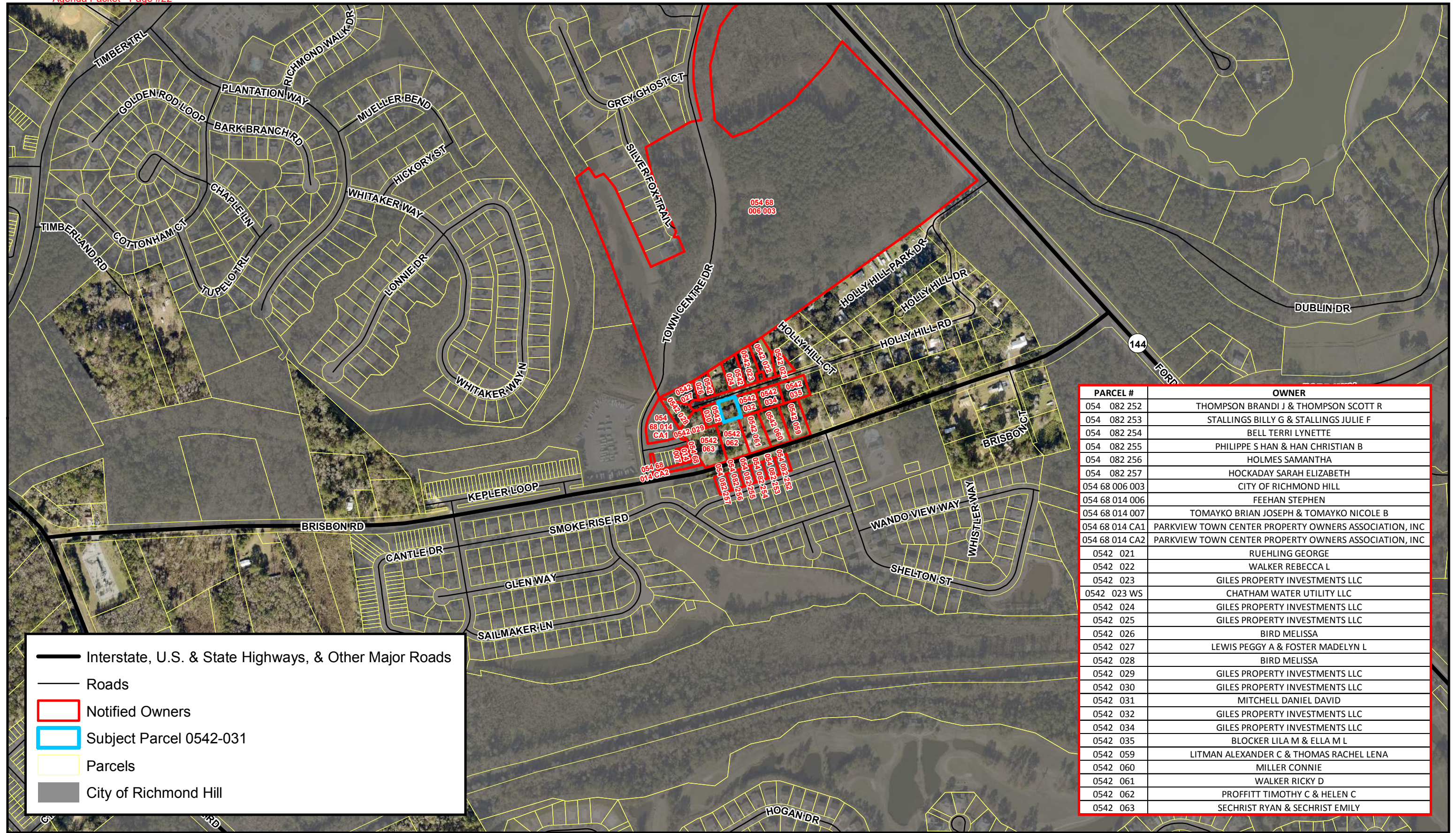
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0542-031
- Parcels
- City of Richmond Hill



Location Map
David Mitchell
Project # 20230355 - Variance

Exhibit "C-2"

DISCLAIMER
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PARCEL #	OWNER
054 082 252	THOMPSON BRANDI J & THOMPSON SCOTT R
054 082 253	STALLINGS BILLY G & STALLINGS JULIE F
054 082 254	BELL TERRI LYNETTE
054 082 255	PHILIPPE S HAN & HAN CHRISTIAN B
054 082 256	HOLMES SAMANTHA
054 082 257	HOCKADAY SARAH ELIZABETH
054 68 006 003	CITY OF RICHMOND HILL
054 68 014 006	FEEHAN STEPHEN
054 68 014 007	TOMAYKO BRIAN JOSEPH & TOMAYKO NICOLE B
054 68 014 CA1	PARKVIEW TOWN CENTER PROPERTY OWNERS ASSOCIATION, INC
054 68 014 CA2	PARKVIEW TOWN CENTER PROPERTY OWNERS ASSOCIATION, INC
0542 021	RUEHLING GEORGE
0542 022	WALKER REBECCA L
0542 023	GILES PROPERTY INVESTMENTS LLC
0542 023 WS	CHATHAM WATER UTILITY LLC
0542 024	GILES PROPERTY INVESTMENTS LLC
0542 025	GILES PROPERTY INVESTMENTS LLC
0542 026	BIRD MELISSA
0542 027	LEWIS PEGGY A & FOSTER MADELYN L
0542 028	BIRD MELISSA
0542 029	GILES PROPERTY INVESTMENTS LLC
0542 030	GILES PROPERTY INVESTMENTS LLC
0542 031	MITCHELL DANIEL DAVID
0542 032	GILES PROPERTY INVESTMENTS LLC
0542 034	GILES PROPERTY INVESTMENTS LLC
0542 035	BLOCKER LILA M & ELLA M L
0542 059	LITMAN ALEXANDER C & THOMAS RACHEL LENA
0542 060	MILLER CONNIE
0542 061	WALKER RICKY D
0542 062	PROFFITT TIMOTHY C & HELEN C
0542 063	SECHRIST RYAN & SECHRIST EMILY

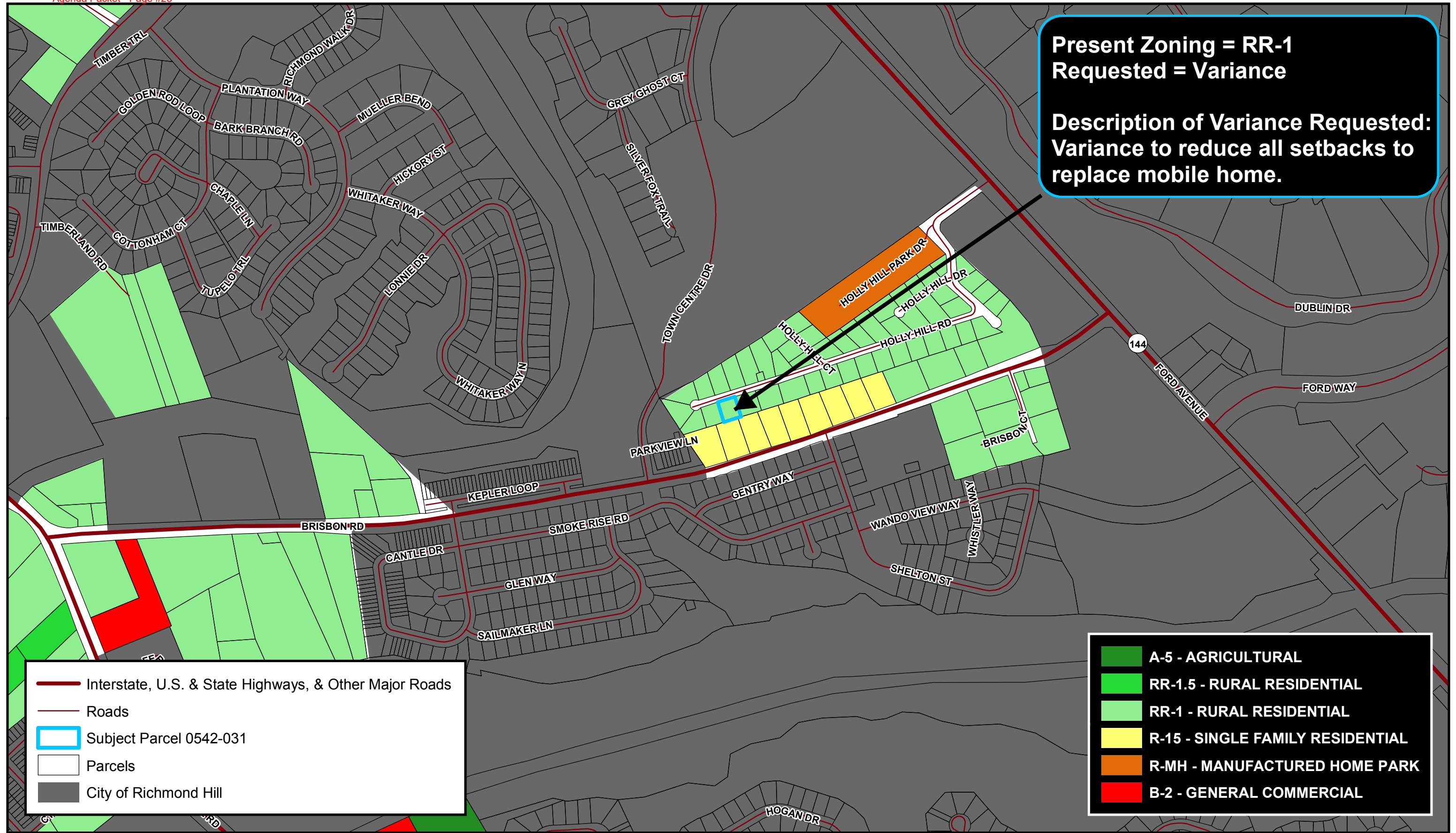
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Notified Owners
- Subject Parcel 0542-031
- Parcels
- City of Richmond Hill



Notification Map
David Mitchell
Project # 20230355 - Variance

Exhibit "C-3"

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**Present Zoning = RR-1
Requested = Variance**

**Description of Variance Requested:
Variance to reduce all setbacks to
replace mobile home.**

- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0542-031
- Parcels
- City of Richmond Hill

- A-5 - AGRICULTURAL
- RR-1.5 - RURAL RESIDENTIAL
- RR-1 - RURAL RESIDENTIAL
- R-15 - SINGLE FAMILY RESIDENTIAL
- R-MH - MANUFACTURED HOME PARK
- B-2 - GENERAL COMMERCIAL



“D” Exhibits – Public Comment

Giles Property Investments, LLC.

June 6, 2023

Bryan County Board of Commissioners
66 Captain Matthew Freeman Drive
Suite 111
Richmond Hill, GA 31324

5400 Abercorn St
Savannah, GA 31406
912-401-0184 Phone
912-401-0186 Fax

RE: Project 20230355 - Setback Request 465 Holly Hill Road

Commissioners,

Giles Property Investments, LLC by virtue of our ownership of properties abutting the subject property have a direct interest in Project 20230355. To be sure, we own 445 Holly Hill Road to the east of the subject property, 470 Holly Hill Road to the north of the subject property and 479 Holly Hill Road to the west of the subject property. It is our opinion, as neighbors and interested parties that the Bryan County Board of Commissioners GRANT, without qualification, the requested setback variance requested by Mr. Mitchell via his representative Mrs. Brant.

Thank you for your time and consideration. If you have any further questions, feel free to call or text me at 912-663-0291

Respectfully,



Joseph Giles
Manager
Giles Property Investments, LLC.

BRYAN COUNTY PLANNING & ZONING COMMISSION

COMPREHENSIVE PLAN AMENDMENT

Project # 20220747

Public Hearing Date: June 20, 2023

REGARDING THE APPLICATION OF: Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to amend the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of property from "Low Density and Agricultural" to "Industrial". The Property is located 1606 Warnell Farm Rd., in the northern end of Unincorporated Bryan County. PIN# 028-026 (Stubbs Tract 1).	Staff Report By: Amanda Clement Dated: June 15, 2023
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I. Application Summary

Requested Action: Public hearing and consideration of a Comprehensive Plan Amendment to amend the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of property from "Low Density and Agricultural" to "Industrial". The Property is located 1606 Warnell Farm Rd., in the northern end of Unincorporated Bryan County. PIN# 028-026 (Stubbs Tract 1).

Owner: J.P. Stubbs & Elizabeth B. Stubbs
Trustees of the J.P. and Elizabeth B. Stubbs Living Trust
102 Pine Needle Court
Statesboro, GA 30458

Applicant: Silverman Land Holdings, LLC
14 East State Street
Savannah, GA 31401

Engineer: Coleman Company, Inc.
1480 Chatham Parkway
Suite 100
Savannah, GA 31405

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 1. Comprehensive Plan Amendments

II. General Information

1. Application: A comprehensive plan amendment application was received by the Director on September 29, 2022.

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

A. Legal notice was published in the Bryan County News on **June 1, 2023**.

B. Notice was sent to Surrounding Land Owners on **June 2, 2023**

C. The site was posted for Public Hearing on **June 2, 2023**

3. Background: The subject property is located on Warnell Farm Road just west of Eldora Road. The project area consists of a total of 298.37 acres and is undeveloped. The submitted concept plan proposes six (6) buildings, totaling approximately 1,686,330 square feet, with internal driveways, paved truck/employee parking, greenspace, and stormwater management areas. Ingress and egress will be provided via the addition of three new access points on Warnell Farm Road.

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 primarily within the “Low Density and Agricultural” character area. The “Low Density and Agricultural” character area anticipates agricultural and low-density residential development. This character area recommends rezoning to the agricultural and rural residential zoning districts (“A-5”, “RR-2.5”, “RR 1.5” and “R-1”). The applicant has submitted an associated rezoning application to rezone the property from “A-5” to “I-2”, which is not consistent with the “Low Density and Agricultural” classification. Therefore, the applicant has submitted this Comprehensive Plan Amendment to amend the Character Areas and Future Land Use Map designation from “Low Density and Agricultural” to “Industrial”, to accommodate the rezoning request.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on September 29, 2022, unless otherwise noted.

“A” Exhibits – Application Materials:

A-1 Comprehensive Plan Amendment Criteria Form

“B” Exhibits – Bryan County Supplements

B-1 Future Land Use Map

III. Analysis Under Article III, Division 1. Comprehensive Plan Amendments, Section 114-304:

In determining whether the proposed amendment should be approved, the P&Z Commission and Board of Commissioners shall consider if the change is needed to address:

1. **Appropriateness:** Amending the Comprehensive Plan is the appropriate mechanism to address the matter presented and the proposed amendment does not raise policy or land use issues that would be more appropriately addressed in another manner, e.g., during the County's five or ten-year update, through the implementation schedule of the CIP, etc.

Staff Findings: The Georgia Department of Community Affairs (DCA) has established standards and procedures for Comprehensive Plans and requires that these plans be updated every five years. Outside of a five-year update, a community may make amendments to their comprehensive plan when the community determines it is necessary to address changing circumstances.

Since the Comprehensive Plan was last amended in 2020, subsequent minor amendments to the Future Land Use Map, which is a part of the Comprehensive Plan, have since been approved to address the rezoning of property in the area for industrial use. Because of these changes, the dominate land use between I-16 and Eldora Road is now projected to be Industrial. The County is now engaged with Goodwyn Mills Cawood (GMC) as the consulting firm to help lead the next Comprehensive Plan 5-year update, which is due to be adopted no later than October of 2023. A critical component of this update is receiving public input from the citizens of Bryan County and evaluating existing and changing conditions in order to inform on how future development and growth should occur in the County. Phase 2 of this plan update is wrapping up and GMC with county staff and its advisory committees have reviewed the feedback received through public engagement activities. Based on this feedback, a draft character area map has been published. This map along with the final drafts of the Comprehensive Plan Update, are scheduled to be presented at public hearings beginning in July. The current draft of the map does show the subject parcel as Industrial.

2. **Original Errors or Omissions:** Whether there was error or omission in the adoption of the Comprehensive Plan, or in the supporting premises and findings.

Staff Findings: The applicant acknowledges that there were no errors or omission in the adoption of the plan that necessitates this request.

3. **Subsequent Events:** Whether events subsequent to the Comprehensive Plan adoption have invalidated portions of the Plan, changed the character of the County, or demonstrated new information.

Staff Findings: The Bryan County Comprehensive Plan was last updated June 14, 2018, with a major amendment adopted March 10, 2020. Subsequent minor amendments to the Future Land Use Map, which is a part of the Comprehensive Plan, have since been approved to address the rezoning of property along Hwy 80 for industrial use. Additional master plans, to include the “North Bryan Transportation Study – Supplemental TIA” and the “Water and Wastewater Master Plan for: North Bryan County Industrial Development Region” have also been adopted putting plans in place to expand infrastructure within this area. Because of these changes, the dominate land use between I-16 and Eldora Road is now projected to be Industrial. Staff finds these subsequent events, which have resulted in a change to the overall character area of this portion of the County, to be grounds for considering a Comprehensive Plan amendment.

4. **Need for Amendment:** The need for processing the amendment prior to a routine Comprehensive Plan update.

Staff Findings: The applicant pointed to the imminent need for warehouse type development as justification for processing this request outside of the routine update.

IV. Staff Recommendation

Based on criterion 1 and 3 above, with recent changes to the Comprehensive Plan and Future Land Use Map to support industrial development in this area, staff finds that there are sufficient grounds to consider the applicant’s request. Therefore, if the County desires to rezone the subject parcels to “I-2” in order to accommodate the proposed development, then staff recommends that the Comprehensive Plan’s Future Land Use Map be amended to designate these parcels for Industrial use.

V. Planning & Zoning Commission Recommendation

Recommendation: The Commission may recommend that the comprehensive plan amendment be granted as requested, or it may recommend that the comprehensive plan 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 Silverman Land Holdings, LLC (Stubbs Tract 1) Comprehensive Plan Amendment | **P&Z Commission** 4

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

IMPACT ANALYSIS FOR COMPREHENSIVE PLAN AMENDMENTS

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

1. Amending the Comprehensive Plan is the appropriate mechanism to address the matter presented and the proposed amendment does not raise policy or land use issues that would be more appropriately addressed in another manner, e.g. during the County's five or ten-year update, through the implementation schedule of the CIP, etc.

Amending the Comprehensive Plan to coincide with rezoning the property is the appropriate mechanism to address the matter and does not raise policy or land use issues that should be addressed in another manner.

2. Whether there was an error or omission in the adoption of the Comprehensive Plan, or in the supporting premises and findings.

There was not necessarily an error or omission in the adoption of the Comprehensive Plan. There have been subsequent events that were not fully anticipated related to new manufacturing in Bryan County and Port related growth.

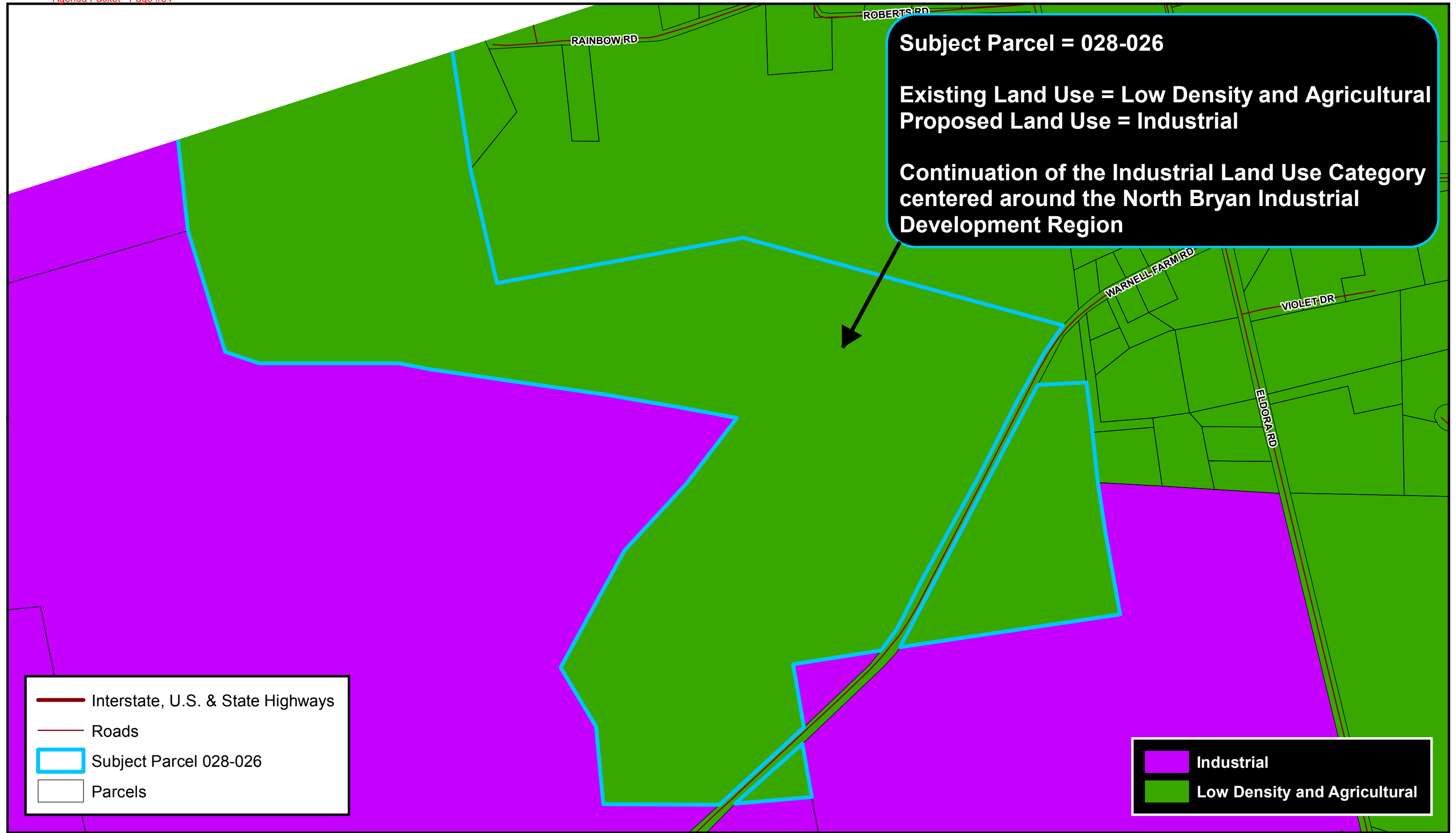
3. Whether events subsequent to the Comprehensive Plan adoption have invalidated portions of the Plan, changed the character of the County, or demonstrated new information.

When the Comprehensive Plan was adopted in 2018, there was mention of Interstate Centre Industrial Park and the new opportunities it could provide for North Bryan County. The Port related growth and new manufacturing coming to Bryan County have caused the need to expand the future land use and character area to Industrial for this property, similar to the adjacent properties and surrounding properties within the North Bryan Industrial Development Region (IDR).

4. The need for processing the amendment prior to a routine Comprehensive Plan update.

There is an imminent need for additional warehouse type development to serve the new electric vehicle manufacturer, as well as Port of Savannah related growth. Amending the Comprehensive Plan at this time is appropriate due to this imminent need and the land use pattern created by recent industrial rezoning of adjacent and nearby properties.

“B” Exhibits – Bryan County Supplements



Future Land Use & Character Areas Map
Silverman Land Holdings, LLC Stubbs Tract 1 - Warnell Farm Rd
Project # 20220747 - Rezoning & Comprehensive Plan Amendment

BRYAN COUNTY PLANNING & ZONING COMMISSION

RE-ZONING

Project # 20220747

Public Hearing Date: June 20, 2023

REGARDING THE APPLICATION OF: Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to rezone 298.37 acres from "A-5" to "I-2". Property is located at 1606 Warnell Farm Road, in the northern end of Unincorporated Bryan County. PIN# 028-026 (Stubbs Tract 1).	Staff Report By: Amanda Clement Dated: June 13, 2023
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I. Application Summary

Requested Action: Public hearing and consideration of an amendment to the Official Zoning Map to rezone 298.37 acres from the "A-5" Agricultural Zoning District to the "I-2" General Industrial Zoning District. The property is located 1606 Warnell Farm Road. PIN # 028-026.

Owner: J.P. Stubbs & Elizabeth B. Stubbs
Trustees of the J.P. and Elizabeth B. Stubbs Living Trust
102 Pine Needle Court
Statesboro, GA 30458

Applicant: Silverman Land Holdings, LLC
14 East State Street
Savannah, GA 31401

Engineer: Coleman Company, Inc.
1480 Chatham Parkway
Suite 100
Savannah, GA 31405

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 7. Industrial and Public/Institutional Districts

II. General Information

1. Application: A rezoning application was received by the Director on September 29, 2022.

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

- A. Legal notice was published in the Bryan County News on **June 1, 2023**.
- B. Notice was sent to Surrounding Land Owners on **June 2, 2023**.
- C. The site was posted for Public Hearing on **June 2, 2023**.

3. Background: The subject property is located on Warnell Farm Road west of Eldora Road. The project area consists of a total of 298.37 acres and is undeveloped. The applicant is requesting to rezone to the "I-2" General Industrial zoning district in order to allow for a warehouse development. The submitted concept plan proposes six (6) buildings totaling approximately 1,686,330 square feet with internal driveways, paved truck/employee parking, greenspace, and stormwater management areas. Ingress and egress will be provided via the addition of three new access points on Warnell Farm Road. Due to the size of the proposed development, the applicant was required to submit a Traffic Impact Analysis for review by the County and undergo a Development of Regional Impact review with the Coastal Regional Commission. These reports and findings are summarized in this report. The full reports are on file with the Community Development Department.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on September 29, 2022, unless otherwise noted.

"A" Exhibits- Application:

- A-1 Authorization by Property Owner Forms
- A-2 Disclosure Statement
- A-3 Rezoning Criteria Form
- A-4 Project Narrative
- A-5 Boundary Survey (Received 5.23.2023)
- A-6 Concept Plan (Revised 5.24.2023)

“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:

D-1 Ogeechee Riverkeeper’s (dated 5.26.2023)

**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 primarily within the “Low Density Agricultural” character area. The request to rezone the property to “I-2” is therefore not consistent with the current Future Land Use Map designation. The applicant has submitted an associated application for a Comprehensive Plan Amendment to amend the Future Land Use Map designation from “Low Density Agricultural” to “Industrial” in order to accommodate the requested rezoning.

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: Immediately adjacent to the south and west of the site are projects within the North Bryan Industrial Development Region (IDR) (zoned “I-2”); to the east is land zoned “RR-1.5” and “RR-2.5” which is either undeveloped or developed with low-density residential uses; and to the north are lands zoned “AG-5” in Bulloch County. Due to the property being adjacent to the developing IDR, the rezoning to “I-2” General Industrial District is not likely to impact the overall character and land use pattern within the area; however, if not properly designed or buffered, the scale of the proposed development could produce negative impacts to those low-density residential and agricultural lands to the north and east of the site.

Based on the concept plan provided, the site will remain heavily buffered on the northern end by unimpacted wetland areas and existing vegetation. The closest residential uses will be to the east of the site, south of Warnell Farm Road. Regarding the buffering adjacent to these properties, an Ordinance to amend the buffer standards in the Unified Development Ordinance was adopted on December 13, 2022. This ordinance revised “Exhibit 629: Minimum Buffer Widths Between Land Uses and Zoning Districts” and added an “Exhibit 630b: Minimum Buffer Planting Requirements for I-1 and I-2 Districts”. These revisions changed the minimum requirements for buffers between the proposed “I-2” Zoning District and the adjacent residential zoning districts. The new standards offer flexibility in meeting buffer standards based on the use of a Type A, Type B, or Type C buffer. The Type A buffer is the widest at 75’, Type B buffer is 50’, and Type C is 40’. If developing the site with a 40’ buffer, as shown on the concept plan, then the Type C planting standards must be adhered to.

Exhibit 630b: Minimum Buffer Planting Requirements for I-1 and I-2 Districts

Type of Plant ¹	Buffer Types for I-1 and I-2 Districts					
	Number of Plants Required per 100 Linear Feet of Buffer					
Buffer Width (feet)	15	20	30	40	50	75
I-1 or I-2 Type C						
Berm Height (min)	n/a	n/a	n/a	4 ft	n/a	n/a
Large Canopy Trees	2	n/a	6	3	n/a	n/a
Medium Canopy Trees	2	n/a	5	2	n/a	n/a
Small Canopy Trees	6	n/a	8	4	n/a	n/a
Medium or Large Shrubs	10	n/a	14	18	n/a	n/a
Small Shrubs	6	n/a	12	18	n/a	n/a

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: In reviewing public facilities and services, the following is noted:

- **Roads:** The primary access to the project will be provided via three access points on Warnell Farm Road. The northern driveway will provide access to buildings 1, 2, 3 and 4, as well as the truck court/storage area holding 204 truck parking spaces. Right and left turn deceleration lanes are proposed on Warnell Farm Road at the northern driveway. The middle driveway will provide access to Building 6. A right turn deceleration lane is proposed on Warnell Farm Road at the middle driveway. The southern driveway will provide access to Building 5. Right and left turn deceleration lanes are proposed on Warnell Farm Road at the southern driveway.
- **Parks and Recreational Facilities:** Hendrix Park provides public recreation facilities for North Bryan County. It is not anticipated that the rezoning to "I-2" will require an increase in parks or recreational services.
- **Police and Fire Protection:** The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property.
- **Schools:** Bryan County Elementary, Bryan County Middle, and Bryan County High Schools currently serve North Bryan County residents. It is not anticipated that the rezoning to "I-2" will require an increase in school services.
- **Stormwater drainage systems:** According to the application materials, the project will have a master planned storm drainage system that will be independent from any existing storm system. The storm system will be designed to meet applicable County and state drainage requirements.
- **Water Supply and Wastewater Treatment:** The project is estimated to generate a water supply demand of ± 13,145 Gallons per Day (GPD). While the subject property is not currently served by County water/sewer, the County has adopted the "Water and Wastewater Master Plan: for North Bryan County Industrial Development Region" and is in the process of expanding water and sewer infrastructure within the area. This project will fall within the Bryan County water and sewer service area. As with other developments within the North Bryan region, if approved, the developer will be expected to enter into both traffic and water and sewer agreements with the County in order to address the expansion of infrastructure needed to serve the development.

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: In reviewing cultural or environmental resources, the following is noted:

- Wetlands: The National Wetlands Inventory Map identifies wetlands within the project's boundaries. Based on the concept plan provided, the site is being designed so that it will have minimal impact to the existing wetlands. Any wetlands that are impacted will require approval and permitting through the Army Corps of Engineers.
 - Flood Hazard: FEMA Flood Insurance Rate Map (F.I.R.M.) Panel # 13029C 0080D identifies this property as being in Flood Zone X (shaded) with a 0.2% annual risk of flooding. This is outside of the Special Flood Hazard Area, or high-risk area.
 - Ground Water Recharge Areas: The site is not identified as being located with a significant groundwater recharge area as mapped by the Department of Natural Resources in Hydrologic Atlas 18 (1989 Edition).
 - Archeological and Historical Resources: Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) does not identify any known archaeological, historical, natural, or cultural resources within the project boundaries.
5. **Suitability as Presently Zoned.** Whether the property is suitable for authorized uses as presently zoned.

Staff Findings: The current zoning of the property is "A-5" Agricultural District: the purpose of which is to provide for agriculture and forestry activities, with residential uses developing at a density of one (1) dwelling unit per five acres. This zoning is generally suited for areas where public water and sewer systems are not available. As this area of the County continues to develop, properties within the North Bryan Industrial Development Region (IDR) are anticipated to develop or redevelop into more intense uses needing access to public infrastructure. This is evidenced by the proposed plans for the tracts of land to the south and west of the site, which have already been rezoned to the "I-2" General Industrial 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 zoning restrictions would limit the development to the approved uses under the “A-5” district. This zoning is generally suited for uses that do not place high demands on public infrastructure such as water, sewer, and transportation. As this area of the County continues to develop, properties within the North Bryan Industrial Development Region (IDR) are anticipated to develop or redevelop into more intense uses needing access to public infrastructure. Having these uses locate in proximity to one another, where public utilities are planned to be expanded, reduces the cost of having to extend and service these utilities.

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 master plan for planning purposes. The concept plan shows six (6) buildings, totaling approximately 1,686,330 square feet, with internal driveways, paved truck/employee parking, greenspace, and stormwater management areas. Ingress and egress will be provided via the addition of three new access points on Warnell Farm Road.

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: The applicant did not provide any information regarding the length of time the property has failed to produce income or be used productively as zoned. Instead, in response to this criterion, the applicant has highlighted the expanded capacity at the Port of Savannah and construction of the Hyundai manufacturing facility as factors driving the demand for industrial development in the Savannah region. Staff does not dispute there is market demand for industrial development in the Savannah region due to these factors, as it is evidenced by market reports which continue to rank the Savannah region as one of the top industrial markets in the nation¹. However, as highlighted by public comment received on this request, there is public concern that the rapid build-out of warehousing/industrial space in the region may outpace the market-driven demand, leading to empty buildings and unused parking lots if over built.

¹ Colliers.(2023) Q1 2023 Savannah Industrial Market Report.

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

Staff Findings: Assuming the site will develop in accordance with the County, State, and Federal regulations, then the amendment should not harm public health, safety, or general welfare.

IV. Staff Recommendation

Subject to the approval of the associated Comprehensive Plan / Future Land Use Map Amendment and based on the findings within this report, staff recommends approval of the rezoning request subject to the following conditions:

1. The developer shall enter into a Water and Sewer Agreement with the County prior to the issuance of any development permits.
2. The developer shall enter into a Transportation Agreement with the County prior to the issuance of any development permits.

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*

I, Elizabeth B. Stubbs, 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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Temporary use/special event |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Administrative Appeal | |
| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input checked="" type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> 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: Silverman Land Holdings, LLC

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

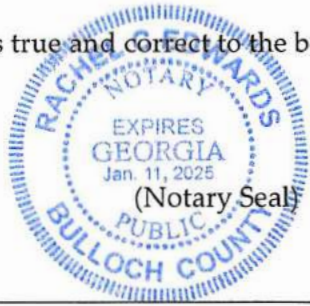
Elizabeth B. Stubbs Signature of Owner Date July 26, 2022

Elizabeth B. Stubbs, a Trustee of the J.P. & Elizabeth B. Stubbs Living Trust d. 8/5/11
Owners Name (Print)

Personally appeared before me
Elizabeth B. Stubbs
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 26th of July, 2022
Rachel C Edwards
Notary Public



Name of Representative: Steve Croy

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

Elizabeth B. Stubbs
Signature of Owner

July 26, 2022
Date

Elizabeth B. Stubbs, as Trustee of
The J. P. + Elizabeth B. Stubbs Living Trust d. 8/5/11
Owners Name (Print)

Personally appeared before me

Elizabeth B. Stubbs
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 26th of July, 2022

Rachel C Edwards
Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

I, J.P. Stubbs, 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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Temporary use/special event |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Administrative Appeal | |
| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input checked="" type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> 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: Silverman Land Holdings, LLC

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

J.P. Stubbs
Signature of Owner

July 26, 2022
Date

J.P. Stubbs, as Trustee of the J.P. + Elizabeth B. Stubbs Living Trust d. 8/5/11

Owners Name (Print)

Personally appeared before me

J.P. Stubbs

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 26th of July, 2022

Rachel C Edwards

Notary Public



Name of Representative: Steve Croy

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

J.P. Stubbs
Signature of Owner

July 26, 2022
Date

J.P. Stubbs, as Trustee of the
J.P. + Elizabeth B. Stubbs Living Trust d. & s/11

Owners Name (Print)

Personally appeared before me

J.P. Stubbs

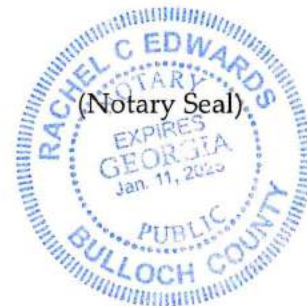
Owner (Print)

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 26th of July, 2022

Rachel C Edwards

Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

I, Nancy S. Waters, 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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Temporary use/special event |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |
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| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input checked="" type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> 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: Silverman Land Holdings, LLC

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

Nancy S. Waters
Signature of Owner

July 26, 2022
Date

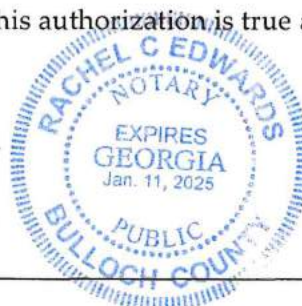
Nancy S. Waters
Owners Name (Print)

Personally appeared before me
Nancy S. Waters
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 26th of July, 2022

Rachel C Edwards
Notary Public



(Notary Seal)

Name of Representative: Steve Croy

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

Nancy S. Waters
Signature of Owner

July 26, 2022
Date

Nancy S. Waters
Owners Name (Print)

Personally appeared before me

Nancy S. Waters
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 26th of July, 2022

(Notary Seal)

Rachel C Edwards
Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

I, W.O. Stubbs, Jr., 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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Temporary use/special event |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Administrative Appeal | |
| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input checked="" type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> 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: Silverman Land Holdings, LLC

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

[Signature]
Signature of Owner

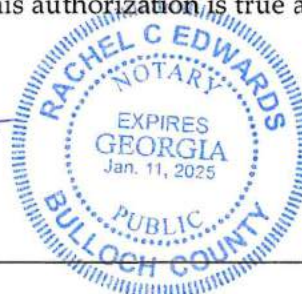
July 26, 2022
Date

W.O. Stubbs, Jr.
Owners Name (Print)

Personally appeared before me
W.O. Stubbs, Jr.
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 26th of July, 2022
Rachel C Edwards
Notary Public



(Notary Seal)

Name of Representative: Steve Croy

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

W.O. Stubbs, Jr.
Signature of Owner

July 26, 2022
Date

W.O. Stubbs, Jr.
Owners Name (Print)

Personally appeared before me
W.O. Stubbs, Jr.
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 26th of July, 2022

Rachel C Edwards
Notary Public



(Notary Seal)

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

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.

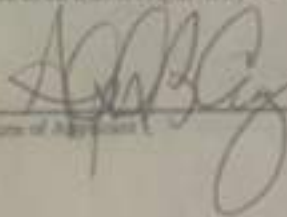
Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

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

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.

A Comprehensive Plan Amendment has been submitted to coincide with this rezoning request. The rezoning helps carry out the purpose of the UDO by encouraging the most appropriate use of land, supporting the fiscal health of the county, and promoting private investment in sustainable non-residential development.

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.

The proposed reclassification is compatible with the overall character and land use pattern in the area surrounding the property and it is located in the North Bryan Industrial Development Region (IDR) service area.

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.

This property lies within the regional water and sewer service area associated with the North Bryan Industrial Development Region (IDR) established by the County. Based on initial meetings with County Staff, the planned water and sewer capacity will not be burdened by this type of development. Road improvements identified in the project TIA will mitigate traffic impact and improve services in the area. Other public facilities and services are also adequate to serve the projected demands from the development.

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.

To our knowledge, there are no known archaeological, historical, cultural or environmental resources that will be negatively impacted by the proposed rezoning and development. County codes, regulations, and standards will be adhered to related to water quality, drainage, soil and erosion control, and flooding prevention.

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

The present zoning of A-5 limits the viable land uses on the property considering the surrounding area has been rezoned to I-2 for warehouses and other industrial uses.

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

Providing adequate warehouse type development to support the new electric vehicle (EV) manufacturer in Bryan County, along with the Port of Savannah related growth, is critical to the County's economic vitality and provides necessary jobs for its residents. The existing zoning does not provide viable land uses as the adjacent properties have already been rezoned for industrial uses.

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.

A concept plan has been provided with the application indicating the proposed plans for development of the property if rezoned.

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.

There is not a demand for the allowable uses on the property as currently zoned Agricultural. The market demand in the area relates to uses compatible with industrial zoning. Adjacent properties, as well as those in the nearby vicinity, have been rezoned to allow for industrial uses as a result of the market demand, nearby manufacturing, and Port related growth.

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

The proposed map amendment does not hinder or negatively impact public health, safety, or general welfare.



**Project Narrative
For
Stubbs Tract 1 & Stubbs Tract 2
Comprehensive Plan Amendments & Rezoning Requests**

Date: September 19, 2022

Prepared by: Coleman Company, Inc.
1480 Chatham Parkway
Suite 100
Savannah, GA 31405
(912) 200-3041
CCI # 22-626.000

Submitted To: Bryan County
Community Development Department
66 Captain Matthew Freeman Drive
Richmond Hill, GA 31324

Request: Rezoning & Comprehensive Plan Amendment

Owner/Petitioner: Silverman Land Holdings, LLC
14 East State Street
Savannah, GA 31401

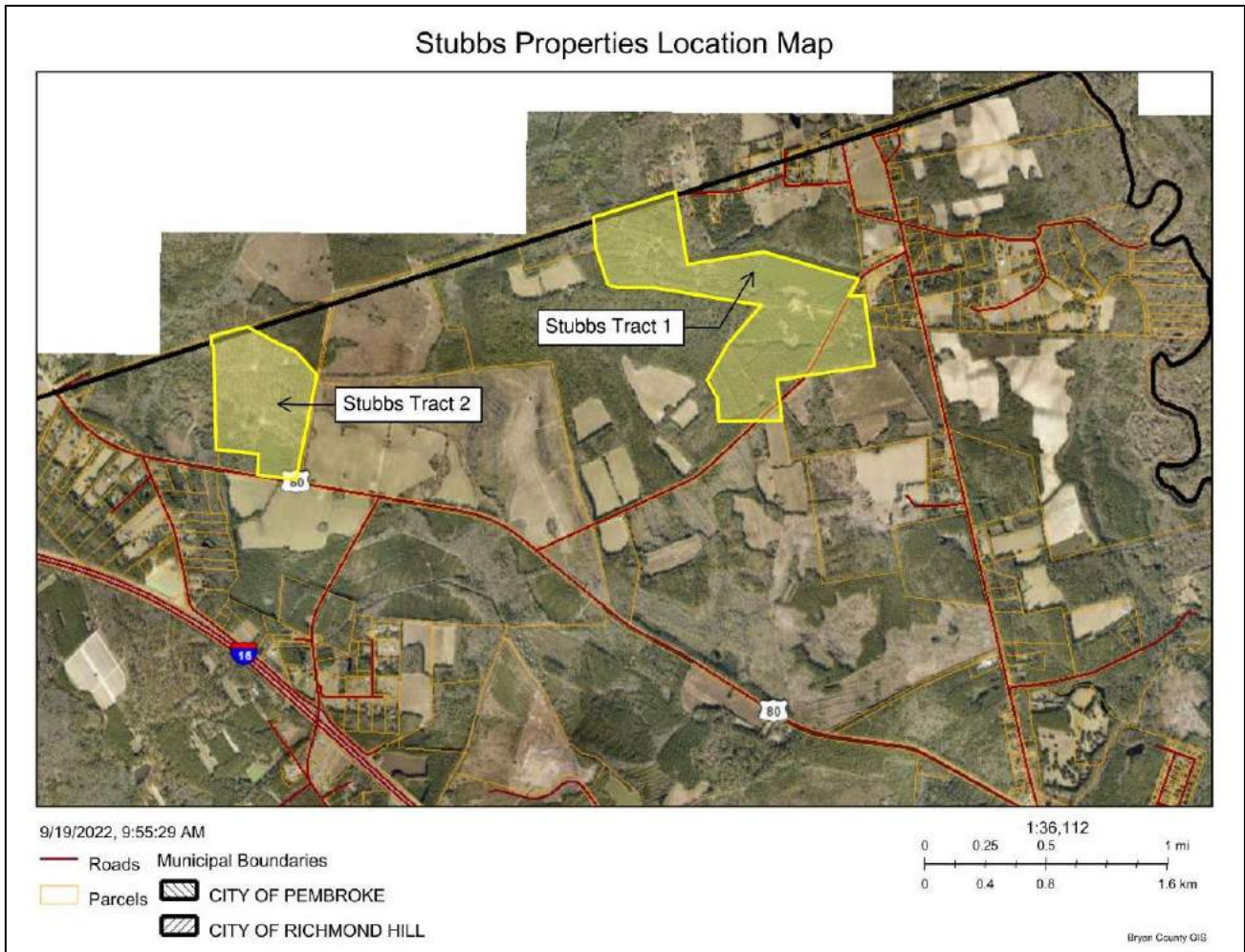
Property address: *Stubbs Tract 1:*
1606 Warnell Farm Road
Ellabell, GA 31308

Stubbs Tract 2:
US Highway 80
Ellabell, GA 31308

PIN: *Stubbs Tract 1:*
028-026

Stubbs Tract 2:
023-001

1.0 Introduction



Stubbs Tract 1:

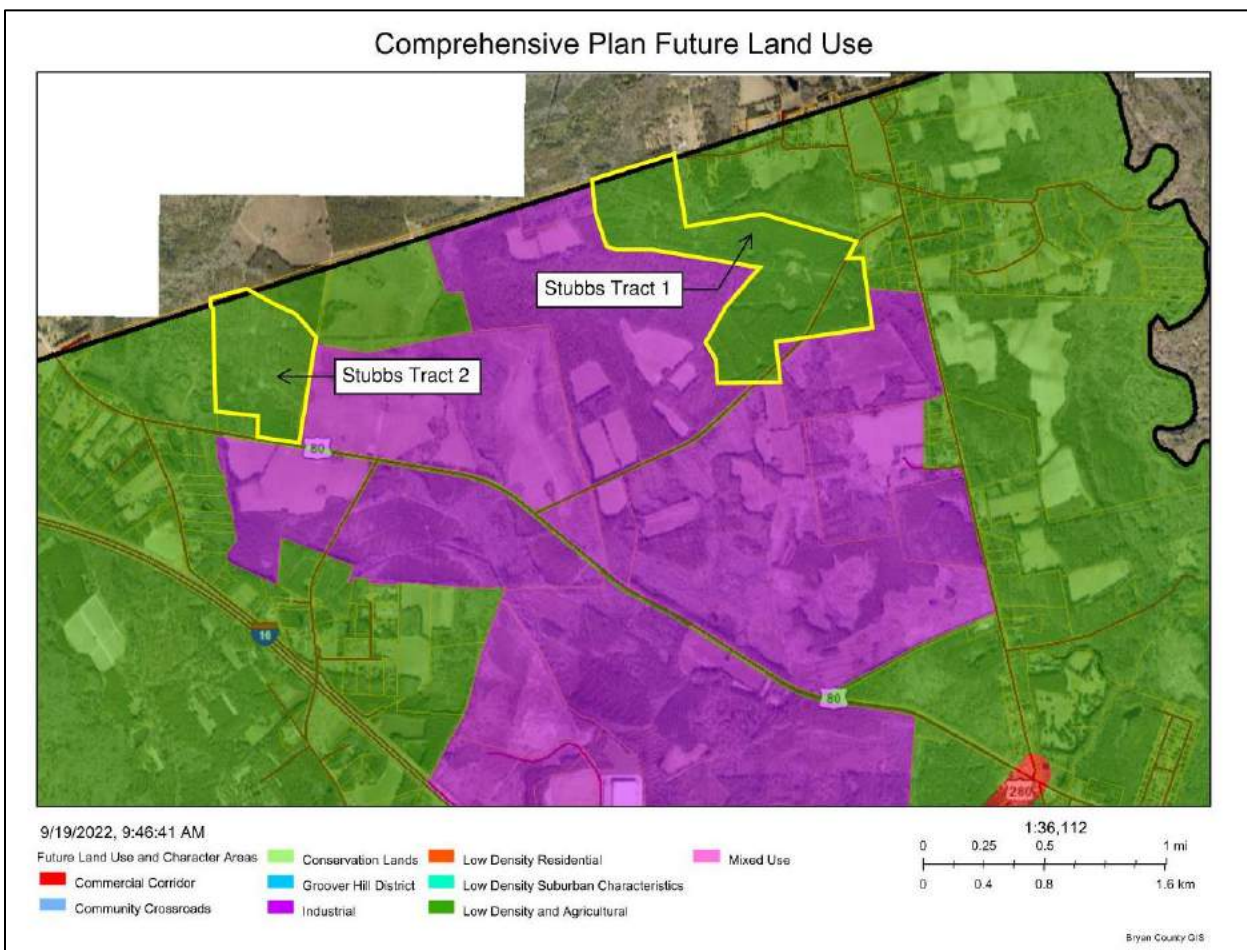
The parcel totals 321 acres in size and is located at 1606 Warnell Farm Road. The subject parcel is currently zoned A-5 with frontage along Warnell Farm Road. The property to the west was recently rezoned from A-5 to I-2. The property to the south was recently rezoned from A-5 to I-2. The properties to the east are zoned RR-1.5 and RR-1. The property to the north is located within Bulloch County and is zoned AG-5. Stubbs Tract 1 lies within the regional water and sewer service area associated with the North Bryan Industrial Development Region (IDR) established by the County. Ultimately, the property owner would like to rezone the subject parcel to I-2 to allow for a warehouse type development to support the new electric vehicle (EV) manufacturer in Bryan County, along with Port of Savannah related growth.

Stubbs Tract 2:

The parcel totals 135 acres in size and is located on US Highway 80. The subject parcel is

currently zoned A-5 with frontage along US Highway 80. The property to the east was recently rezoned from A-5 to I-2. The property to the south across from US Highway 80 was recently rezoned from A-5 to I-2. The properties to the west are zoned A-5. One of the properties to the north is zoned A-5, while the other is located within Bulloch County and is zoned AG-5. Stubbs Tract 2 lies within the regional water and sewer service area associated with the North Bryan Industrial Development Region (IDR) established by the County. Ultimately, the property owner would like to rezone the subject parcel to I-2 to allow for a warehouse type development to support the new electric vehicle (EV) manufacturer in Bryan County, along with Port of Savannah related growth.

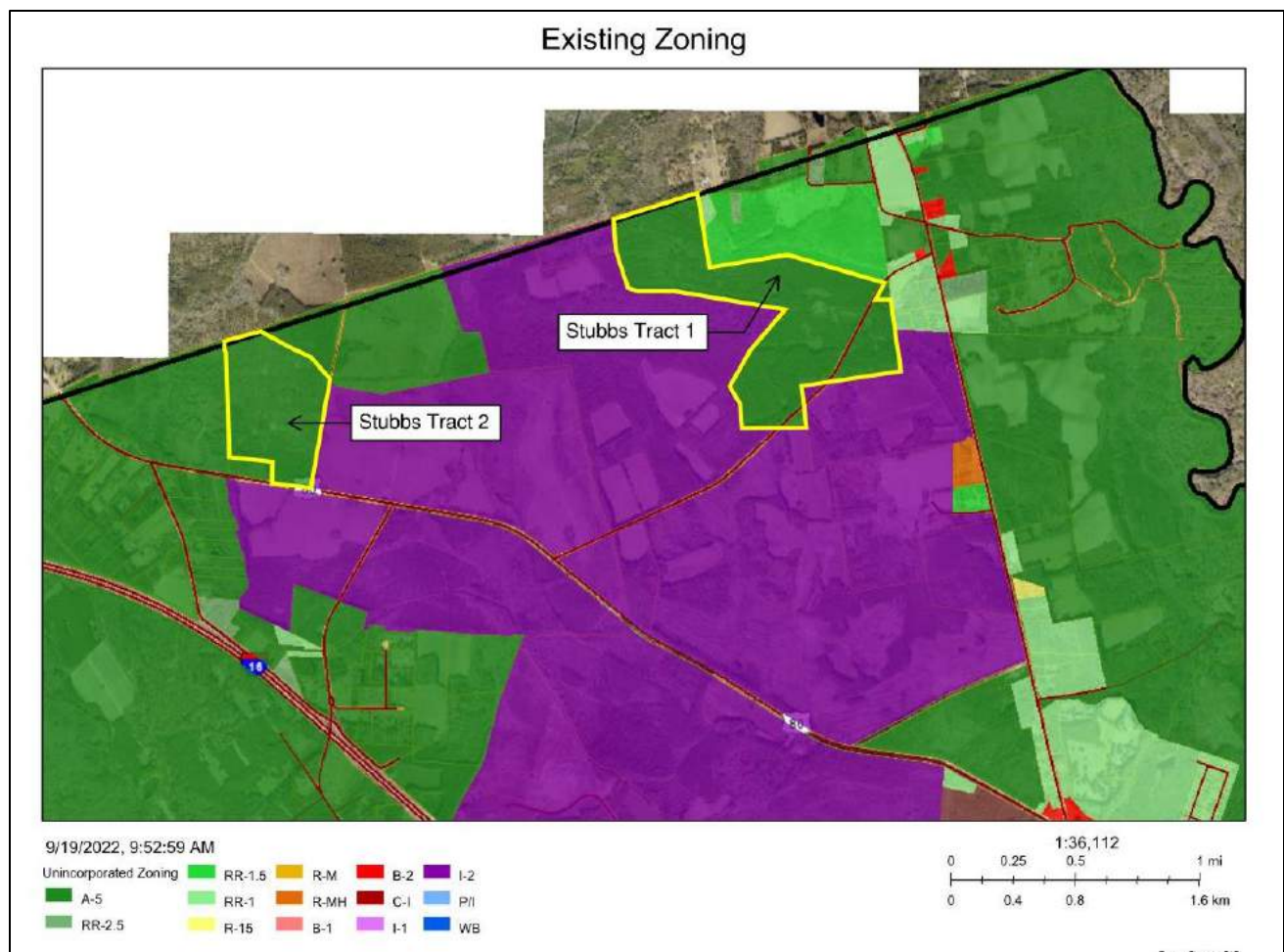
2.0 Comprehensive Plan Amendment



The Bryan County Comprehensive Plan future land use classification for the subject properties is Low Density and Agriculture and the current zoning is A-5 (Agriculture). The request is to amend the Comprehensive Plan Future Land Use on the properties from Low Density and Agriculture to Industrial, as well as rezone the properties from the current zoning of A-5 to I-2 (General Industrial) and to

When the Comprehensive Plan was adopted in 2018, there was mention of Interstate Centre Industrial Park and the new opportunities it could provide for North Bryan County. There have been subsequent events since the adoption that were not fully anticipated related to new manufacturing in Bryan County and Port related growth. These events have caused the imminent need for additional supporting warehouse type development and the necessity to expand the future land use and character area to Industrial for these properties. This is in keeping with the recent Comprehensive Plan Amendments for neighboring parcels and those within the North Bryan Industrial Development Region (IDR).

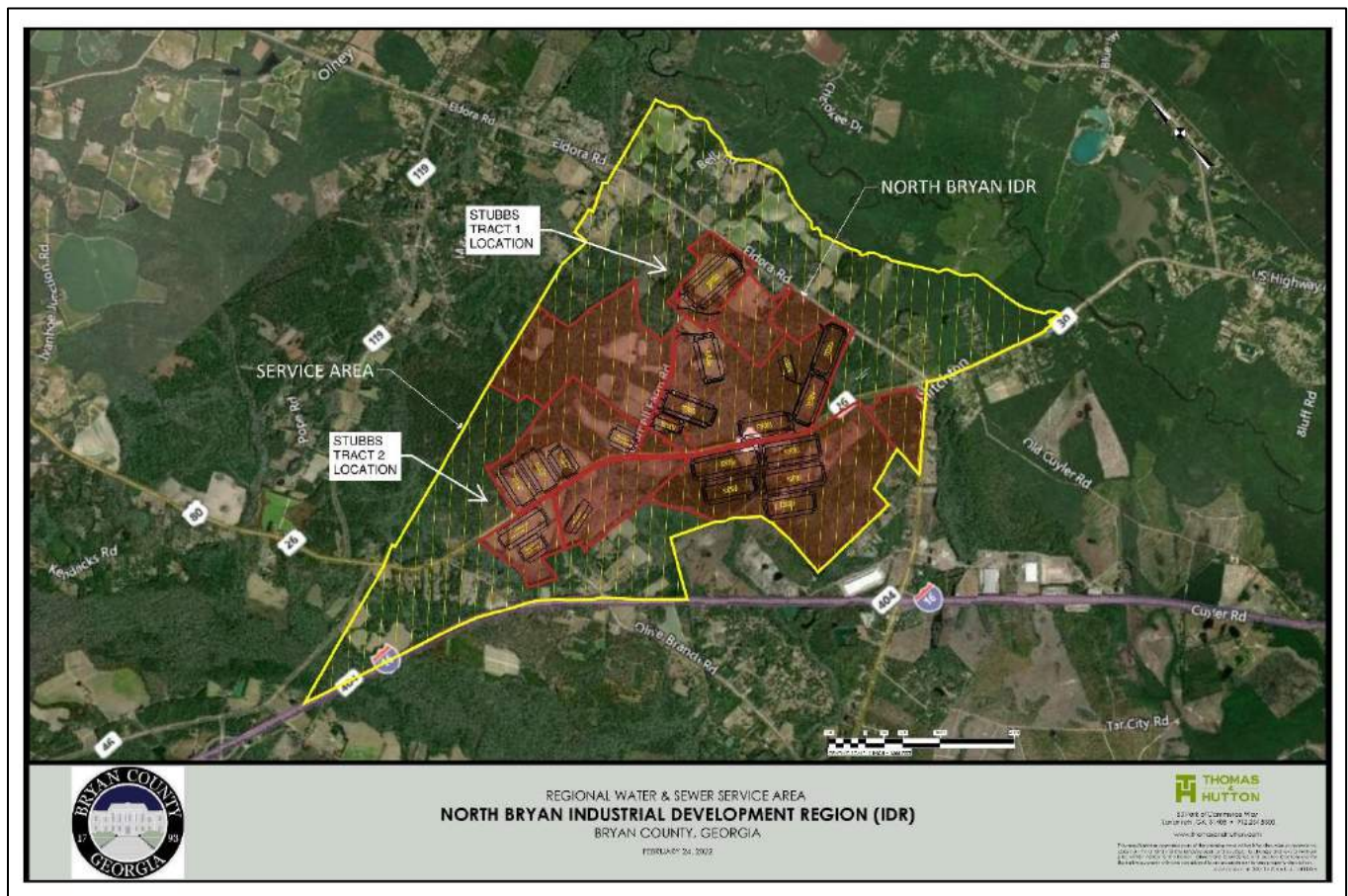
3.0 Zoning Map Amendment (Rezoning)



Based on review of the criteria for zoning map amendments in the County’s Unified Development Ordinance, the proposed rezoning meets the criteria for decision making on rezonings in many categories. The rezonings help carry out the purpose of the UDO by encouraging the most appropriate use of land, supporting the fiscal health of the county, and promoting private investment in sustainable non-residential development. Additionally, the proposed reclassification is compatible with the overall character and

land use pattern in the area surrounding the property and it is located in the North Bryan Industrial Development Region (IDR) service area. The subject properties are adjacent to other Industrial zoned parcels; therefore, the request is not spot zoning and can be considered a logical extension of a zoning boundary.

Providing adequate warehouse type development to support the new electric vehicle (EV) manufacturer in Bryan County, along with the Port of Savannah related growth, is critical to the County's economic vitality and provides necessary jobs for its residents. The existing zoning does not provide viable land uses as the adjacent properties have already been rezoned for industrial uses.

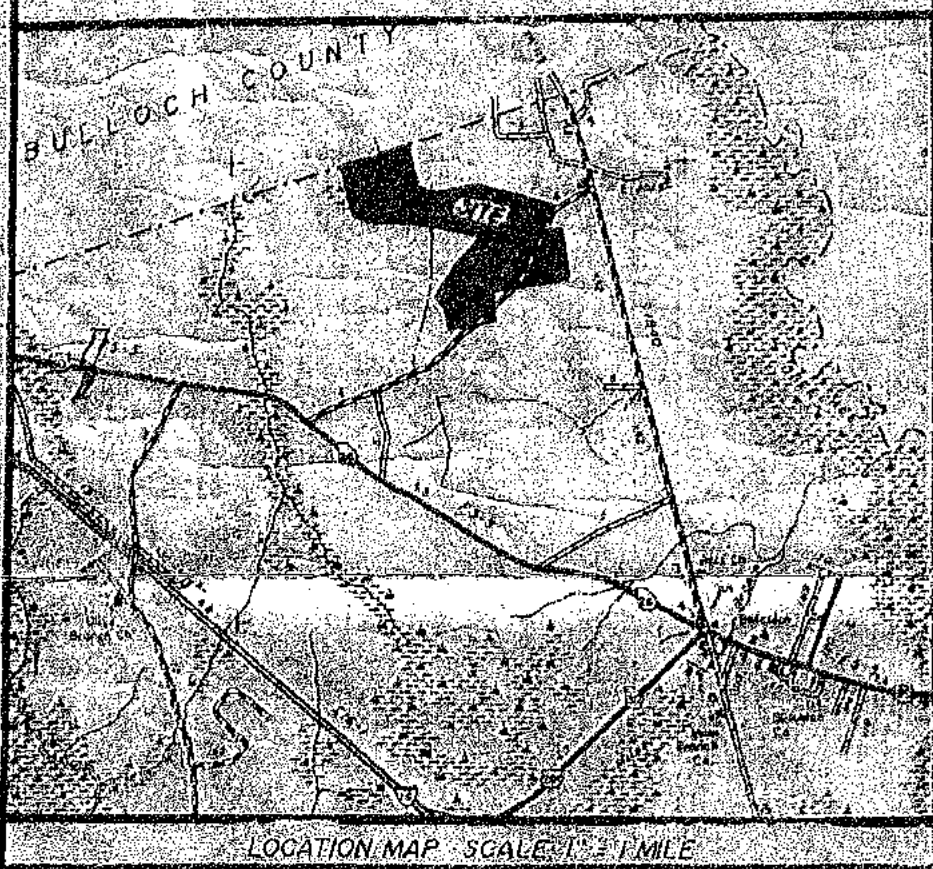


These properties lie within the regional water and sewer service area associated with the North Bryan Industrial Development Region (IDR) established by the County. Based on initial meetings with County Staff, the planned water and sewer capacity will not be burdened by this type of development. Road improvements identified in the project TIA will mitigate traffic impact and improve services in the area. Other public facilities and services are also adequate to serve the projected demands from the development. There is an imminent need for multi-family residential in the area and the property will be used for the use requested.

4.0 Conclusion

The above information, along with the required supplemental forms provided in the applications, demonstrate how the proposed Comprehensive Plan Amendments and Map Amendments (rezonings) requests are consistent with the criteria for decision making listed in the UDO. We respectfully request approval of the Comprehensive Plan Amendment and Zoning Map Amendment (rezoning) for both Stubbs Tract 1 and Stubbs Tract 2 from A-5 (Agriculture) zoning district to I-2 (General Industrial) zoning district for the future intended use of warehouse type developments.

Exhibit A-5



PURSUANT TO O.C.G. SECTION 16-6-2 (1) THIS PLAT DOES NOT REQUIRE APPROVAL BY ANY PLANNING AUTHORITY, MUNICIPAL OR COUNTY GOVERNING AUTHORITY PRIOR TO THE RECORDING OF THIS PLAT.

E.O.C. FIELD # 1734,639
 E.O.C. PLAT # 17300,629
 ANG. E.O.C. # 8 LANGRISH
 ADJ. METHOD COMPASS RULE
 EQUIP. USED 5" TOTAL STATION
 100' STEEL TAPE

DONALD W. MARSH AND ASSOCIATES
 9 SOUTH MULBERRY STREET
 STATESBORO, GEORGIA 30458
 764-2397

FEBRUARY 19, 1997
 SCALE 1" = 100'



SURVEY OF THREE PARCELS OF LAND IN THE 1380th GMD OF BRYAN COUNTY, GEORGIA

SURVEY FOR NANCY S. WATERS AND W.O. STUBBS, JR. AND J.P. STUBBS

MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

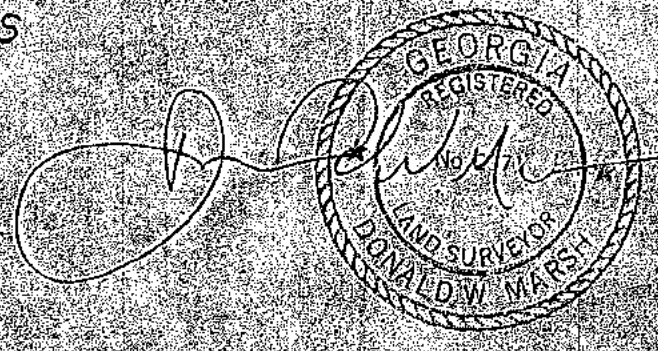


Exhibit A-6

SITE DATA
 SITE: +/- 298.37 AC
 UPLAND AC: +/- 170.58 AC
 JURISDICTIONAL WETLANDS: +/- 127.79 AC
 ZONING: A-5
 PROPOSED ZONING: I-2

SURROUNDING ZONING:
 I-2, RR-1.5, AG-5, A-5, RR-1, R-15

BUILDING 1: 954,200 SF
 182 EMPLOYEE PARKING
 283 TRUCK STORAGE

BUILDING 2: 109,340 SF
 46 EMPLOYEE PARKING
 67 TRUCK STORAGE

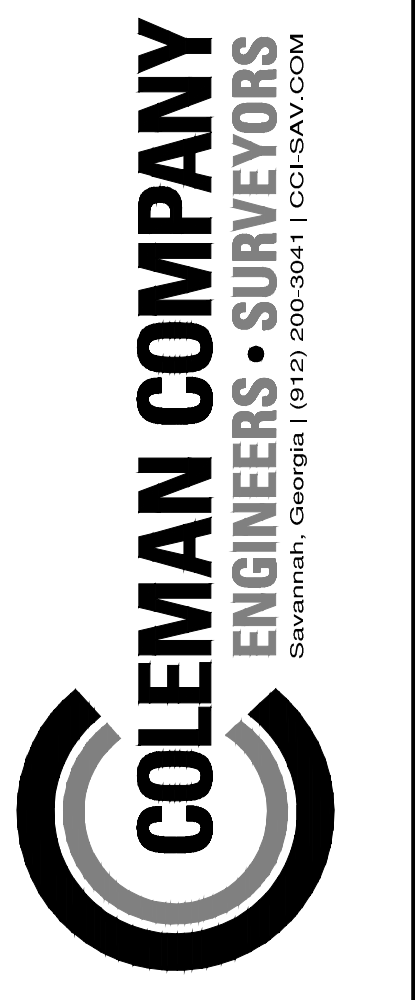
BUILDING 3: 86,460 SF
 48 EMPLOYEE PARKING
 27 TRUCK STORAGE

BUILDING 4: 96,950 SF
 54 EMPLOYEE PARKING
 27 TRUCK STORAGE

BUILDING 5: 167,200 SF
 80 EMPLOYEE PARKING
 51 TRUCK STORAGE

BUILDING 6: 272,180 SF
 62 EMPLOYEE PARKING
 61 TRUCK STORAGE

TRUCK STORAGE YARD: 204 SPACES
STORM: 27.07 AC / 15.87%



NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN

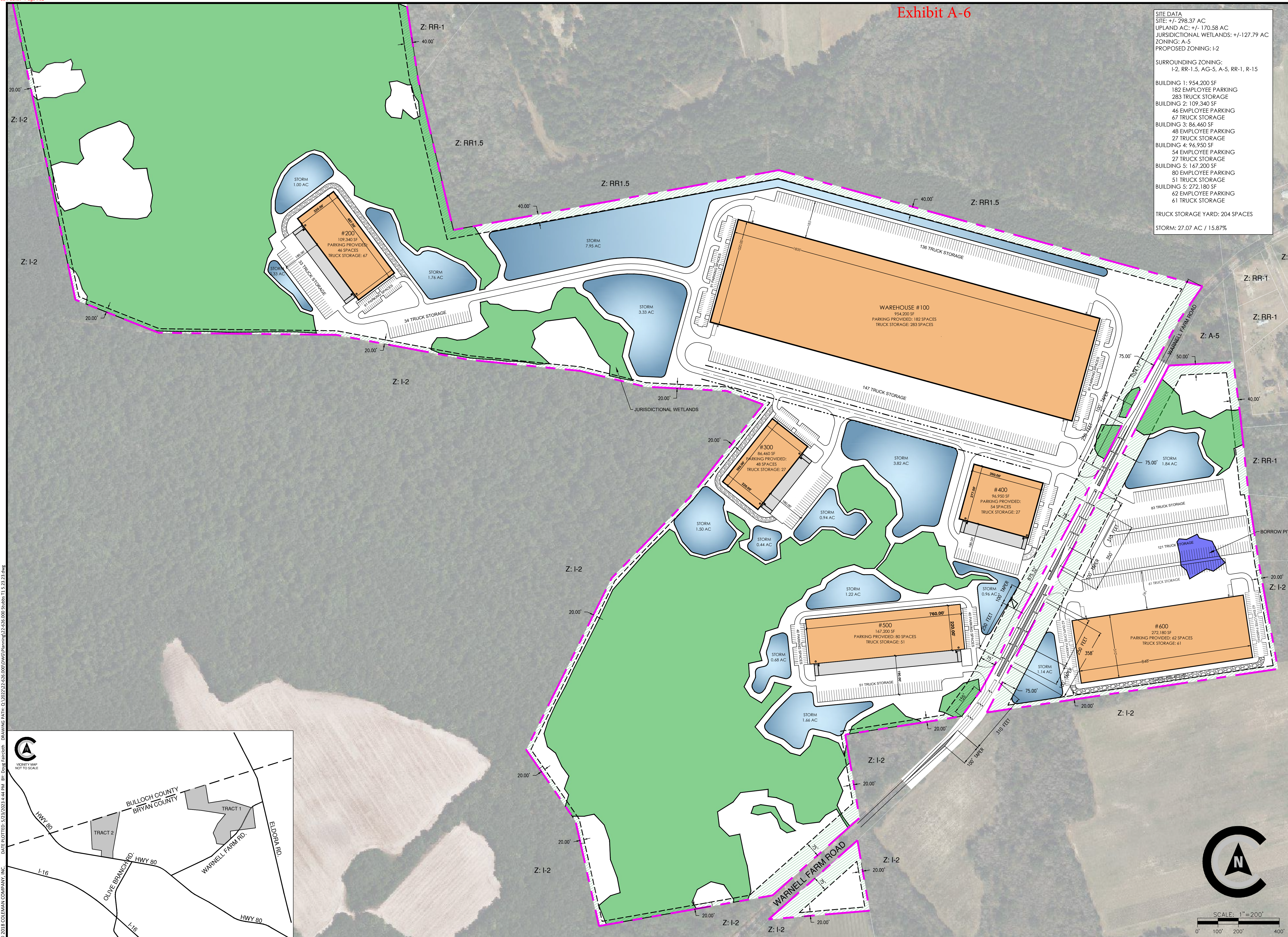
STUBBS TRACT 1

LOCATED IN BRYAN COUNTY, GEORGIA

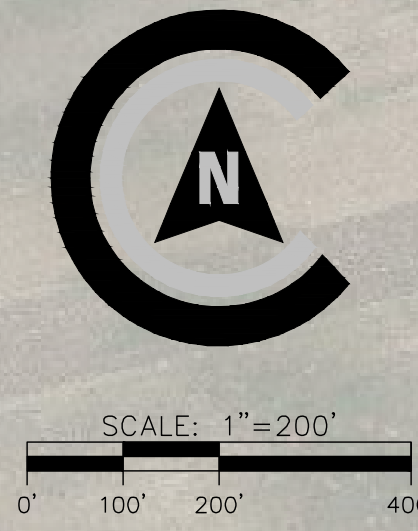
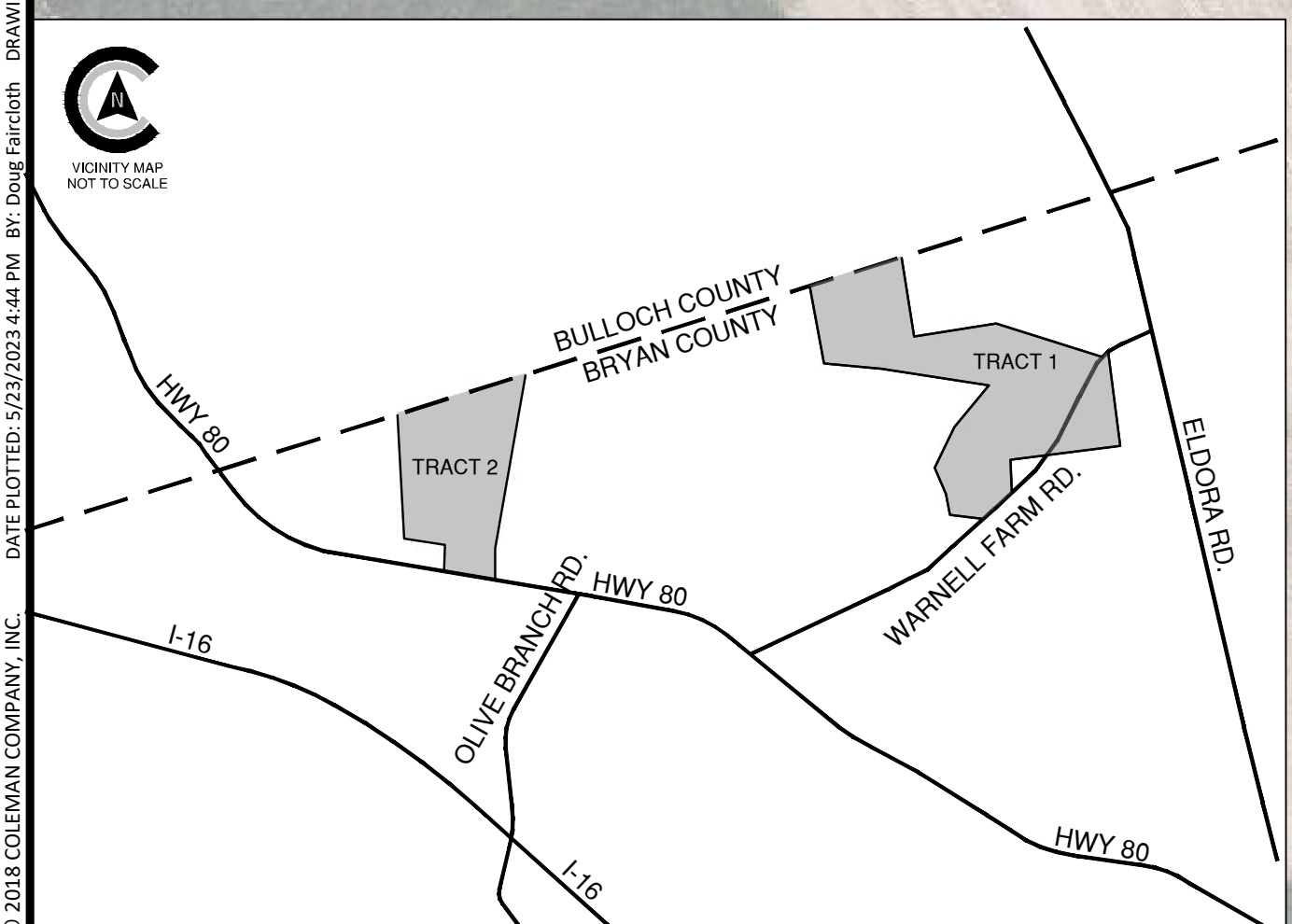
JOB NUMBER: 22-626.000
 DATE: 5/23/2023
 DRAWN BY: JWR
 CHECKED BY: GJC
 SCALE: AS NOTED

CONCEPTUAL PLAN

SHEET:
CP1.0



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 5/23/2023 4:44 PM BY: Doug Eichelsh DRAWING PATH: G:\2023\22-626.000\Drawings\22-626.000\Subs\11.5.23.23.dwg



“B” Exhibits – Agency Comments

Plan Review Comments

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

No Review Done

Review Comments:

Fire - Tim Stillwell -
tstillwell@bryan-county.org

No Review Needed

Review Comments:

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

No Review Needed

Review Comments:

Public Works - Keith Page - 912-220-2449
kpage@bryan-county.org

No Review Needed

Review Comments:

Zoning - Amanda Clement -
aclement@bryan-county.org

DRC Review Complete

Review Comments:

Advisory Comments:

A preliminary review of the concept plan has been completed. This review is preliminary in nature. If the rezoning is approved, then final approval of the general layout of the development and its full compliance with the Bryan County Unified Development Ordinance (UDO) and Engineering Design Manual (EDM) will be evaluated/determined through the site development process. The developer and their project engineer are responsible for reviewing the Bryan County UDO/EDM in order to understand the standards/requirements that would apply to this development. The omission of a specific reference to a requirement within these comments should not be interpreted to mean that the requirement does not apply. A copy of the Unified Development Ordinance and EDM is available on the website through the following links:

https://library.municode.com/ga/bryan_county/codes/code_of_ordinances

<https://www.bryancountyga.org/government/departments-a-g/engineering-inspections/digital-submittal-projects>

Comments on Conceptual Plan:

1. Buffering: An Ordinance to amend the buffer standards in the Unified Development Ordinance was adopted on December 13, 2022. This ordinance revised "Exhibit 629: Minimum Buffer Widths Between Land uses and Zoning Districts" and added an "Exhibit 630b: Minimum Buffer Planting Requirements for I-1 and I-2 Districts". These revisions changed the minimum requirements for buffers between the Proposed I-2 Zoning District and the adjacent residential and agricultural zoning districts. The new standards offer flexibility in meeting buffer standards based on the use of a Type A, Type B, or Type C. The Type A buffer is the widest at 75', Type B buffer is 50', and Type C is 40'. If developing the site with a 40' buffer

adjacent to residential, then the Type C planting standards must be adhered to.
Agenda Packet - Page #65

2. Canopy Retention and Tree Preservation: All development is required to comply with the canopy retention and tree

preservation requirements specified under Section 114-634 of the UDO. This requires a tree survey, mitigation for historic/heritage trees that are removed, and overall 40% canopy coverage. No tree removal or clearing activities can take place until a tree survey is completed and approved.

3. Parking: The Concept Plan proposes 476 parking spaces, which amounts to a parking ratio of 1 space per 3,543 square feet of gross leasable area (GLA). This exceeds the minimum parking ratio of 1 space per 5,000 square feet of GLA which is specified in the Bryan County UDO, under Exhibit 618, for warehouses. Per section 114-622, the minimum parking space requirements shall not be exceeded by more than 10 percent. In cases such as this, the UDO does provide that an increase can be requested when the applicant demonstrates that the parking is necessary to accommodate the use on a typical day. Any increase in parking should be requested at the time a specific developer is identified for a building(s) and justification that the parking is necessary to accommodate the use on a typical day can be provided.

4. Subdivision: If the development is going to be subdivided, then it will need to follow the subdivision regulations within the Bryan County Unified Development Ordinance. Only a maximum of three lots can be access from a shared access easement. More than that will be required to comply with private or public road standards. Road standards are addressed under Article X of the Unified Development Ordinance.

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

DRC Review Complete

Review Comments:

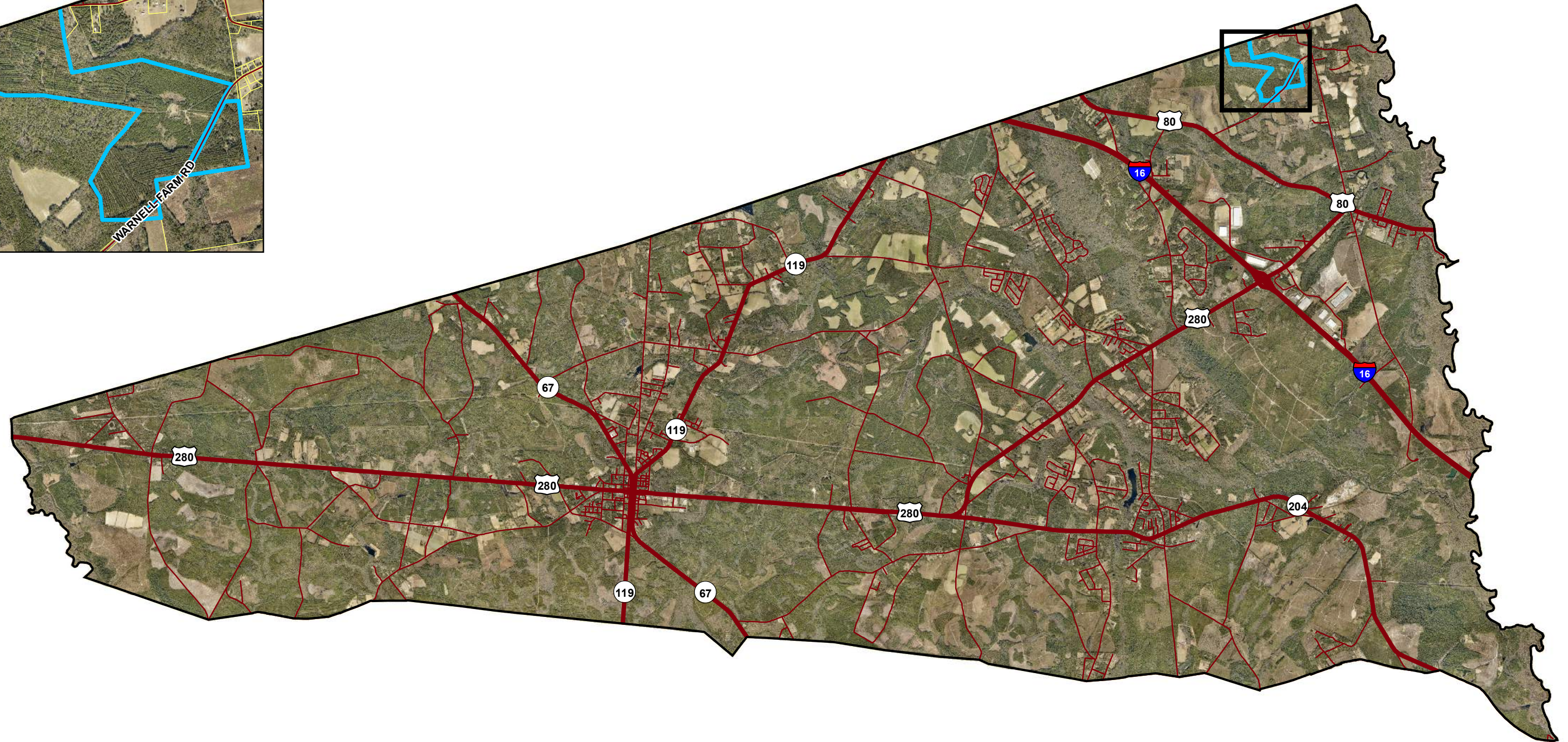
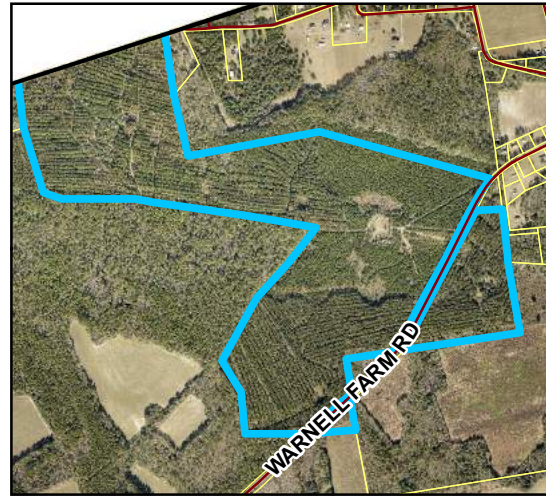
County Commission - Amanda Clement -
aclement@bryan-county.org

Review Comments:

Planning and Zoning Commission - Amanda Clement -
aclement@bryan-county.org

Review Comments:

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 028-026
- Parcels



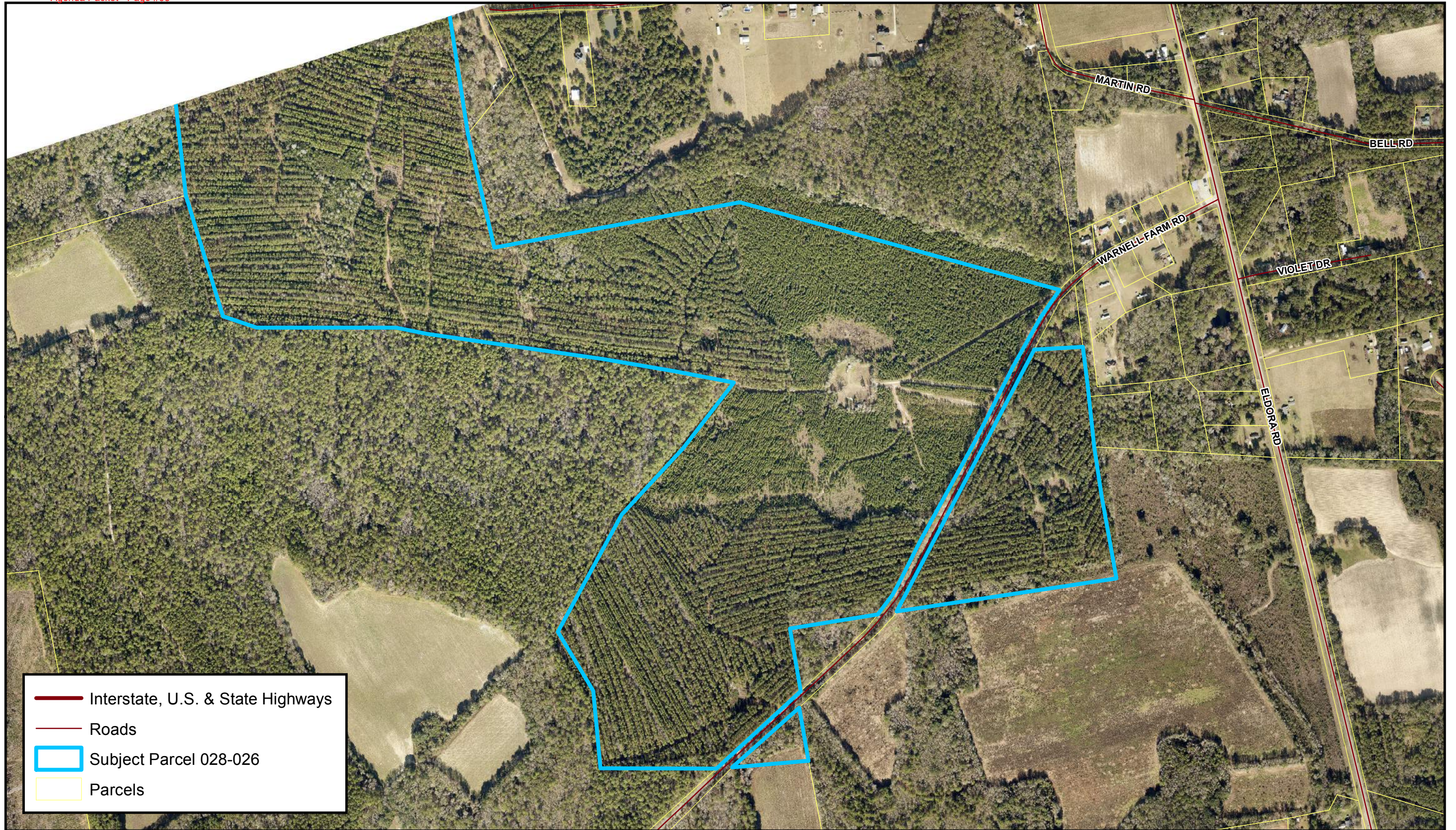
Produced by Bryan County GIS
June 2023



Overview Map
Silverman Land Holdings, LLC Stubbs Tract 1 - Warnell Farm Rd
Project # 20220747 - Rezoning & Comprehensive Plan Amendment

Exhibit
C-1

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



— Interstate, U.S. & State Highways
— Roads
 Subject Parcel 028-026
 Parcels



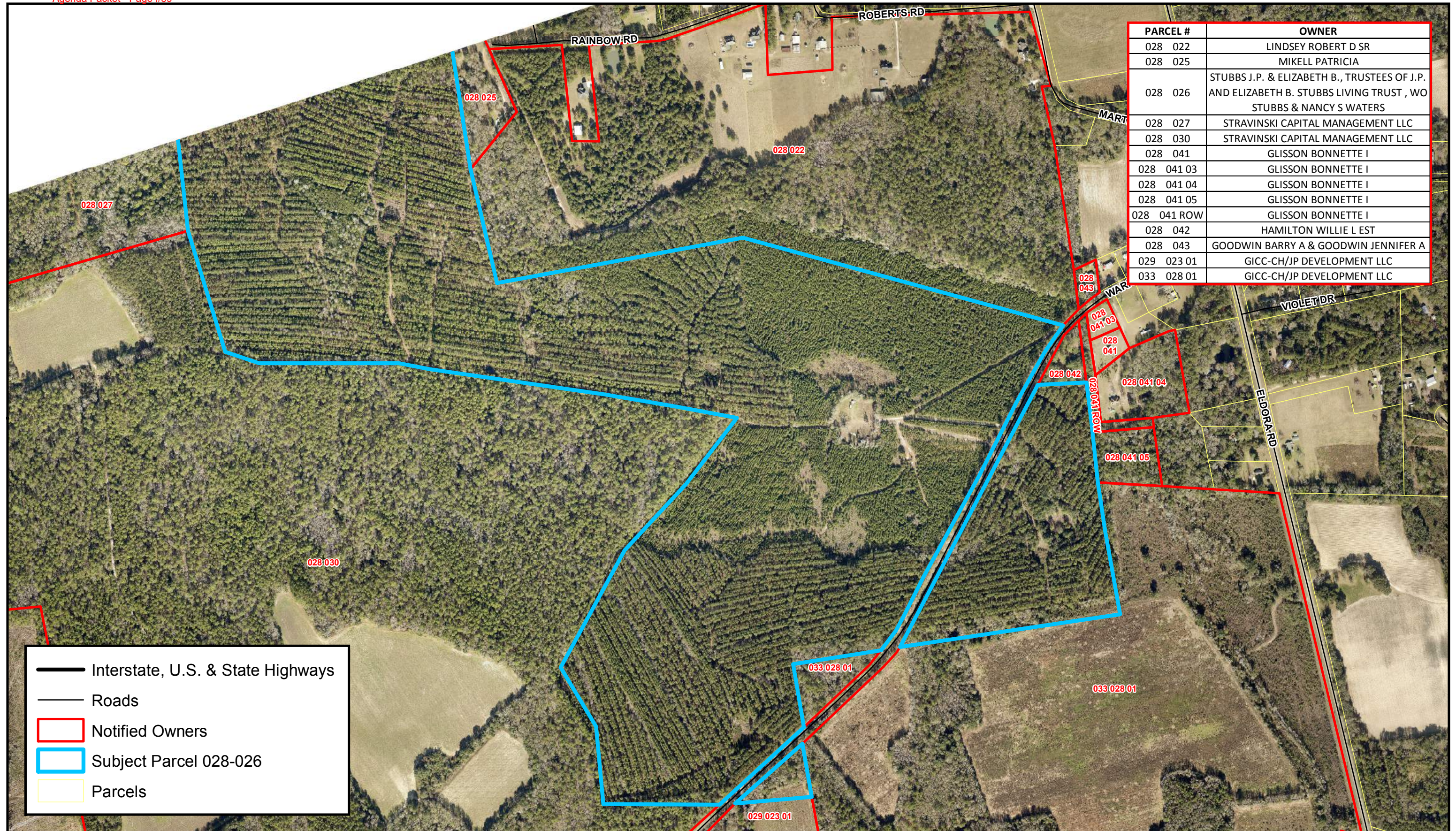
Produced by Bryan County GIS
June 2023



Location Map
Silverman Land Holdings, LLC Stubbs Tract 1 - Warnell Farm Rd
Project # 20220747 - Rezoning & Comprehensive Plan Amendment

Exhibit
 C-2

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PARCEL #	OWNER
028 022	LINDSEY ROBERT D SR
028 025	MIKELL PATRICIA
028 026	STUBBS J.P. & ELIZABETH B., TRUSTEES OF J.P. AND ELIZABETH B. STUBBS LIVING TRUST, WO STUBBS & NANCY S WATERS
028 027	STRAVINSKI CAPITAL MANAGEMENT LLC
028 030	STRAVINSKI CAPITAL MANAGEMENT LLC
028 041	GLISSON BONNETTE I
028 041 03	GLISSON BONNETTE I
028 041 04	GLISSON BONNETTE I
028 041 05	GLISSON BONNETTE I
028 041 ROW	GLISSON BONNETTE I
028 042	HAMILTON WILLIE L EST
028 043	GOODWIN BARRY A & GOODWIN JENNIFER A
029 023 01	GICC-CH/JP DEVELOPMENT LLC
033 028 01	GICC-CH/JP DEVELOPMENT LLC

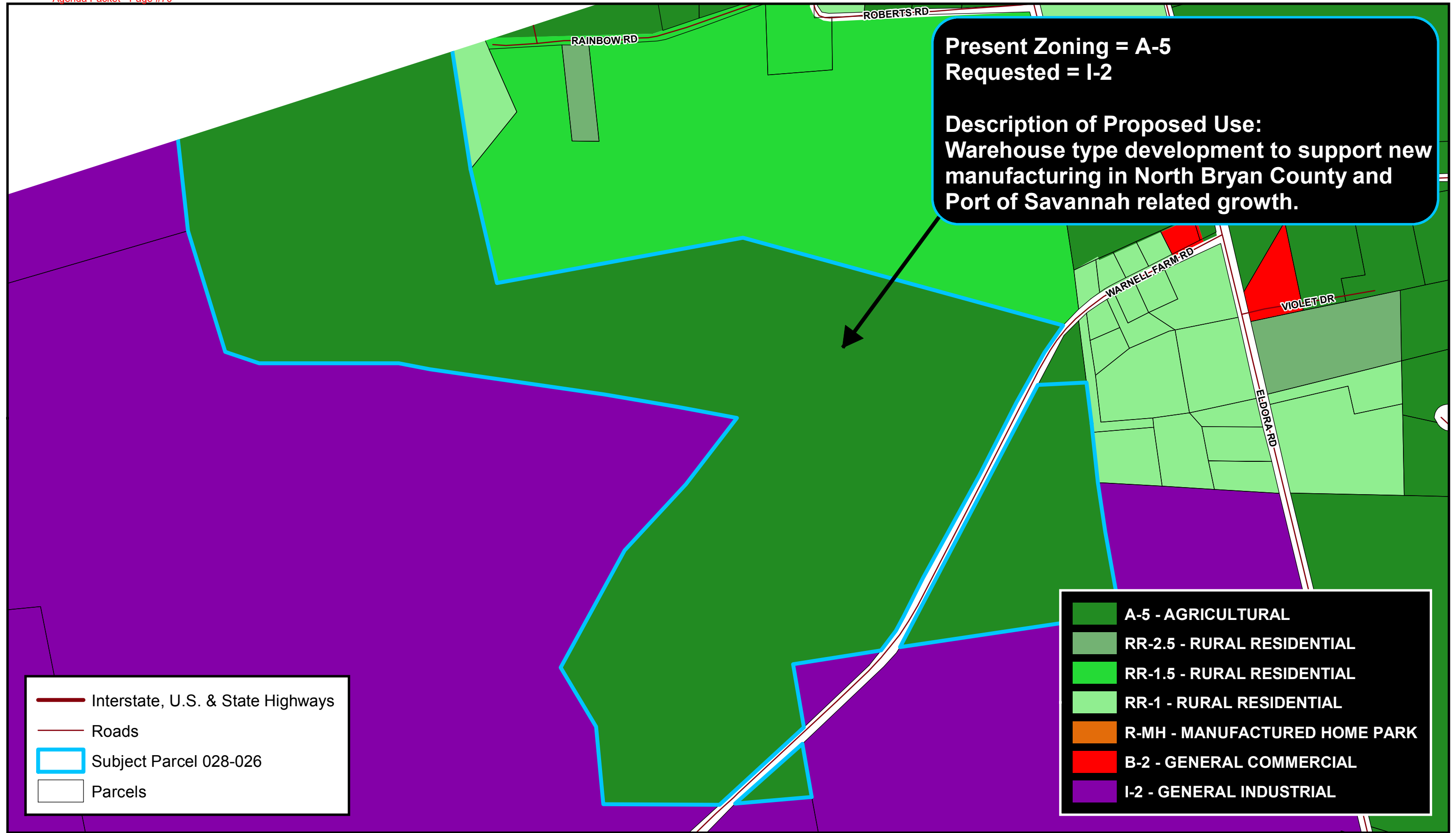
- Interstate, U.S. & State Highways
- Roads
- Notified Owners
- Subject Parcel 028-026
- Parcels



Notification Map
Silverman Land Holdings, LLC Stubbs Tract 1 - Warnell Farm Rd
Project # 20220747 - Rezoning & Comprehensive Plan Amendment

Exhibit
C-3

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Zoning Map
Silverman Land Holdings, LLC Stubbs Tract 1 - Warnell Farm Rd
Project # 20220747 - Rezoning & Comprehensive Plan Amendment

Exhibit
C-4

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“D” Exhibits – Public Comment



PO Box 16206
Savannah, GA 31416
Phone/Fax: 866-942-6222

www.ogeecheeriverkeeper.org
Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers

May 26, 2023

Via E-Mail

Karen Saunders, Grant Specialist
Coastal Regional Commission of Georgia
ksaunds@crc.ga.gov

Re: Comments on DRIs # 3980 - Stubbs Tract 1 Warehouse Development

Dear Ms. Saunders:

Ogeechee Riverkeeper's ("ORK") mission is to protect, preserve, and improve the water quality of the Ogeechee River basin, including the Canoochee River and the coastal and tidal rivers of Liberty, Bryan, and Chatham Counties. ORK works with local communities to share and collect information on the ecological and cultural importance of rivers and streams throughout the Basin, and use that information to amplify the voices of those who speak for the watershed. One of ORK's primary roles is as watchdog on new land development projects throughout the watershed that could pose a significant threat to water quality.

ORK offers these comments on the warehouse development proposed for Stubbs Tract 1, owned by the J.P. & Elizabeth Stubbs Living Trust and to be developed by Silverman Land Holdings, LLC (the "applicants"). Overall, ORK recommends that the two Stubbs Tracts not be rezoned for the proposed warehouse developments. The recent boom of warehouse developments and the unclear need for all of this additional space calls the necessity of the project into question. Coupled with the loss of Areas of Significant Natural Resources, the need to replace the lost environmental services that these properties are currently providing, and the increased stormwater management demands from hundreds of acres of impervious surfaces, there are serious concerns about the proposed development. As such, ORK calls on future decision makers to seek more information about this development and to carefully consider the long term impacts before rezoning and permitting any development activities.

1. Weighing Uncertain Warehouse Needs against Natural Resources Impact

ORK is concerned about the rapid and sustained build-out of warehouses in the region. Combined, Stubbs Tracts 1 and 2 will add 3.2 million square feet of warehouse space and around 200 acres of new impervious surfaces. This

is in addition to the 5.1 million square feet of warehouse space already considered by the Coastal Regional Commission in just the last six months.¹ ORK urges the decision makers to take a big-picture view of the existing warehouse space.

Additionally, with such a rapid build-out of warehouse space, ORK is concerned that these spaces might never be used for their intended purposes. The incoming glut of warehouse space might result in an overbuild of the required need, leading to empty buildings and hundreds of acres of new and unused impervious surface potentially being left abandoned in the coming years and decades. ORK calls on the Coastal Regional Commission and any subsequent decision makers to take a hard look at the need for any newly proposed warehouse space. Without actual demand, the negative impacts these warehouses could far outweigh their benefit.

It is important to remember that these warehouse projects, including the two Stubbs Tracts, are not impacting vacant lands. These proposed projects are sited in Areas Requiring Special Attention (“ARSA”), Areas of Significant Natural Resources, and near waterways. Once these projects are constructed, these areas and the environmental services that they provide - stormwater management and filtration, wildlife habitat, and groundwater recharge, among others - will be lost and will need to be addressed through new or expanded infrastructure, artificial structures, or other forms of mitigation.

Likewise, nearby residential areas will also be negatively impacted by the industrial rezoning and the accompanying heavy vehicle traffic and activity. Stubbs Tract 1, in particular, borders many residential properties on the northern and eastern boundaries. The impact to these residents should also be considered in determining whether to rezone these properties.

Overall, ORK urges careful consideration of the actual needs for and benefits from these proposed warehouse spaces compared to the regional impacts that come from their construction. All decision makers should take a hard look at these and all future warehouse developments and compare their long term benefits to the long lasting effects of losing these quickly dwindling significant natural resources and the environmental services they provide.

2. Non-Jurisdiction Wetlands’ Benefits and Need for Jurisdictional Determination

Attention should be paid to all wetlands impacted by this proposed rezoning and development, including non-jurisdictional wetlands. While the non-jurisdictional wetlands do not receive the same protection under the Clean Water Act, the services they provide are still important. They help to slow down stormwaters, reducing erosion and sedimentation as well as strain on existing stormwater infrastructure. The slowed stormwaters are also better able to recharge groundwater in these wetlands. Additionally, by retaining excess water, wetlands help reduce the potential for flooding that would otherwise damage adjacent and downstream properties. Finally, wetlands also provide quickly dwindling habitat for the region's wildlife in a rapidly developing area. The jurisdictional status of these wetlands does not reduce their important role.

Additionally, the wetlands identified as “non-jurisdictional” in the conceptual plan still need to be assessed by the U.S. Army Corps of Engineers (“USACE”). Nowhere in the applicants’ submitted documents does it show that the USACE has made the required determinations that these wetlands are, in fact, not jurisdictional. ORK asks that the

¹ These projects include DRI# 3966, # 3949, # 3945, # 3930, # 3911, and # 3885.

applicants explain how these wetlands were deemed to be non-jurisdictional. Additionally, ORK asks that subsequent decision makers ensure that these wetlands have been properly assessed by the USACE prior to permitting any rezoning or other development actions.

3. Stormwater Considerations from Development

These warehouse developments will increase stormwater-related pressures on the surrounding areas. Beyond the environmental services lost to wetland fills, the estimated 140 acres of new impervious surface proposed for the Stubbs Tract 1 will contribute to additional issues including erosion, sedimentation, and pollution control as well as reduce groundwater recharge. Without more information about the planned stormwater management, ORK urges all subsequent decision makers to ensure that stormwater will properly and effectively managed and will not contribute to land, groundwater, or water quality degradation.

4. Groundwater and Wastewater Management

The DRI announcement notes that the development plans to meet both its water supply and wastewater disposal through future Bryan County service lines. ORK supports this approach, especially for wastewater disposal. Centralized water supply and wastewater disposal ensures that waterways and the region's natural resources are better protected.

However, ORK calls on decision makers to delay development on this site until these service lines are actually installed. Without these lines, water and wastewater management will not be properly addressed at the site. ORK also strongly recommends against temporary efforts to deal with these issues, such as temporary groundwater withdrawals or a temporary septic or land application system. Likewise, in the event that the proposed water and wastewater service lines are not extended to these properties, ORK urges against the installation of onsite septic systems.

5. Clear Plans Needed for Borrow Pit

ORK seeks more information about the applicants' plans to address the borrow pit located on the parcel of land to the east of Warnell Farm Road. The submitted documents do not explain how the applicants will remediate or otherwise address this existing feature. ORK urges the relevant decision makers to address this issue prior to rezoning or permitting other development actions related to the proposed project.

Thank you in advance for your time and consideration. If you have any questions regarding this letter, please contact ben@ogeecheeriverkeeper.org or 866-942-6222 x9.

Ben Kirsch
Legal Director
Ogeechee Riverkeeper

BRYAN COUNTY PLANNING & ZONING COMMISSION

COMPREHENSIVE PLAN AMENDMENT

Project # 20220748

Public Hearing Date: June 20, 2023

<p>REGARDING THE APPLICATION OF: Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to amend the Comprehensive Plan’s Character Area and Future Land Use Map by changing the classification of property from “Low Density and Agricultural” to “Industrial”. The property is located on Highway 80, in the northern end of Unincorporated Bryan County. PIN# 023-001 (Stubbs Tract 2).</p>	<p>Staff Report</p> <p>By: Amanda Clement</p> <p>Dated: June 15, 2023</p>
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I. Application Summary

Requested Action: Public hearing and consideration of a Comprehensive Plan Amendment to amend the Comprehensive Plan’s Character Area and Future Land Use Map by changing the classification of property from “Low Density and Agricultural” to “Industrial”. The property is located on Highway 80, in the northern end of Unincorporated Bryan County. PIN# 023-001 (Stubbs Tract 2).

Owner: J.P. Stubbs & Elizabeth B. Stubbs
Trustees of the J.P. and Elizabeth B. Stubbs Living Trust
102 Pine Needle Court
Statesboro, GA 30458

Applicant: Silverman Land Holdings, LLC
14 East State Street
Savannah, GA 31401

Engineer: Coleman Company, Inc.
1480 Chatham Parkway
Suite 100
Savannah, GA 31405

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 1. Comprehensive Plan Amendments

II. General Information

1. Application: A comprehensive plan amendment application was received by the Director on September 29, 2022.

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

A. Legal notice was published in the Bryan County News on **June 1, 2023**.

B. Notice was sent to Surrounding Land Owners on **June 2, 2023**

C. The site was posted for Public Hearing on **June 2, 2023**

3. Background: The subject property is located on the northside of Hwy 80, between Old Olive Branch and Olive Branch Roads. The project area consists of a total of 125.54 acres and is undeveloped. The submitted concept plan proposes five (5) buildings, totaling approximately 1,584,160 square feet, with internal driveways, paved truck/employee parking, greenspace, and stormwater management areas. Ingress and egress will be provided via the addition of one new driveway on Highway 80.

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 primarily within the “Low Density and Agricultural” character area. The “Low Density and Agricultural” character area anticipates agricultural and low-density residential development. This character area recommends rezoning to the agricultural and rural residential zoning districts (“A-5”, “RR-2.5”, “RR 1.5” and “R-1”). The applicant has submitted an associated rezoning application to rezone the property from “A-5” to “I-2”, which is not consistent with the “Low Density and Agricultural” classification. Therefore, the applicant has submitted this Comprehensive Plan Amendment to amend the Character Areas and Future Land Use Map designation from “Low Density and Agricultural” to “Industrial”, to accommodate the rezoning request.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on September 29, 2022, unless otherwise noted.

“A” Exhibits – Application Materials:

A-1 Comprehensive Plan Amendment Criteria Form

“B” Exhibits – Bryan County Supplements

B-1 Future Land Use Map

**III. Analysis Under Article III, Division 1. Comprehensive Plan Amendments,
Section 114-304:**

In determining whether the proposed amendment should be approved, the P&Z Commission and Board of Commissioners shall consider if the change is needed to address:

1. **Appropriateness:** Amending the Comprehensive Plan is the appropriate mechanism to address the matter presented and the proposed amendment does not raise policy or land use issues that would be more appropriately addressed in another manner, e.g., during the County’s five or ten-year update, through the implementation schedule of the CIP, etc.

Staff Findings: The Georgia Department of Community Affairs (DCA) has established standards and procedures for Comprehensive Plans and requires that these plans be updated every five years. Outside of a five-year update, a community may make amendments to their comprehensive plan when the community determines it is necessary to address changing circumstances.

Since the Comprehensive Plan was last amended in 2020, subsequent minor amendments to the Future Land Use Map, which is a part of the Comprehensive Plan, have since been approved to address the rezoning of property in the area for industrial use. Because of these changes, the dominate land use between I-16 and Eldora Road is now projected to be Industrial. The County is now engaged with Goodwyn Mills Cawood (GMC) as the consulting firm to help lead the next Comprehensive Plan 5-year update, which is due to be adopted no later than October of 2023. A critical component of this update is receiving public input from the citizens of Bryan County and evaluating existing and changing conditions in order to inform on how future development and growth should occur in the County. Phase 2 of this plan update is wrapping up and GMC with county staff and its advisory committees have reviewed the feedback received through public engagement activities. Based on this feedback, a draft character area map has been published. This map along with the final drafts of the Comprehensive Plan Update, are scheduled to be presented at public hearings beginning in July. The current draft of the map does show the subject parcel as Industrial.

2. **Original Errors or Omissions:** Whether there was error or omission in the adoption of the Comprehensive Plan, or in the supporting premises and findings.

Staff Findings: The applicant acknowledges that there were no errors or omission in the adoption of the plan that necessitates this request.

3. **Subsequent Events:** Whether events subsequent to the Comprehensive Plan adoption have invalidated portions of the Plan, changed the character of the County, or demonstrated new information.

Staff Findings: The Bryan County Comprehensive Plan was last updated June 14, 2018, with a major amendment adopted March 10, 2020. Subsequent minor amendments to the Future Land Use Map, which is a part of the Comprehensive Plan, have since been approved to address the rezoning of property along Hwy 80 for industrial use. Additional master plans, to include the “North Bryan Transportation Study – Supplemental TIA” and the “Water and Wastewater Master Plan for: North Bryan County Industrial Development Region” have also been adopted putting plans in place to expand infrastructure within this area. Because of these changes, the dominate land use between I-16 and Eldora Road is now projected to be Industrial. Staff finds these subsequent events, which have resulted in a change to the overall character area of this portion of the County, to be grounds for considering a Comprehensive Plan amendment.

4. **Need for Amendment:** The need for processing the amendment prior to a routine Comprehensive Plan update.

Staff Findings: The applicant has identified the need to process this amendment based on their development timeframe, which will begin within the next six to twelve months; preceding the adoption of the next update to the Comprehensive Plan.

IV. Staff Recommendation

Based on criterion 1 and 3 above, with recent changes to the Comprehensive Plan and Future Land Use Map to support industrial development in this area, staff finds that there are sufficient grounds to consider the applicant’s request. Therefore, if the County desires to rezone the subject parcels to “I-2” in order to accommodate the proposed development, then staff recommends that the Comprehensive Plan’s Future Land Use Map be amended to designate these parcels for Industrial use.

V. Planning & Zoning Commission Recommendation

Recommendation: The Commission may recommend that the comprehensive plan amendment be granted as requested, or it may recommend that the comprehensive plan 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 conditions/denial of the proposed rezoning.

“A” Exhibits – Application

Bryan County Board of Commissioners



Community Development Department

IMPACT ANALYSIS FOR COMPREHENSIVE PLAN AMENDMENTS

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

1. Amending the Comprehensive Plan is the appropriate mechanism to address the matter presented and the proposed amendment does not raise policy or land use issues that would be more appropriately addressed in another manner, e.g. during the County's five or ten-year update, through the implementation schedule of the CIP, etc.

Amending the Comprehensive Plan to coincide with rezoning the property is the appropriate mechanism to address the matter and does not raise policy or land use issues that should be addressed in another manner.

2. Whether there was an error or omission in the adoption of the Comprehensive Plan, or in the supporting premises and findings.

There was not necessarily an error or omission in the adoption of the Comprehensive Plan. There have been subsequent events that were not fully anticipated related to new manufacturing in Bryan County and Port related growth.

3. Whether events subsequent to the Comprehensive Plan adoption have invalidated portions of the Plan, changed the character of the County, or demonstrated new information.

When the Comprehensive Plan was adopted in 2018, there was mention of Interstate Centre Industrial Park and the new opportunities it could provide for North Bryan County. The Port related growth and new manufacturing coming to Bryan County have caused the need to expand the future land use and character area to Industrial for this property, similar to the adjacent properties and surrounding properties within the North Bryan Industrial Development Region (IDR).

4. The need for processing the amendment prior to a routine Comprehensive Plan update.

There is an imminent need for additional warehouse type development to serve the new electric vehicle manufacturer, as well as Port of Savannah related growth. Amending the Comprehensive Plan at this time is appropriate due to this imminent need and the land use pattern created by recent industrial rezoning of adjacent and nearby properties.

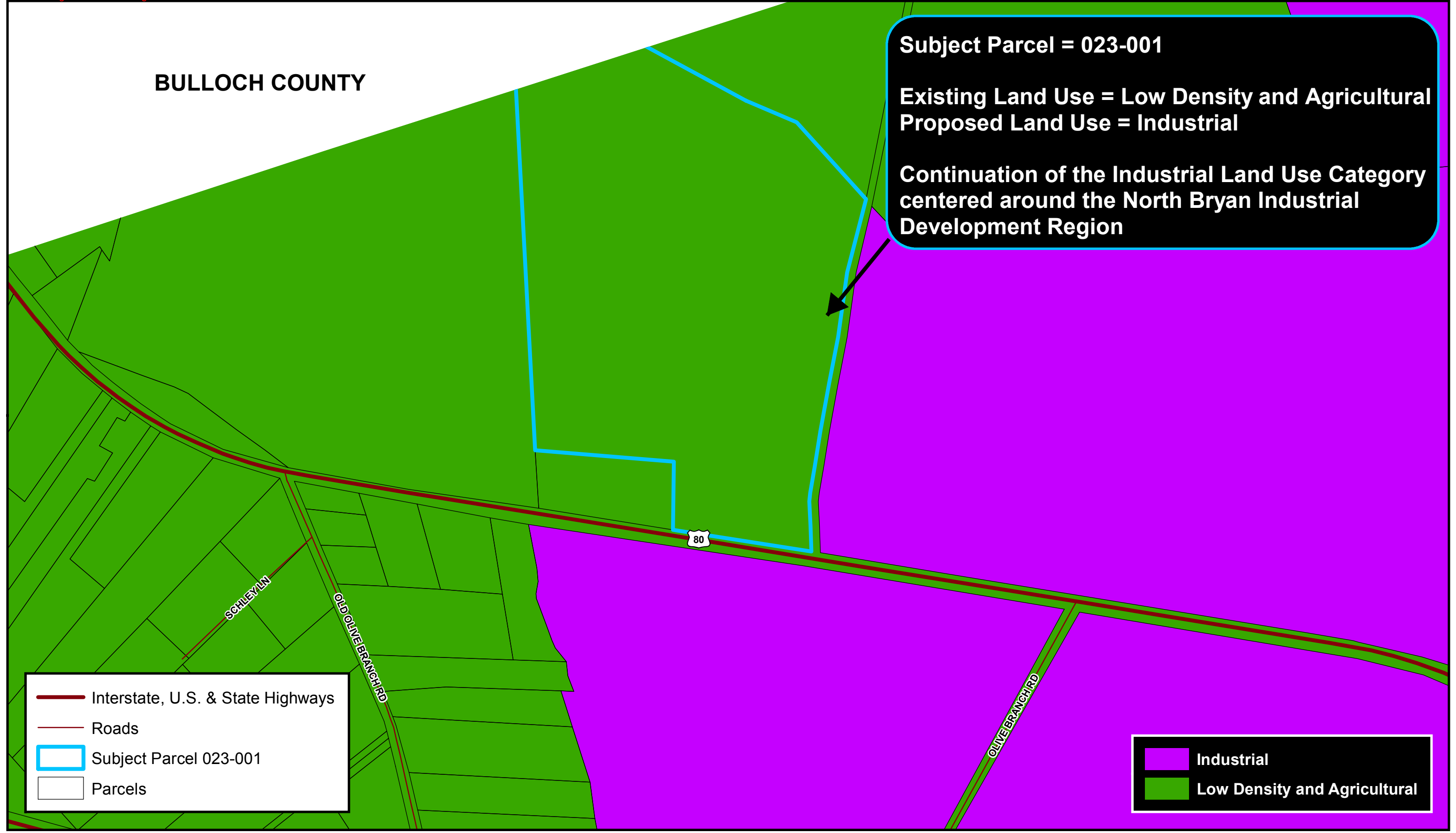
“B” Exhibits – Bryan County Supplements

BULLOCH COUNTY

Subject Parcel = 023-001

Existing Land Use = Low Density and Agricultural
Proposed Land Use = Industrial

Continuation of the Industrial Land Use Category centered around the North Bryan Industrial Development Region



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 023-001
- Parcels

- Industrial
- Low Density and Agricultural



Future Land Use & Character Areas Map
Silverman Land Holdings, LLC Stubbs Tract 2 - Hwy 80
Project # 20220748 - Rezoning & Comprehensive Plan Amendment

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

BRYAN COUNTY PLANNING & ZONING COMMISSION

RE-ZONING

Project # 20220748

Public Hearing Date: June 20, 2023

REGARDING THE APPLICATION OF: Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to rezone 125.54 acres from "A-5" to "I-2". Property is located on Highway 80, in the northern end of Unincorporated Bryan County. PIN# 023-001 (Stubbs Tract 2).	Staff Report By: Amanda Clement Dated: June 13, 2023
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I. Application Summary

Requested Action: Public hearing and consideration of an amendment to the Official Zoning Map to rezone 125.54 acres from the "A-5" Agricultural Zoning District to the "I-2" General Industrial Zoning District. The property is located on Highway 80. PIN # 023-001.

Owner: J.P. Stubbs & Elizabeth B. Stubbs
Trustees of the J.P. and Elizabeth B. Stubbs Living Trust
102 Pine Needle Court
Statesboro, GA 30458

Applicant: Silverman Land Holdings, LLC
14 East State Street
Savannah, GA 31401

Engineer: Coleman Company, Inc.
1480 Chatham Parkway
Suite 100
Savannah, GA 31405

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 7. Industrial and Public/Institutional Districts

II. General Information

1. Application: A rezoning application was received by the Director on September 29, 2022.

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

- A. Legal notice was published in the Bryan County News on **June 1, 2023**.
- B. Notice was sent to Surrounding Land Owners on **June 2, 2023**.
- C. The site was posted for Public Hearing on **June 2, 2023**.

3. Background: The subject property is located on the northside of Hwy 80, between Old Olive Branch and Olive Branch Roads. The project area consists of a total of 125.54 acres and is undeveloped. The applicant is requesting to rezone to the “I-2” General Industrial zoning district in order to allow for a warehouse development. The submitted concept plan proposes five (5) buildings, totaling approximately 1,584,160 square feet, with internal driveways, paved truck/employee parking, greenspace, and stormwater management areas. Ingress and egress will be provided via the addition of one new driveway on Highway 80. Due to the size of the proposed development, the applicant was required to submit a Traffic Impact Analysis for review by the County and undergo a Development of Regional Impact review with the Coastal Regional Commission. These reports and findings are summarized in this report. The full reports are on file with the Community Development Department.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on September 29, 2022, unless otherwise noted.

“A” Exhibits- Application:

- A-1 Authorization by Property Owner Forms
- A-2 Disclosure Statement
- A-3 Rezoning Criteria Form
- A-4 Project Narrative
- A-5 Boundary Survey (Received 5.16.2023)
- A-6 Concept Plan (Revised 5.24.2023)

“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:

D-1 Ogeechee Riverkeeper’s (dated 5.26.2023)

**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 primarily within the “Low Density Agricultural” character area. The request to rezone the property to “I-2” is therefore not consistent with the current Future Land Use Map designation. The applicant has submitted an associated application for a Comprehensive Plan Amendment to amend the Future Land Use Map designation from “Low Density Agricultural” to “Industrial” in order to accommodate the requested rezoning.

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: Immediately adjacent to the south and east of the site are projects within the North Bryan Industrial Development Region (IDR) (zoned "I-2"); to the west is land zoned "A-5" which is undeveloped; and to the north are lands zoned "AG-5" in Bulloch County. Due to the property being adjacent to the developing IDR, the rezoning to "I-2" General Industrial District is not likely to impact the overall character and land use pattern within the area.

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: In reviewing public facilities and services, the following is noted:

- **Roads:** The proposed development will be located on the north side of US 80, between Old Olive Branch Road and Olive Branch Road. There is only one driveway into the proposed development. Right and left turn deceleration lanes are proposed on Highway 80.
- **Parks and Recreational Facilities:** Hendrix Park provides public recreation facilities for North Bryan County. It is not anticipated that the rezoning to "I-2" will require an increase in parks or recreational services.
- **Police and Fire Protection:** The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property.
- **Schools:** Bryan County Elementary, Bryan County Middle, and Bryan County High Schools currently serve North Bryan County residents. It is not anticipated that the rezoning to "I-2" will require an increase in school services.
- **Stormwater drainage systems:** According to the application materials, the project will have a master planned storm drainage system that will be independent from any existing storm system. The storm system will be designed to meet applicable County and state drainage requirements.

- **Water Supply and Wastewater Treatment:** The project is estimated to generate a water supply demand of ± 12,512 Gallons per Day (GPD). While the subject property is not currently served by County water/sewer, the County has adopted the “Water and Wastewater Master Plan: for North Bryan County Industrial Development Region” and is in the process of expanding water and sewer infrastructure within the area. This project will fall within the Bryan County water and sewer service area. As with other developments within the North Bryan region, if approved, the developer will be expected to enter into both traffic and water and sewer agreements with the County in order to address the expansion of infrastructure needed to serve the development.

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: In reviewing cultural or environmental resources, the following is noted:

- **Wetlands:** The National Wetlands Inventory Map identifies wetlands within the project’s boundaries. Based on the concept plan provided, the site is being designed so that it will have minimal impact to the existing wetlands. Any wetlands that are impacted will require approval and permitting through the Army Corps of Engineers.
- **Flood Hazard:** FEMA Flood Insurance Rate Map (F.I.R.M.) Panel # 13029C 0080D identifies this property as being in Flood Zone X (shaded) with a 0.2% annual risk of flooding. This is outside of the Special Flood Hazard Area, or high-risk area.
- **Ground Water Recharge Areas:** The site is not identified as being located with a significant groundwater recharge area as mapped by the Department of Natural Resources in Hydrologic Atlas 18 (1989 Edition).
- **Archeological and Historical Resources:** Georgia’s Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) does not identify any known archaeological, historical, natural, or cultural resources within the project boundaries.

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

Staff Findings: The current zoning of the property is “A-5” Agricultural District: the purpose of which is to provide for agriculture and forestry activities, with residential uses developing at a density of one (1) dwelling unit per five acres. This zoning is generally suited for areas where public water and sewer

systems are not available. As this area of the County continues to develop, properties within the North Bryan IDR are anticipated to develop or redevelop into more intense uses needing access to public infrastructure. This is evidenced by the proposed plans for the tracts of land to the south and west of the site, which have already been rezoned to the “I-2” General Industrial 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 zoning restrictions would limit the development to the approved uses under the “A-5” district. This zoning is generally suited for uses that do not place high demands on public infrastructure such as water, sewer, and transportation. As this area of the County continues to develop, properties within the North Bryan Industrial Development Region (IDR) are anticipated to develop or redevelop into more intense uses needing access to public infrastructure. Having these uses locate in proximity to one another, where public utilities are planned to be expanded, reduces the cost of having to extend and service these utilities.

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 master plan for planning purposes. The submitted concept plan proposes five (5) buildings, totaling approximately 1,584,160 square feet, with internal driveways, paved truck/employee parking, greenspace, and stormwater management areas. Ingress and egress will be provided via the addition of one new driveway on Highway 80.

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: The applicant did not provide any information regarding the length of time the property has failed to produce income or be used productively as zoned. Instead, in response to this criterion, the applicant has highlighted the expanded capacity at the Port of Savannah and construction of the Hyundai manufacturing facility as factors driving the demand for industrial development in the Savannah region. Staff does not dispute there is market demand for industrial development in the Savannah region due to these factors, as it is evidenced by market reports which continue to rank the Savannah region as one of the top industrial markets in the nation¹. However,

as highlighted by public comment received on this request, there is public concern that the rapid build-out of warehousing/industrial space in the region may outpace the market-driven demand, leading to empty buildings and unused parking lots if over built.

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

Staff Findings: Assuming the site will develop in accordance with the County, State, and Federal regulations, then the amendment should not harm public health, safety, or general welfare.

IV. Staff Recommendation

Subject to the approval of the associated Comprehensive Plan / Future Land Use Map Amendment and based on the findings within this report, staff recommends approval of the rezoning request subject to the following conditions:

1. The developer shall enter into a Water and Sewer Agreement with the County prior to the issuance of any development permits.
2. The developer shall enter into a Transportation Agreement with the County prior to the issuance of any development permits.

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*

I, Elizabeth B. Stubbs, 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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Temporary use/special event |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Administrative Appeal | |
| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input checked="" type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> 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: Silverman Land Holdings, LLC

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

Elizabeth B. Stubbs

July 26, 2022
Date

Signature of Owner
Elizabeth B. Stubbs, a Trustee of the J.P. & Elizabeth B. Stubbs Living Trust d. 8/5/11

Owners Name (Print)

Personally appeared before me

Elizabeth B. Stubbs

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 26th of July, 2022

Rachel C Edwards

Notary Public



Name of Representative: Steve Croy

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

Elizabeth B. Stubbs
Signature of Owner

July 26, 2022
Date

Elizabeth B. Stubbs, as Trustee of
The J. P. + Elizabeth B. Stubbs Living Trust d. 8/5/11
Owners Name (Print)

Personally appeared before me

Elizabeth B. Stubbs
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 26th of July, 2022

Rachel C Edwards
Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

I, J.P. Stubbs, 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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Temporary use/special event |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Administrative Appeal | |
| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input checked="" type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> 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: Silverman Land Holdings, LLC

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

J.P. Stubbs
Signature of Owner

July 26, 2022
Date

J.P. Stubbs, as Trustee of the J.P. + Elizabeth B. Stubbs Living Trust d. 8/5/11

Owners Name (Print)

Personally appeared before me

J.P. Stubbs

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 26th of July, 2022

Rachel C Edwards

Notary Public



Name of Representative: Steve Croy

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

J.P. Stubbs
Signature of Owner

July 26, 2022
Date

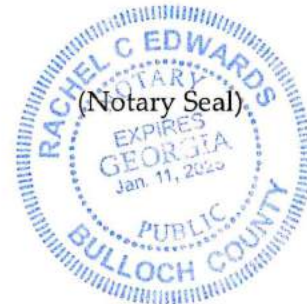
J.P. Stubbs, as Trustee of the
J.P. + Elizabeth B. Stubbs Living Trust d. & s/11
Owners Name (Print)

Personally appeared before me
J.P. Stubbs
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 26th of July, 2022

Rachel C Edwards
Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

I, Nancy S. Waters, 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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Temporary use/special event |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Administrative Appeal | |
| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input checked="" type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> 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: Silverman Land Holdings, LLC

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

Nancy S. Waters
Signature of Owner

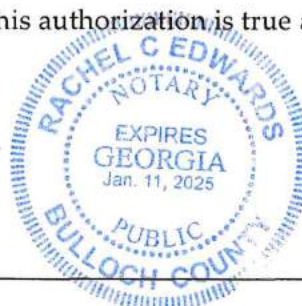
July 26, 2022
Date

Nancy S. Waters
Owners Name (Print)

Personally appeared before me
Nancy S. Waters
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 26th of July, 2022
Rachel C Edwards
Notary Public



(Notary Seal)

Name of Representative: Steve Croy

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

Nancy S. Waters
Signature of Owner

July 26, 2022
Date

Nancy S. Waters
Owners Name (Print)

Personally appeared before me

Nancy S. Waters
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 26th of July, 2022

(Notary Seal)

Rachel C Edwards
Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

I, W.O. Stubbs, Jr., 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.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Temporary use/special event |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Administrative Appeal | |
| <input checked="" type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input checked="" type="checkbox"/> Administrative Relief | <input checked="" type="checkbox"/> 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: Silverman Land Holdings, LLC

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

[Signature]
Signature of Owner

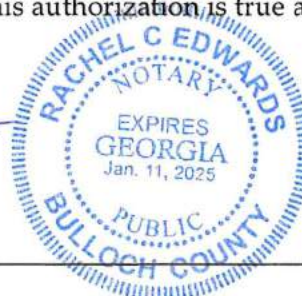
July 26, 2022
Date

W.O. Stubbs, Jr.
Owners Name (Print)

Personally appeared before me
W.O. Stubbs, Jr.
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 26th of July, 2022
Rachel C Edwards
Notary Public



(Notary Seal)

Name of Representative: Steve Croy

Address: 14 East State Street

City: Savannah State: GA Zip Code: 31401

Telephone Number: 912-704-4253 Email: steve@croygroup.com

W.O. Stubbs, Jr.
Signature of Owner

July 26, 2022
Date

W.O. Stubbs, Jr.
Owners Name (Print)

Personally appeared before me
W.O. Stubbs, Jr.
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 26th of July, 2022

Rachel C Edwards
Notary Public



(Notary Seal)

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

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.

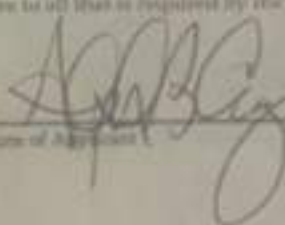
Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

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

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.

A Comprehensive Plan Amendment has been submitted to coincide with this rezoning request. The rezoning helps carry out the purpose of the UDO by encouraging the most appropriate use of land, supporting the fiscal health of the county, and promoting private investment in sustainable non-residential development.

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.

The proposed reclassification is compatible with the overall character and land use pattern in the area surrounding the property and it is located in the North Bryan Industrial Development Region (IDR) service area.

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.

This property lies within the regional water and sewer service area associated with the North Bryan Industrial Development Region (IDR) established by the County. Based on initial meetings with County Staff, the planned water and sewer capacity will not be burdened by this type of development. Road improvements identified in the project TIA will mitigate traffic impact and improve services in the area. Other public facilities and services are also adequate to serve the projected demands from the development.

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.

To our knowledge, there are no known archaeological, historical, cultural or environmental resources that will be negatively impacted by the proposed rezoning and development. County codes, regulations, and standards will be adhered to related to water quality, drainage, soil and erosion control, and flooding prevention.

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

The present zoning of A-5 limits the viable land uses on the property considering the surrounding area has been rezoned to I-2 for warehouses and other industrial uses.

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

Providing adequate warehouse type development to support the new electric vehicle (EV) manufacturer in Bryan County, along with the Port of Savannah related growth, is critical to the County's economic vitality and provides necessary jobs for its residents. The existing zoning does not provide viable land uses as the adjacent properties have already been rezoned for industrial uses.

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.

A concept plan has been provided with the application indicating the proposed plans for development of the property if rezoned.

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.

There is not a demand for the allowable uses on the property as currently zoned Agricultural. The market demand in the area relates to uses compatible with industrial zoning. Adjacent properties, as well as those in the nearby vicinity, have been rezoned to allow for industrial uses as a result of the market demand, nearby manufacturing, and Port related growth.

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

The proposed map amendment does not hinder or negatively impact public health, safety, or general welfare.



**Project Narrative
For
Stubbs Tract 1 & Stubbs Tract 2
Comprehensive Plan Amendments & Rezoning Requests**

Date: September 19, 2022

Prepared by: Coleman Company, Inc.
1480 Chatham Parkway
Suite 100
Savannah, GA 31405
(912) 200-3041
CCI # 22-626.000

Submitted To: Bryan County
Community Development Department
66 Captain Matthew Freeman Drive
Richmond Hill, GA 31324

Request: Rezoning & Comprehensive Plan Amendment

Owner/Petitioner: Silverman Land Holdings, LLC
14 East State Street
Savannah, GA 31401

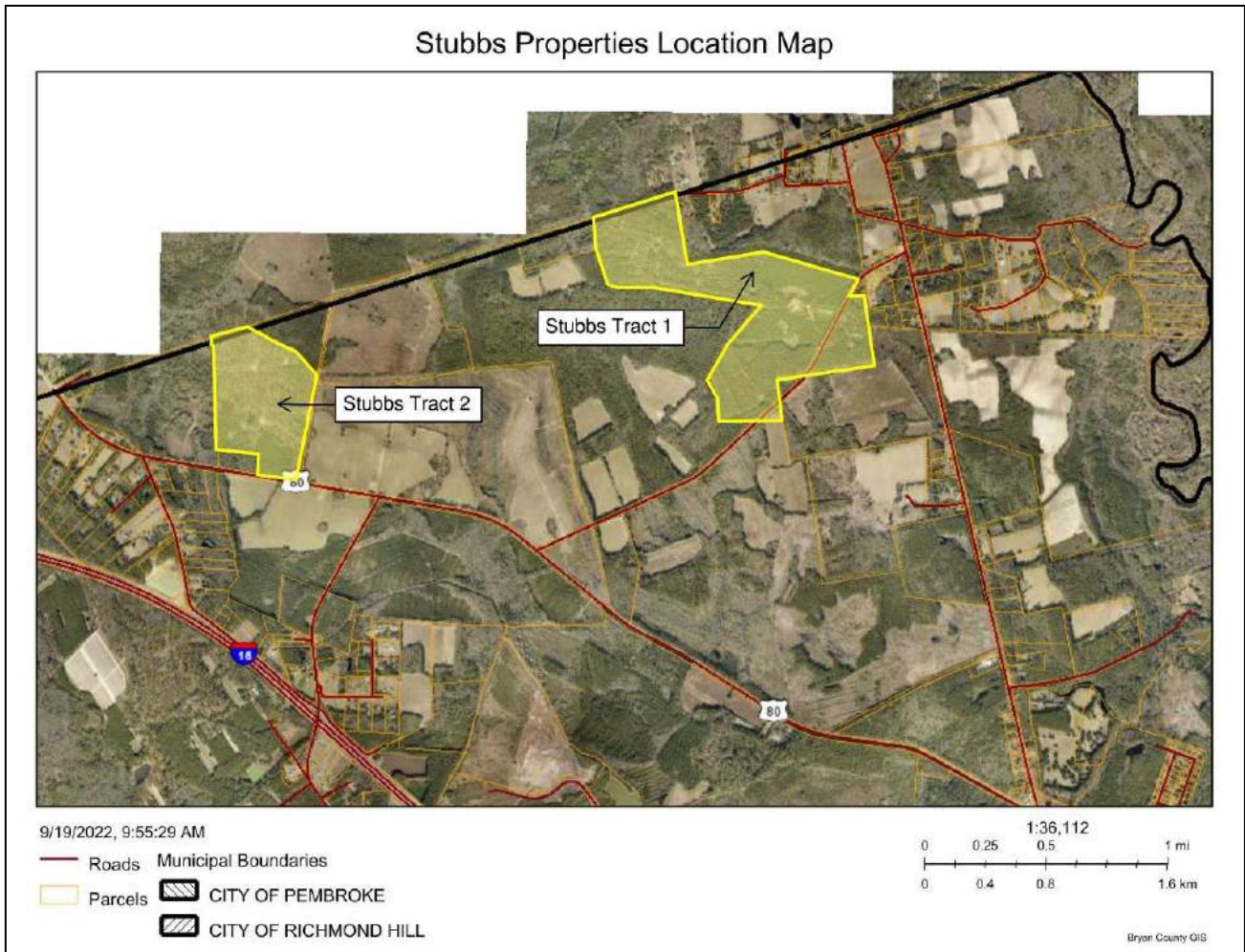
Property address: *Stubbs Tract 1:*
1606 Warnell Farm Road
Ellabell, GA 31308

Stubbs Tract 2:
US Highway 80
Ellabell, GA 31308

PIN: *Stubbs Tract 1:*
028-026

Stubbs Tract 2:
023-001

1.0 Introduction



Stubbs Tract 1:

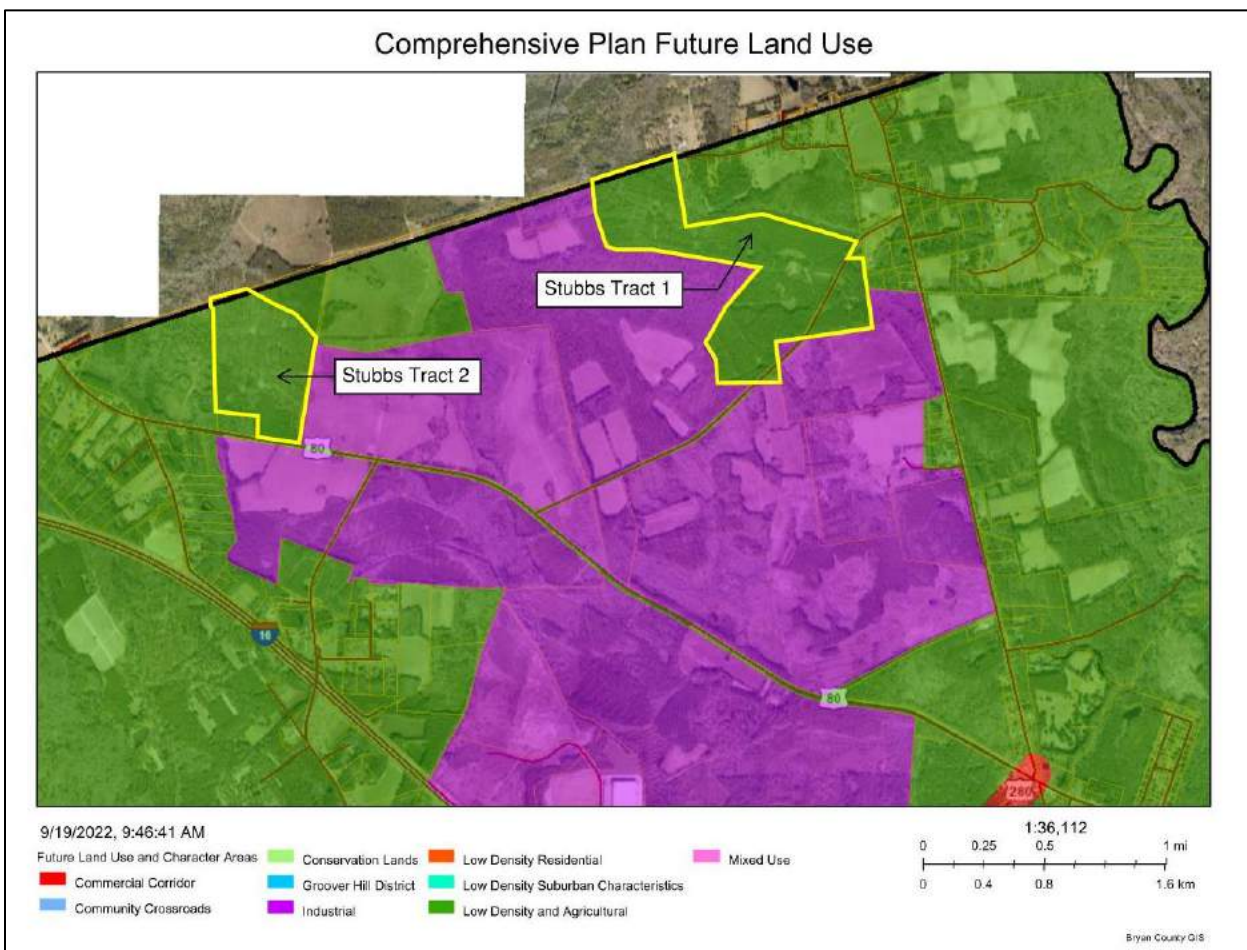
The parcel totals 321 acres in size and is located at 1606 Warnell Farm Road. The subject parcel is currently zoned A-5 with frontage along Warnell Farm Road. The property to the west was recently rezoned from A-5 to I-2. The property to the south was recently rezoned from A-5 to I-2. The properties to the east are zoned RR-1.5 and RR-1. The property to the north is located within Bulloch County and is zoned AG-5. Stubbs Tract 1 lies within the regional water and sewer service area associated with the North Bryan Industrial Development Region (IDR) established by the County. Ultimately, the property owner would like to rezone the subject parcel to I-2 to allow for a warehouse type development to support the new electric vehicle (EV) manufacturer in Bryan County, along with Port of Savannah related growth.

Stubbs Tract 2:

The parcel totals 135 acres in size and is located on US Highway 80. The subject parcel is

currently zoned A-5 with frontage along US Highway 80. The property to the east was recently rezoned from A-5 to I-2. The property to the south across from US Highway 80 was recently rezoned from A-5 to I-2. The properties to the west are zoned A-5. One of the properties to the north is zoned A-5, while the other is located within Bulloch County and is zoned AG-5. Stubbs Tract 2 lies within the regional water and sewer service area associated with the North Bryan Industrial Development Region (IDR) established by the County. Ultimately, the property owner would like to rezone the subject parcel to I-2 to allow for a warehouse type development to support the new electric vehicle (EV) manufacturer in Bryan County, along with Port of Savannah related growth.

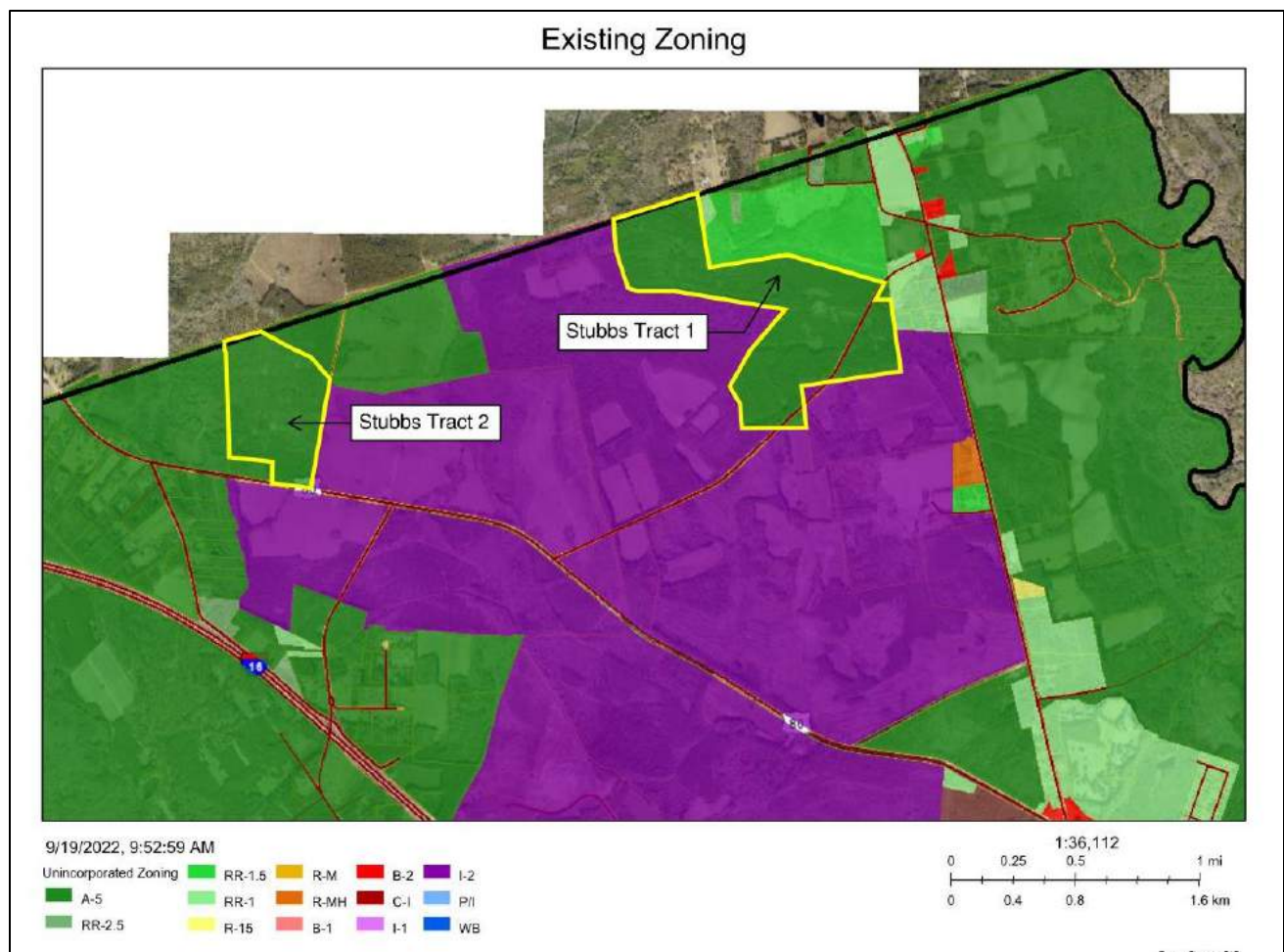
2.0 Comprehensive Plan Amendment



The Bryan County Comprehensive Plan future land use classification for the subject properties is Low Density and Agriculture and the current zoning is A-5 (Agriculture). The request is to amend the Comprehensive Plan Future Land Use on the properties from Low Density and Agriculture to Industrial, as well as rezone the properties from the current zoning of A-5 to I-2 (General Industrial) and to

When the Comprehensive Plan was adopted in 2018, there was mention of Interstate Centre Industrial Park and the new opportunities it could provide for North Bryan County. There have been subsequent events since the adoption that were not fully anticipated related to new manufacturing in Bryan County and Port related growth. These events have caused the imminent need for additional supporting warehouse type development and the necessity to expand the future land use and character area to Industrial for these properties. This is in keeping with the recent Comprehensive Plan Amendments for neighboring parcels and those within the North Bryan Industrial Development Region (IDR).

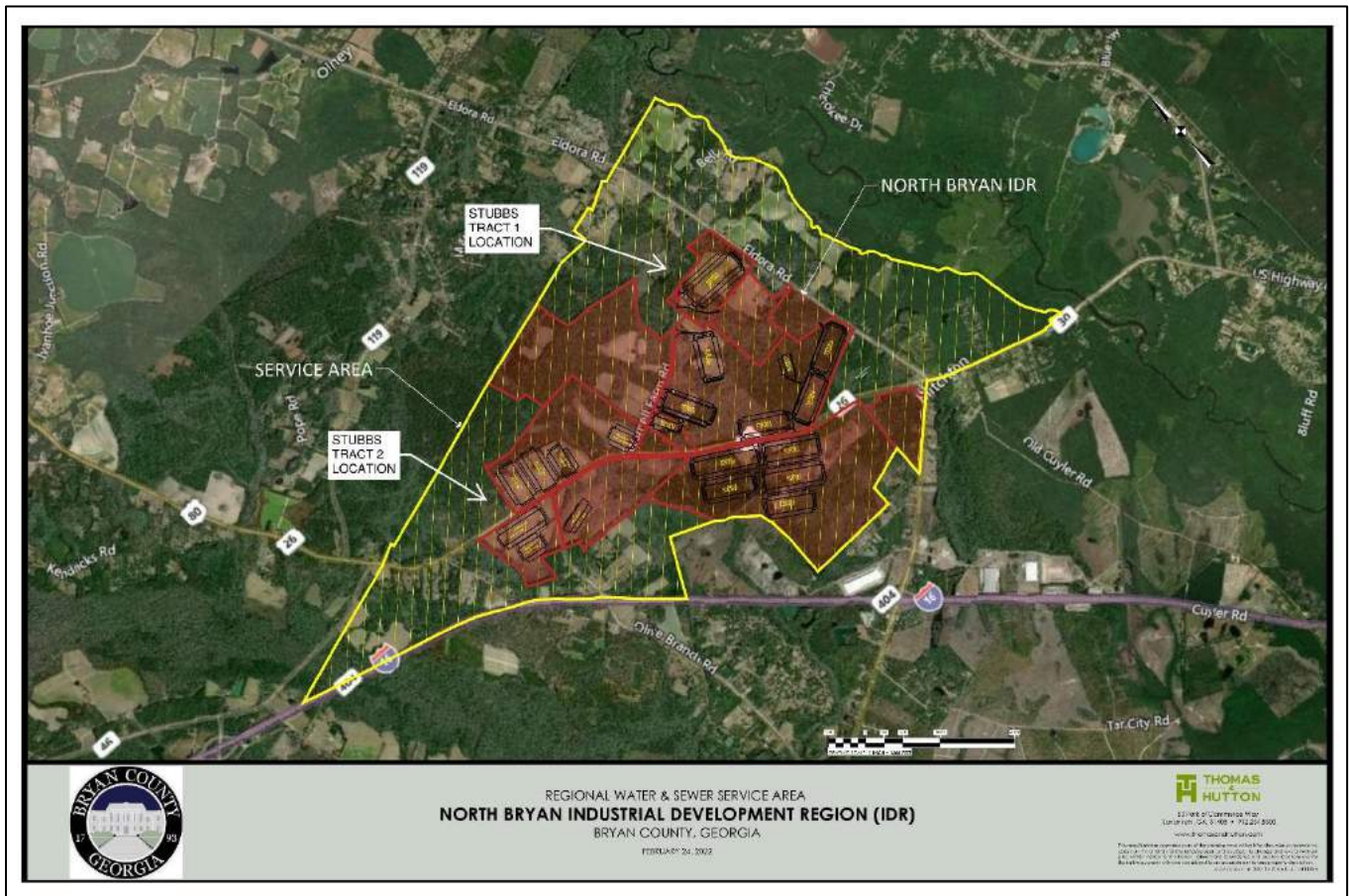
3.0 Zoning Map Amendment (Rezoning)



Based on review of the criteria for zoning map amendments in the County’s Unified Development Ordinance, the proposed rezoning meets the criteria for decision making on rezonings in many categories. The rezonings help carry out the purpose of the UDO by encouraging the most appropriate use of land, supporting the fiscal health of the county, and promoting private investment in sustainable non-residential development. Additionally, the proposed reclassification is compatible with the overall character and

land use pattern in the area surrounding the property and it is located in the North Bryan Industrial Development Region (IDR) service area. The subject properties are adjacent to other Industrial zoned parcels; therefore, the request is not spot zoning and can be considered a logical extension of a zoning boundary.

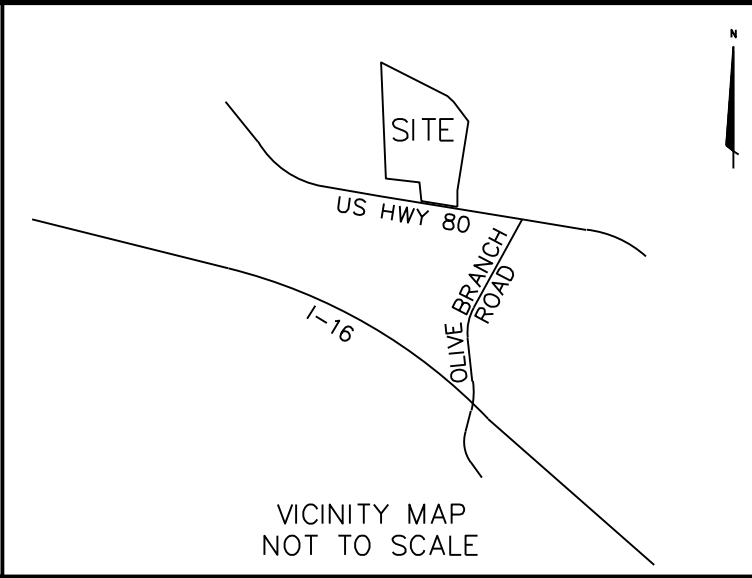
Providing adequate warehouse type development to support the new electric vehicle (EV) manufacturer in Bryan County, along with the Port of Savannah related growth, is critical to the County's economic vitality and provides necessary jobs for its residents. The existing zoning does not provide viable land uses as the adjacent properties have already been rezoned for industrial uses.



These properties lie within the regional water and sewer service area associated with the North Bryan Industrial Development Region (IDR) established by the County. Based on initial meetings with County Staff, the planned water and sewer capacity will not be burdened by this type of development. Road improvements identified in the project TIA will mitigate traffic impact and improve services in the area. Other public facilities and services are also adequate to serve the projected demands from the development. There is an imminent need for multi-family residential in the area and the property will be used for the use requested.

4.0 Conclusion

The above information, along with the required supplemental forms provided in the applications, demonstrate how the proposed Comprehensive Plan Amendments and Map Amendments (rezonings) requests are consistent with the criteria for decision making listed in the UDO. We respectfully request approval of the Comprehensive Plan Amendment and Zoning Map Amendment (rezoning) for both Stubbs Tract 1 and Stubbs Tract 2 from A-5 (Agriculture) zoning district to I-2 (General Industrial) zoning district for the future intended use of warehouse type developments.

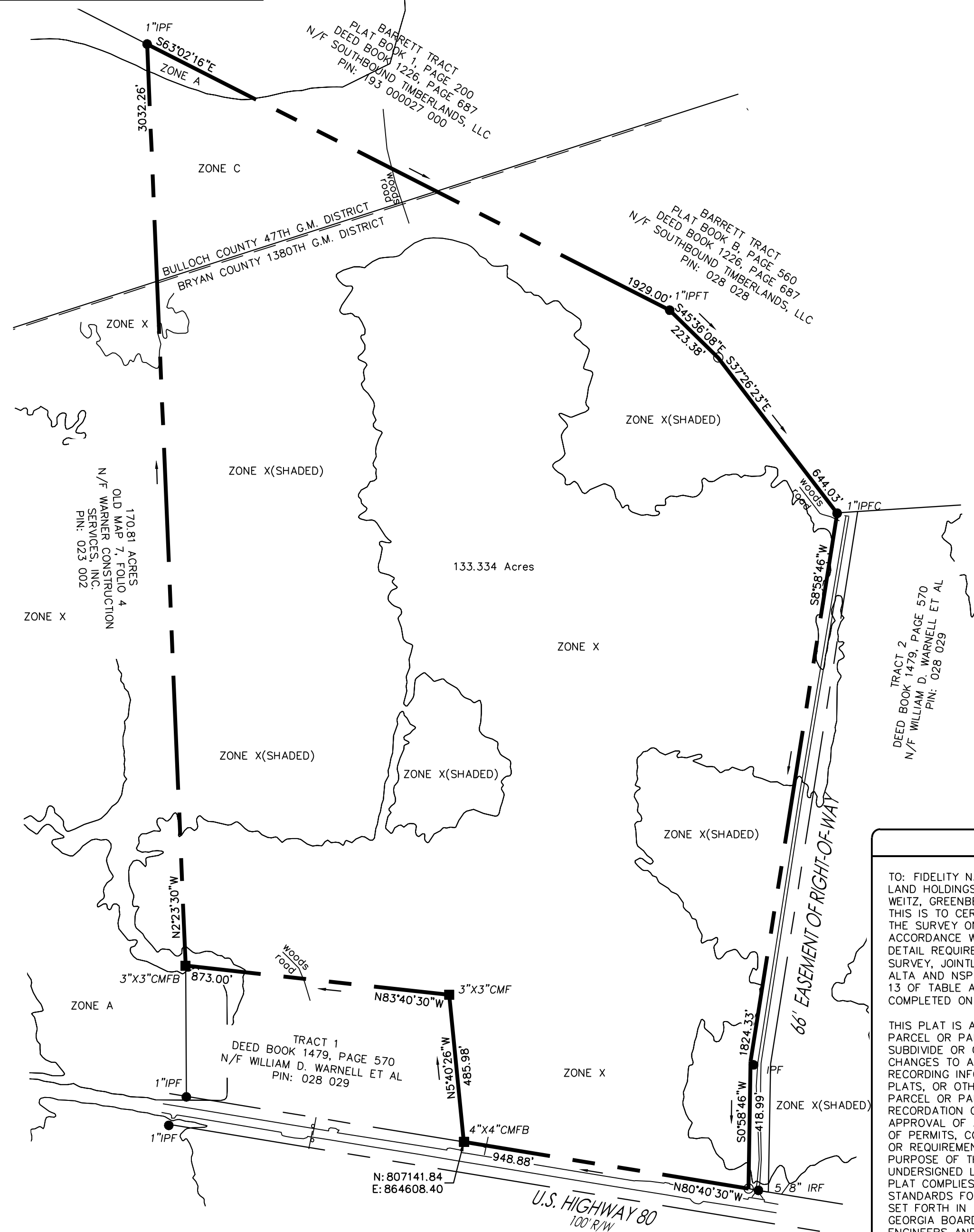


LEGEND

●	IRF	IRON ROD FOUND
○	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND

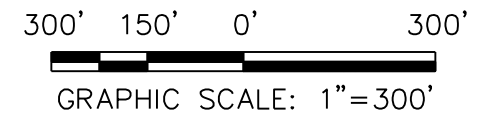
PROPERTY DESCRIPTION
 ALL THAT CERTAIN TRACT OF LAND BEING KNOWN AS 133.335 ACRES OF LAND, BEING THE LANDS OF J.C., V.P., J.T., AND W.D. STUBBS, 1380TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE NORTHERN RIGHT-OF-WAY OF U.S. HWY 80 WITH A GEORGIA STATE PLANE EAST ZONE COORDINATE OF NORTH:807141.84 AND EAST 864608.40 THENCE ALONG THE PROPERTY LINES OF TRACT 1 (NOW OR FORMERLY WILLIAM D. WARNELL ET AL) THE FOLLOWING COURSES AND DISTANCES; N05°40'26"W A DISTANCE OF 485.98' TO A CONCRETE MONUMENT, N83°40'30"W A DISTANCE OF 873.00' TO A CONCRETE MONUMENT, THENCE ALONG THE EASTERN PROPERTY LINE OF 170.81 ACRES (NOW OR FORMERLY WARNER CONSTRUCTION SERVICES INC.) N02°23'30"W A DISTANCE OF 3032.26' TO AN IRON PIPE, THENCE ALONG THE SOUTHERN PROPERTY LINES OF THE BARRETT TRACT (NOW OR FORMERLY SOUTHBOUND TIMBERLANDS, LLC) THE FOLLOWING COURSES AND DISTANCES; S63°02'16"E A DISTANCE OF 1929.00' TO AN IRON PIPE, S45°36'08"E A DISTANCE OF 223.38' TO A POINT, S37°26'23"E A DISTANCE OF 644.03' TO AN IRON PIPE THENCE ALONG A 66' EASEMENT OF RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES; S08°58'46"W A DISTANCE OF 1824.33' TO AN IRON PIPE, S00°58'46"W A DISTANCE OF 418.99' TO A POINT, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 80 N80°40'30"W A DISTANCE OF 948.88' TO THE POINT OF BEGINNING AND CONTAINING 133.334 ACRES OR 5,808,029 SQUARE FEET.



- NOTES:**
1. PROPERTY ADDRESS: US HWY 80
 2. PARCEL IDENTIFICATION NUMBER: 023 001
 3. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 4. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X AND X(SHADED), NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13029C00800, EFFECTIVE DATE: 05/05/2014 (ZONE X SHADED ARE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 5. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 6. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.

- EXCEPTIONS TO TITLE**
- THE FOLLOWING ARE SPECIAL EXCEPTIONS AS LISTED IN PART II, SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 17358.0001.24, COMMITMENT DATE: JULY 19, 2022.
8. SUCH STATE OF FACTS AS DISCLOSED ON THAT CERTAIN MATTERS OF SURVEY RECORDED IN PLAT BOOK C-471, BRYAN COUNTY RECORDS. DOES NOT AFFECT SUBJECT PROPERTY
 9. CUA RECORDED IN BOOK 1182, PAGE 571, AFORESAID RECORDS. AFFECTS SUBJECT PROPERTY



SURVEYORS CERTIFICATION

TO: FIDELITY NATIONAL TITLE COMPANY, SILVERMAN LAND HOLDINGS, LLC, AND WIENER SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/15/2022.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DON EDWARD TAYLOR, JR.
 GA REG. LAND SURVEYOR NO. 3417
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION; LSF 1167



DRAFT

SURVEY DATE: 12/15/2022
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 03"
 ADJUSTED BY LEAST SQUARES:
 PLAT ERROR OF CLOSURE: 1/250,332
 FIELD ERROR OF CLOSURE: 1/22,461

- REFERENCE:**
1. PLAT BOOK C, PAGE 201.

AN ALTA/NSPS SURVEY OF 133.334 ACRES OF LAND BEING THE LANDS OF J.C. V.P., J.T., AND W.D. 1380TH G.M. DISTRICT, BRYAN COUNTY STATE OF GEORGIA

PREPARED FOR: SILVERMAN LAND HOLDINGS, LLC.

JOB NUMBER: 22-626
 DATE: 12/25/2022
 DRAWN BY: JBT
 CHECKED BY: JBT
 SCALE: 1" = 300'

ALTA/NSPS SURVEY

SHEET: 1/1

COLEMAN COMPANY
 ENGINEERS • SURVEYORS
 1480 Chatham Parkway, Suite 100
 Savannah, Georgia | (912) 200-3041

COLEMAN COMPANY, INC. DATE PLOTTED: 1/27/2023 9:54 AM BY: Barre Thomas DRAWING PATH: Q:\2022\22-626\000\DWG\Survey\22-626 ALTA_1bt_1-27-2023.dwg

SITE DATA
 SITE: +/- 125.54 AC
 UPLAND AC: +/- 115.67 AC
 WETLANDS: +/- 18.43 AC
 JURISDICTIONAL: 9.86 AC

ZONING: I-2
 SURROUNDING ZONING:
 I-2, A-5 & AG-5

BUILDING 1: 100500 SF
 60 EMPLOYEE PARKING
 24 TRUCK STORAGE

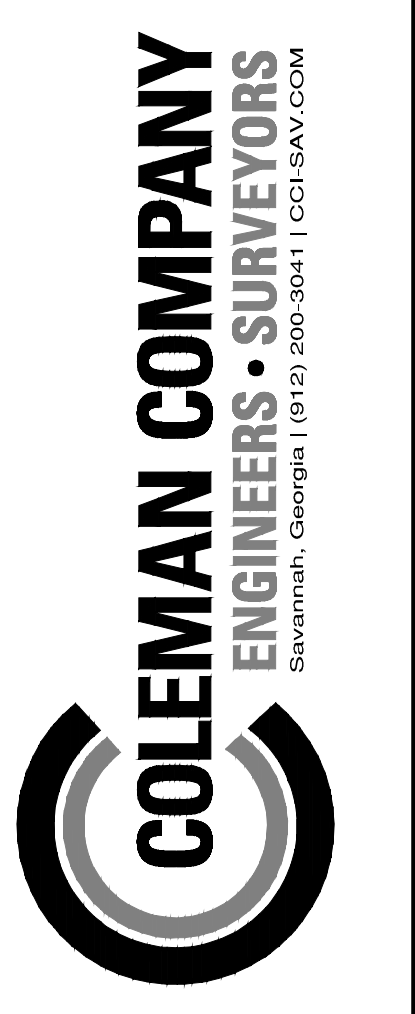
BUILDING 2: 822,120 SF
 298 EMPLOYEE PARKING
 240 TRUCK STORAGE

BUILDING 3: 229,090 SF
 120 EMPLOYEE PARKING
 50 TRUCK STORAGE

BUILDING 4: 234,050 SF
 138 EMPLOYEE PARKING
 51 TRUCK STORAGE

BUILDING 5: 198,400 SF
 118 EMPLOYEE PARKING
 49 TRUCK STORAGE

STORM: 19.05 AC / 16.47%



NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN

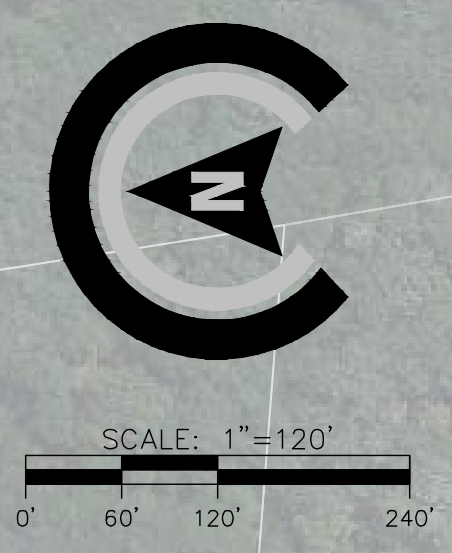
STUBBS TRACT 2

LOCATED IN BRYAN COUNTY, GEORGIA,

JOB NUMBER: 22-626.000
 DATE: 9/27/2022
 DRAWN BY: JWR
 CHECKED BY: GJC
 SCALE: AS NOTED

CONCEPTUAL PLAN

SHEET:
CP2.0



© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/24/2023 9:07 AM BY: John Robinson DRAWING PATH: O:\2023\22-626.000\DWG\Planning\22-626.000\Stubbs Tract 2 Master.dwg

“B” Exhibits – Agency Comments

Plan Review Comments

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

No Review Done

Review Comments:

**Fire - Tim Stillwell -
tstillwell@bryan-county.org**

No Review Needed

Review Comments:

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

No Review Needed

Review Comments:

**Public Works - Keith Page - 912-220-2449
kpage@bryan-county.org**

No Review Needed

Review Comments:

**Zoning - Amanda Clement -
aclement@bryan-county.org**

DRC Review Complete

Review Comments:

Advisory Comments:

A preliminary review of the concept plan has been completed. This review is preliminary in nature. If the rezoning is approved, then final approval of the general layout of the development and its full compliance with the Bryan County Unified Development Ordinance (UDO) and Engineering Design Manual (EDM) will be evaluated/determined through the site development process. The developer and their project engineer are responsible for reviewing the Bryan County UDO/EDM in order to understand the standards/requirements that would apply to this development. The omission of a specific reference to a requirement within these comments should not be interpreted to mean that the requirement does not apply. A copy of the Unified Development Ordinance and EDM is available on the website through the following links:

https://library.municode.com/ga/bryan_county/codes/code_of_ordinances

<https://www.bryancountyga.org/government/departments-a-g/engineering-inspections/digital-submittal-projects>

Comments on Conceptual Plan:

1. Buffering: An Ordinance to amend the buffer standards in the Unified Development Ordinance was adopted on December 13, 2022. This ordinance revised "Exhibit 629: Minimum Buffer Widths Between Land uses and Zoning Districts" and added an "Exhibit 630b: Minimum Buffer Planting Requirements for I-1 and I-2 Districts". These revisions changed the minimum requirements for buffers between the Proposed I-2 Zoning District and the adjacent agricultural zoning districts. The new standards offer flexibility in meeting buffer standards based on the use of a Type A, Type B, or Type C. The Type A buffer is the widest at 75', Type B buffer is 50', and Type C is 40'. If developing the site with a 50' buffer adjacent to agricultural, then

the Type B planting standards must be adhered to.

Highway 80 is classified as an Arterial Road. 50' buffers are required along Arterial Roads, unless a request for a streetyard as provided for in Section 114-631 of the Unified Development Ordinance is approved.

2. Canopy Retention and Tree Preservation: All development is required to comply with the canopy retention and tree preservation requirements specified under Section 114-634 of the UDO. This requires a tree survey, mitigation for historic/heritage trees that are removed, and overall 40% canopy coverage. No tree removal or clearing activities can take place until a tree survey is completed and approved.

3. Parking: The Concept Plan proposes 734 parking spaces, which amounts to a parking ratio of 1 space per 2,158 square feet of gross leasable area (GLA). This exceeds the minimum parking ratio of 1 space per 5,000 square feet of GLA which is specified in the Bryan County UDO, under Exhibit 618, for warehouses. Per section 114-622, the minimum parking space requirements shall not be exceeded by more than 10 percent. In cases such as this, the UDO does provide that an increase can be requested when the applicant demonstrates that the parking is necessary to accommodate the use on a typical day. Any increase in parking should be requested at the time a specific developer is identified for a building(s) and justification that the parking is necessary to accommodate the use on a typical day can be provided.

4. Subdivision: If the development is going to be subdivided, then it will need to follow the subdivision regulations within the Bryan County Unified Development Ordinance. Only a maximum of three lots can be access from a shared access easement. More than that will be required to comply with private or public road standards. Road standards are addressed under Article X of the Unified Development Ordinance. The 75' wide access easement that is currently shown, may not be adequate if having to serve as a private right-of-way.

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

DRC Review Complete

Review Comments:

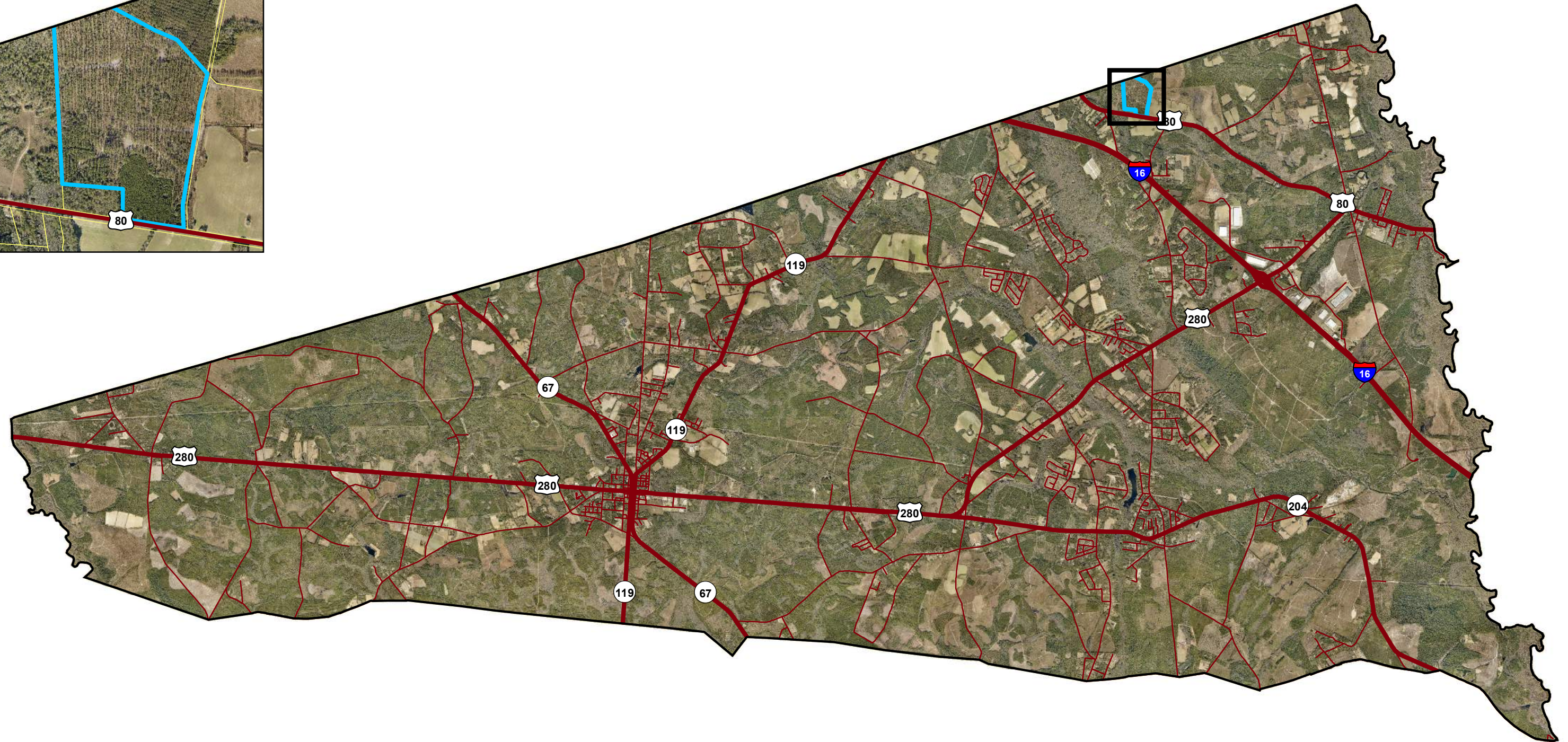
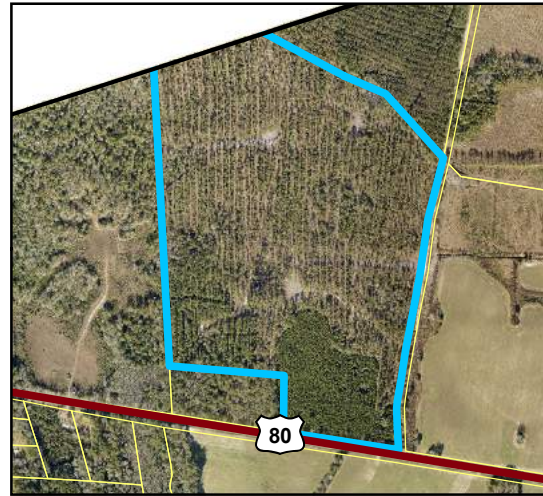
**County Commission - Amanda Clement -
aclement@bryan-county.org**





Review Comments:

**Planning and Zoning Commission - Amanda Clement -
aclement@bryan-county.org**

Review Comments:

“C” Exhibits – Bryan County Supplements



-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 023-001
-  Parcels



Produced by Bryan County GIS
June 2023



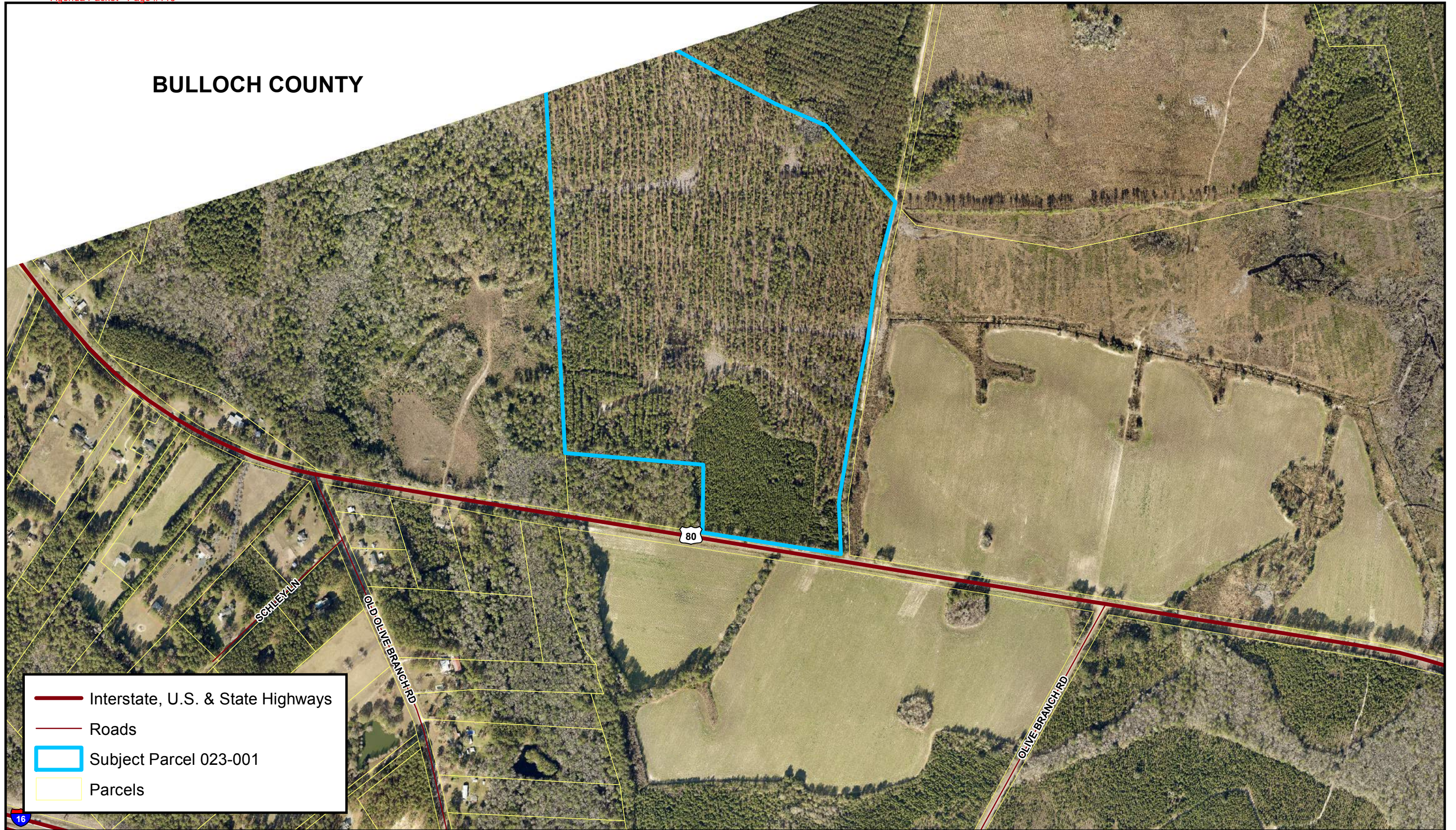
Overview Map

Silverman Land Holdings, LLC Stubbs Tract 2 - Hwy 80

Project # 20220748 - Rezoning & Comprehensive Plan Amendment

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

BULLOCH COUNTY



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 023-001
- Parcels



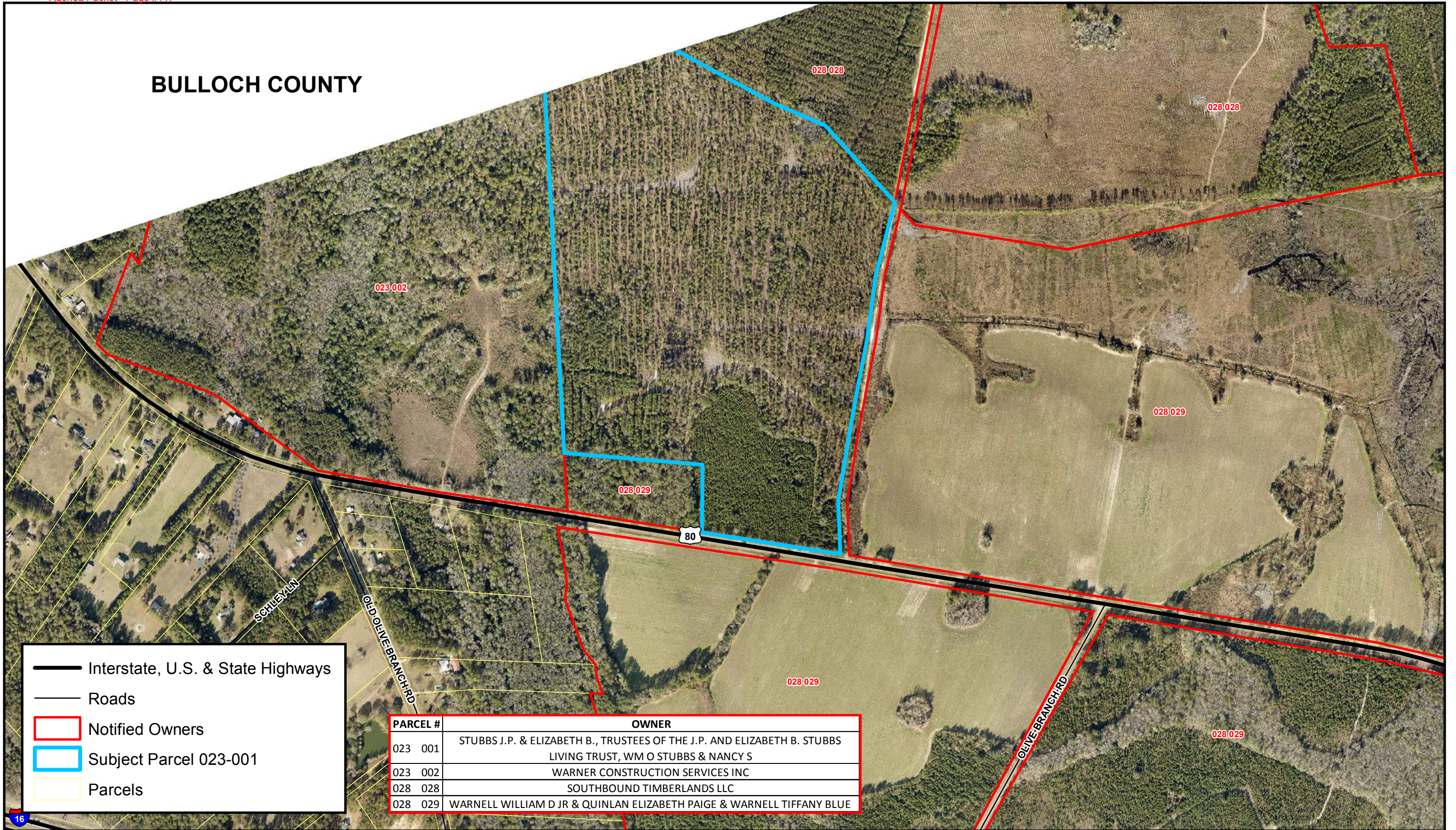
Location Map

Silverman Land Holdings, LLC Stubbs Tract 2 - Hwy 80

Project # 20220748 - Rezoning & Comprehensive Plan Amendment

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BULLOCH COUNTY



-  Interstate, U.S. & State Highways
-  Roads
-  Notified Owners
-  Subject Parcel 023-001
-  Parcels

PARCEL #	OWNER
023 001	STUBBS J.P. & ELIZABETH B., TRUSTEES OF THE J.P. AND ELIZABETH B. STUBBS LIVING TRUST, WM O STUBBS & NANCY S
023 002	WARNER CONSTRUCTION SERVICES INC
028 028	SOUTHBOUND TIMBERLANDS LLC
028 029	WARNELL WILLIAM D JR & QUINLAN ELIZABETH PAIGE & WARNELL TIFFANY BLUE



Notification Map

Silverman Land Holdings, LLC Stubbs Tract 2 - Hwy 80

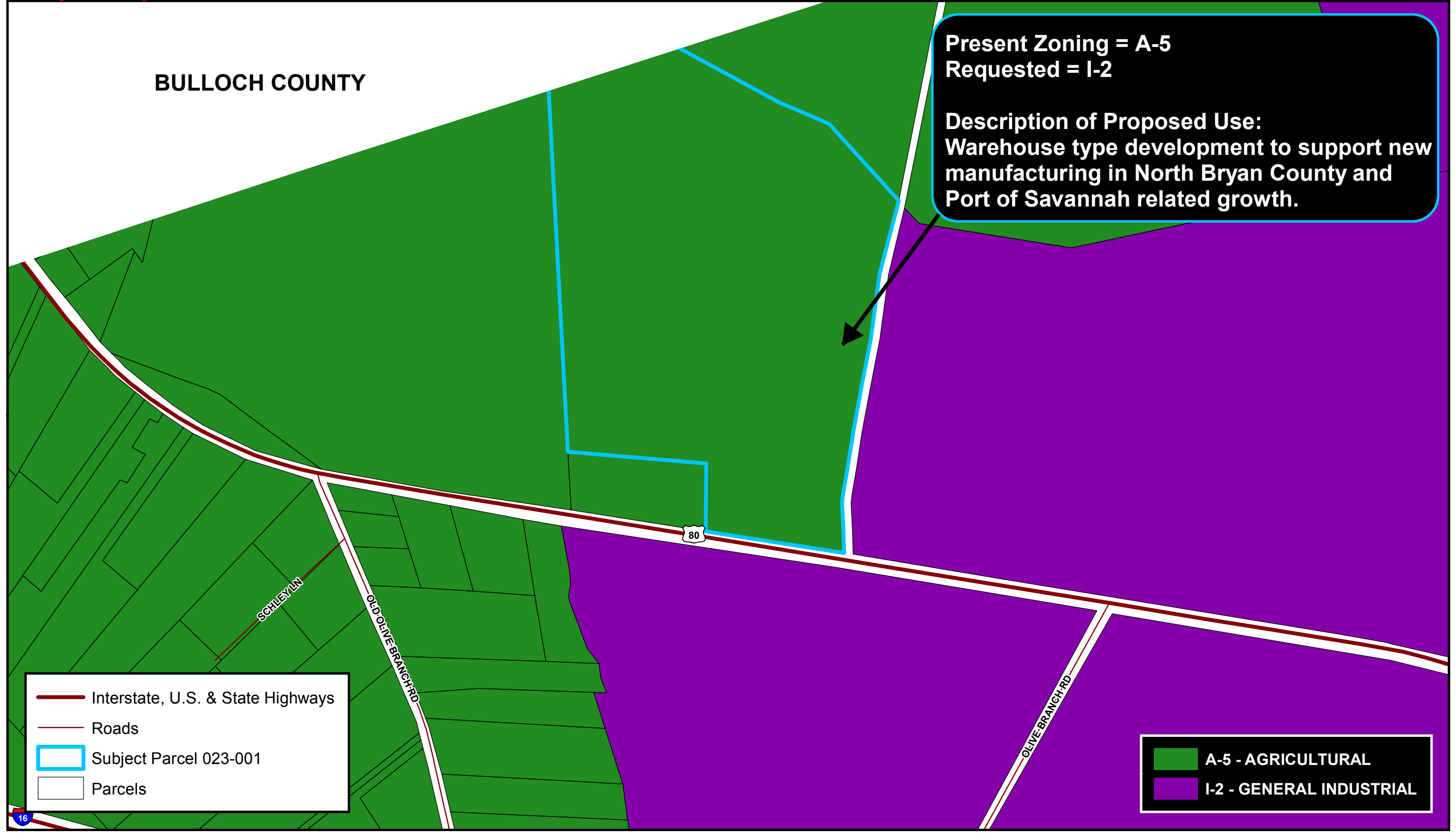
Project # 20220748 - Rezoning & Comprehensive Plan Amendment

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BULLOCH COUNTY

**Present Zoning = A-5
Requested = I-2**

**Description of Proposed Use:
Warehouse type development to support new
manufacturing in North Bryan County and
Port of Savannah related growth.**



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 023-001
- Parcels

- A-5 - AGRICULTURAL
- I-2 - GENERAL INDUSTRIAL



Zoning Map
Silverman Land Holdings, LLC Stubbs Tract 2 - Hwy 80
Project # 20220748 - Rezoning & Comprehensive Plan Amendment

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“D” Exhibits – Public Comment



PO Box 16206
Savannah, GA 31416
Phone/Fax: 866-942-6222

www.ogeecheeriverkeeper.org
Working Together to Protect the Ogeechee, Canoochee and Coastal Rivers

May 26, 2023

Via E-Mail

Karen Saunders, Grant Specialist
Coastal Regional Commission of Georgia
ksaunds@crc.ga.gov

Re: Comments on DRIs # 3980 - Stubbs Tract 1 Warehouse Development

Dear Ms. Saunders:

Ogeechee Riverkeeper's ("ORK") mission is to protect, preserve, and improve the water quality of the Ogeechee River basin, including the Canoochee River and the coastal and tidal rivers of Liberty, Bryan, and Chatham Counties. ORK works with local communities to share and collect information on the ecological and cultural importance of rivers and streams throughout the Basin, and use that information to amplify the voices of those who speak for the watershed. One of ORK's primary roles is as watchdog on new land development projects throughout the watershed that could pose a significant threat to water quality.

ORK offers these comments on the warehouse development proposed for Stubbs Tract 1, owned by the J.P. & Elizabeth Stubbs Living Trust and to be developed by Silverman Land Holdings, LLC (the "applicants"). Overall, ORK recommends that the two Stubbs Tracts not be rezoned for the proposed warehouse developments. The recent boom of warehouse developments and the unclear need for all of this additional space calls the necessity of the project into question. Coupled with the loss of Areas of Significant Natural Resources, the need to replace the lost environmental services that these properties are currently providing, and the increased stormwater management demands from hundreds of acres of impervious surfaces, there are serious concerns about the proposed development. As such, ORK calls on future decision makers to seek more information about this development and to carefully consider the long term impacts before rezoning and permitting any development activities.

1. Weighing Uncertain Warehouse Needs against Natural Resources Impact

ORK is concerned about the rapid and sustained build-out of warehouses in the region. Combined, Stubbs Tracts 1 and 2 will add 3.2 million square feet of warehouse space and around 200 acres of new impervious surfaces. This

is in addition to the 5.1 million square feet of warehouse space already considered by the Coastal Regional Commission in just the last six months.¹ ORK urges the decision makers to take a big-picture view of the existing warehouse space.

Additionally, with such a rapid build-out of warehouse space, ORK is concerned that these spaces might never be used for their intended purposes. The incoming glut of warehouse space might result in an overbuild of the required need, leading to empty buildings and hundreds of acres of new and unused impervious surface potentially being left abandoned in the coming years and decades. ORK calls on the Coastal Regional Commission and any subsequent decision makers to take a hard look at the need for any newly proposed warehouse space. Without actual demand, the negative impacts these warehouses could far outweigh their benefit.

It is important to remember that these warehouse projects, including the two Stubbs Tracts, are not impacting vacant lands. These proposed projects are sited in Areas Requiring Special Attention (“ARSA”), Areas of Significant Natural Resources, and near waterways. Once these projects are constructed, these areas and the environmental services that they provide - stormwater management and filtration, wildlife habitat, and groundwater recharge, among others - will be lost and will need to be addressed through new or expanded infrastructure, artificial structures, or other forms of mitigation.

Likewise, nearby residential areas will also be negatively impacted by the industrial rezoning and the accompanying heavy vehicle traffic and activity. Stubbs Tract 1, in particular, borders many residential properties on the northern and eastern boundaries. The impact to these residents should also be considered in determining whether to rezone these properties.

Overall, ORK urges careful consideration of the actual needs for and benefits from these proposed warehouse spaces compared to the regional impacts that come from their construction. All decision makers should take a hard look at these and all future warehouse developments and compare their long term benefits to the long lasting effects of losing these quickly dwindling significant natural resources and the environmental services they provide.

2. Non-Jurisdiction Wetlands’ Benefits and Need for Jurisdictional Determination

Attention should be paid to all wetlands impacted by this proposed rezoning and development, including non-jurisdictional wetlands. While the non-jurisdictional wetlands do not receive the same protection under the Clean Water Act, the services they provide are still important. They help to slow down stormwaters, reducing erosion and sedimentation as well as strain on existing stormwater infrastructure. The slowed stormwaters are also better able to recharge groundwater in these wetlands. Additionally, by retaining excess water, wetlands help reduce the potential for flooding that would otherwise damage adjacent and downstream properties. Finally, wetlands also provide quickly dwindling habitat for the region's wildlife in a rapidly developing area. The jurisdictional status of these wetlands does not reduce their important role.

Additionally, the wetlands identified as “non-jurisdictional” in the conceptual plan still need to be assessed by the U.S. Army Corps of Engineers (“USACE”). Nowhere in the applicants’ submitted documents does it show that the USACE has made the required determinations that these wetlands are, in fact, not jurisdictional. ORK asks that the

¹ These projects include DRI# 3966, # 3949, # 3945, # 3930, # 3911, and # 3885.

applicants explain how these wetlands were deemed to be non-jurisdictional. Additionally, ORK asks that subsequent decision makers ensure that these wetlands have been properly assessed by the USACE prior to permitting any rezoning or other development actions.

3. Stormwater Considerations from Development

These warehouse developments will increase stormwater-related pressures on the surrounding areas. Beyond the environmental services lost to wetland fills, the estimated 140 acres of new impervious surface proposed for the Stubbs Tract 1 will contribute to additional issues including erosion, sedimentation, and pollution control as well as reduce groundwater recharge. Without more information about the planned stormwater management, ORK urges all subsequent decision makers to ensure that stormwater will properly and effectively managed and will not contribute to land, groundwater, or water quality degradation.

4. Groundwater and Wastewater Management

The DRI announcement notes that the development plans to meet both its water supply and wastewater disposal through future Bryan County service lines. ORK supports this approach, especially for wastewater disposal. Centralized water supply and wastewater disposal ensures that waterways and the region's natural resources are better protected.

However, ORK calls on decision makers to delay development on this site until these service lines are actually installed. Without these lines, water and wastewater management will not be properly addressed at the site. ORK also strongly recommends against temporary efforts to deal with these issues, such as temporary groundwater withdrawals or a temporary septic or land application system. Likewise, in the event that the proposed water and wastewater service lines are not extended to these properties, ORK urges against the installation of onsite septic systems.

5. Clear Plans Needed for Borrow Pit

ORK seeks more information about the applicants' plans to address the borrow pit located on the parcel of land to the east of Warnell Farm Road. The submitted documents do not explain how the applicants will remediate or otherwise address this existing feature. ORK urges the relevant decision makers to address this issue prior to rezoning or permitting other development actions related to the proposed project.

Thank you in advance for your time and consideration. If you have any questions regarding this letter, please contact ben@ogeecheeriverkeeper.org or 866-942-6222 x9.

Ben Kirsch
Legal Director
Ogeechee Riverkeeper

BRYAN COUNTY PLANNING & ZONING COMMISSION

PROJECT 20230249

Public Hearing Date: June 20, 2023

REGARDING THE APPLICATION OF: Pegi Walters, requesting rezoning of 840 Dunham Marsh Trail, PIN# 057-004-01 in unincorporated Bryan County, Georgia.	Staff Report By: Sara Farr-Newman Dated: June 13, 2023
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I. Application Summary

Requested Action: Public hearing and consideration of a zoning map amendment in unincorporated Bryan County. The application by Pegi Walters, representing John Walters, proposes to change the “A-5” Agricultural Zoning District for 840 Dunham Marsh Trail, PIN# 057-004-01, to “RR-2.5” Rural Residential Zoning District.

Representative/Applicant: Pegi Walters
840 Dunham Marsh Trail
Richmond Hill, GA 31324

Owner: John Walters
840 Dunham Marsh Trail
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 2. Agricultural and Rural Residential Districts

II. General Information

1. Application: A rezoning application was received by the Director on April 2, 2023. After reviewing the application, the Director certified the application as complete on May 3, 2023.

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

A. Legal notice was published in the Bryan County News on **June 1, 2023**.

B. Notice was sent to Surrounding Land Owners on **June 2, 2023**.

C. The site was posted for Public Hearing on **June 2, 2023**.

3. Background: The subject property, 840 Dunham Marsh Trail, is located off of Dunham Marsh Trail south of the intersection with Belfast River Road. The property currently has one single-family residential home located on it and is approximately 10 acres. The applicant is requesting to rezone from the existing "A-5", Agricultural Zoning District, to "RR-2.5", Rural Residential Zoning District, in order to subdivide the property into two lots total with plans to construct a home on the second lot. Due to the existing conditions of the property, including the lot width, there is not sufficient property to subdivide the property with the required access to the rear lot under the current "A-5" zoning.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 4, 2023, unless otherwise noted.

"A" Exhibits- Application:

A-1 Disclosure Statement

A-2 Owner Authorization

A-3 Impact Analysis

A-4 Concept Plan

"B" Exhibits- Agency Comments:

B-1 DRC Comments (May 18, 2023)

"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:

D-1 Henderson Comment (June 14, 2023)

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 South Bryan County adopted in July of 2018, and amended on March 10, 2020, shows the subject site as being within the “Low Density Suburban Characteristics” character area, which is suitable for lower density residential development and neighborhoods. The proposed “RR-2.5” rezoning is suitable for this area.

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 immediately adjacent properties are zoned “A-5”, agricultural zoning district. The proposed rezoning is compatible with the “A-5” district as it will maintain the large lot residential character of the area. The special flood hazard area and potential wetlands on the property prevent more dense development. There are also planned developments (“PD”), “RR-2.5” zoned property, and single-family residential neighborhoods zoned “R-15” in the surrounding area.

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: The rezoning will permit one additional home to be added, which will have minimal impact on Dunham Marsh Trail.
- b) Parks and Recreational Facilities: Recreational facilities will not be significantly impacted by the proposed rezoning.
- 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: Schools will not be significantly impacted by this rezoning.
- e) Stormwater drainage systems: The rezoning will have minimal impact on the stormwater drainage systems.
- f) Water Supply and Wastewater Treatment: The rezoning will have minimal impact on water supply and wastewater treatment.

In general, the impact of the rezoning is minimal with one single-family residential home proposed to be developed following subdivision of the property.

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 (Panel 130290375D updated 8/2/2018) indicate the rear portion of the property is located within a Special Flood Hazard Area with potential wetlands; however, there is sufficient property to build outside of these areas. There are no significant historic or cultural resources documented on the property that would be impacted.

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

Staff Findings: The property is currently used for a single-family residence. The applicant is proposing to rezone in order to subdivide a second parcel for a family member to construct a home. The primary use will remain large lot residential.

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

Staff Findings: Rezoning the property to "RR-2.5" would allow the applicant to subdivide one

additional lot on the property to construct a second residential home. This would have minimal impact on the public.

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 indicated they plan to subdivide a lot to be located on the rear of the property to construct a home for a family member.

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: The property is currently zoned “A-5” with a single family home on it. The proposed use under the “RR-2.5” zoning would remain large lot residential. Due to the shape of the lot, the property cannot be subdivided into two 5 acre lots to meet current zoning district requirements.

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 proposed map amendment to rezone to “RR-2.5” does not bear a substantial impact 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.

Ordinance Number: _____

Date: _____

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND OFFICIAL ZONING MAP OF BRYAN COUNTY, GEORGIA, BY REZONING A TRACT OF LAND, A TOTAL OF ±10- ACRES OF LAND (**OWNED BY PEGI AND JOHN WALTERS**) AND LOCATED AT 840 DUNHAM MARSH TRAIL REFERENCED BY TAX MAP/PARCEL 057-004-01, BY CHANGING SAID PROPERTIES FROM AN “A-5” AGRICULTURAL ZONING CLASSIFICATION TO A “RR-2.5” RURAL RESIDENTIAL ZONING CLASSIFICATION.

BE IT ORDAINED AND ENACTED BY THE COUNTY COMMISSIONERS OF BRYAN COUNTY, GEORGIA.

SECTION 1. FINDINGS The Bryan County Board of Commissioners finds that the property described in Section 3 of this Ordinance was zoned and classified under the Unified Development Ordinance of Bryan County and the official Zoning Map adopted pursuant thereto as an “A-5” zoning classification. The Bryan County Board of Commissioners, with the consent of the owner(s) of the property described in Section 3 of this Ordinance, have submitted to the Bryan County Planning and Zoning Commission proposed changes or amendments to the Unified Development Ordinance of Bryan County and the official Zoning Map adopted pursuant thereto in order to amend the zoning district and classification of the property described in Section 3 of this Ordinance from an “A-5” zoning classification to a “RR-2.5” zoning classification. The Board of Commissioners finds that the Bryan County Planning and Zoning Commission has reviewed the proposed changes or amendments to the Unified Development Ordinance of Bryan County and the official Zoning Map, and the Planning and Zoning Commission has prepared and submitted its recommendations on the proposed amendments and changes, wherein the Planning and Zoning Commission has stated its findings and evaluations of the request.

SECTION 2. ZONING ORDINANCE AND MAPS AMENDED. The Unified Development Ordinance of Bryan County and the official Zoning Map, adopted pursuant thereto, are hereby amended by amending and changing the zoning district and zoning classification of the property described in Section 3 of this Ordinance from an “A-5” zoning classification to a “RR-2.5” zoning classification, and in accordance with and pursuant to the authority conferred by §36-66-1, *et. seq.*, O.C.G.A, and Section 114-313 of the Unified Development Ordinance of Bryan County.

SECTION 3. DESCRIPTION OF PROPERTY. The property which is the subject of this Ordinance is described as follows: All those certain pieces, parcels or tracts of land containing approximately 10 acres of land, located at 840 Dunham Marsh Trail referenced by tax map/parcel 057-004-01, Bryan County, Georgia.

SECTION 4. PUBLIC HEARING. The Bryan County Board of Commissioners shall hold

a public hearing on this Ordinance and provide at least fifteen but not more than 45 days' notice of the time and place by publishing said notice in a newspaper of circulation in Bryan County, Georgia, and posting a notice on the property at least fifteen days prior to conducting such public hearing, as required by §36-66-4 O.C.G.A, and Section 114-218 of the Unified Development Ordinance of Bryan County, before this Ordinance shall become effective.

SECTION 5. REPEAL OF INCONSISTENT ORDINANCES OR LAWS. All ordinances and laws in conflict with this Ordinance are hereby repealed and amended to the extent of such conflict and the official Zoning Map of Bryan County is hereby amended, consistent with the provisions of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

ADOPTED THIS __ DAY OF ____, 2023.

BRYAN COUNTY BOARD OF COMMISSIONERS

BY: _____
Carter Infinger, Chairman

ATTEST: _____
Lori Tyson
County Clerk

1st Reading: June 13, 2023
Public Hearing: June 20, 2023
2nd Reading: July 11, 2023

“A” Exhibits – Application

**Bryan County
Board of Commissioners**

Community Development Department

"Exhibit A-1"



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

AUTHORIZATION BY PROPERTY OWNER*

I, John Walters, 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
- Temporary use/special event

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: John Walters

Address: 840 Dunham Marsh Trail

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912-663-5403 Email: pegiwalters@aol.com

John Walters
Signature of Owner

March 31, 2023
Date

John Walters
Owners Name (Print)

Owners Name (Print)

Personally appeared before me
John Franklin Walters

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 31st of March 2023

Aquilla Costa
Notary Public



Name of Representative: Pegi Walters

Address: 840 Dunham Marsh Trail

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912-663-5403 Email: pegwalters@aol.com

John Walters
Signature of Owner

March 31, 2023
Date

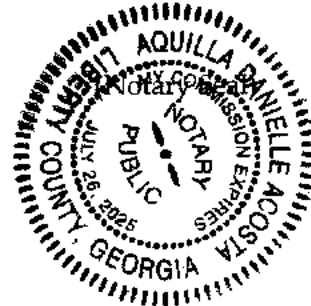
John Walters
Owners Name (Print)

Personally appeared before me
John Franklin Walters
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 31st of March 2023

Aquilla Acosta
Notary Public



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

Bryan County Board of Commissioners



Community Development Department

"Exhibit A-3"

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.
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.
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.
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.

5. Whether the property is suitable for authorized uses as presently zoned.
6. Whether the relative gain to the public exceeds the hardships imposed upon the applicant by the existing zoning restrictions.
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.
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.
9. Whether the proposed map amendment bears a substantial relationship to the public health, safety or general welfare.



"Exhibit A-4"

NO	RADIUS	ARC LENGTH	TANGENT	CHORD BRG
C1	843.91'	58.55'	29.29	S14°15'38"E



NO	BEARING	LENGTH
L1	N12°16'23"W	170.87'
L2	N59°16'30"E	87.43'
L3	N35°08'22"E	49.12'
L4	N50°45'22"E	79.66'
L5	S26°16'09"E	124.04'
L6	S12°16'23"E	141.46'

*Proposed new
division lines*

*Driveway estimated
20' wide.*

NOT
TE:
DB

“B” Exhibits – Agency Comments

"Exhibit B-1"

Plan Review Comments

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

No Review Done

Review Comments:

**Fire - Tim Stillwell -
tstillwell@bryan-county.org**

DRC Review Complete

Review Comments:

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

DRC Review Complete

Review Comments:

Please contact the Bryan County Health Department for private well and septic needs.

912-756-2636

**Public Works - Keith Page - 912-220-2449
kpage@bryan-county.org**

DRC Review Complete

Review Comments:

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

DRC Review Complete

Review Comments:

1. Provide soils study in order to provide further information on potential wetlands on property.

**Engineering - Mark Hopkins -
mhopkins@bryan-county.org**

DRC Review Complete

Review Comments:

County Commission - -

Review Comments:

Planning and Zoning Commission - -

Review Comments:

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 057-004-01
- Parcels

"Exhibit C-1"



**Overview Map
Walters - Dunham Marsh Trl
Project # 20230249 - Rezoning**

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 057-004-01
- Parcels
- City of Richmond Hill



Location Map
Walters - Dunham Marsh Trl
Project # 20230249 - Rezoning

"Exhibit C-2"

DISCLAIMER
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Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 057-004-01
 Parcels
 City of Richmond Hill

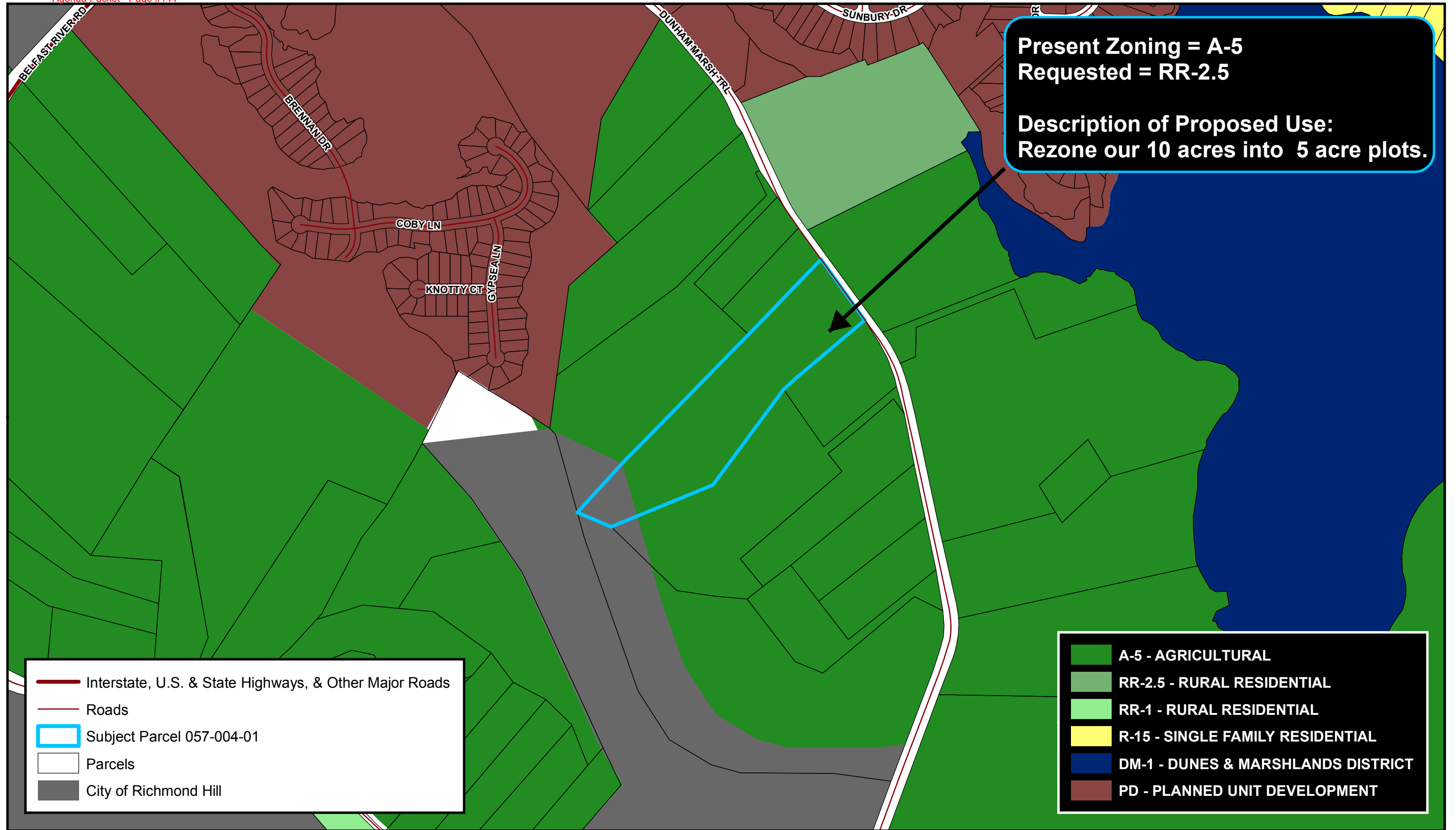
PARCEL #	OWNER
056 035	SAVANNAH OLIVE ORCHARDS LLC
057 003	SCHULTE RICHARD N & ANNECKE SCHULTE
057 004	SIMON CHRISTOPHER P JR
057 004 01	WALTERS JOHN F
057 005	WATKINS WILLIAM & WATKINS EDITH
057 080	FRED A CANADY AND CLARISSA K CANADY AS TRUSTEES OF THE CANADY FAMILY LIVING TRUST DTD 12/20/2018
057 083	KYLE S CANADY & MICHELLE G CANADY LIVING TRUST DATED AUGUST 18 2021
057 086	REY HENRY L JR & SHELLI D
057 100 02	RAYDIENT LLC
057 103	RAYDIENT LLC
057 856	JONES JASON M & BRETT D JONES
057 00 104 002	KINCAID KERRY & KINCAID KYLE



Notification Map
Walters - Dunham Marsh Trl
Project # 20230249 - Rezoning

"Exhibit C-3"

DISCLAIMER
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“D” Exhibits – Public Comment

"Exhibit D-1"

Bryan County Board of Commissioners,

I am submitting this letter to express my opposition to Project Number 20230249, 840 Dunham Marsh Trail, Rezone 10 acres from A-5 to RR-2.5. As an owner and resident of property located along Dunham Marsh Trail, I would like to preserve the intent of the planned lot size to be no smaller than 5-acre tracts. Land is a natural resource that has become very difficult to find and goes without saying that there will not be an addition to this resource, so we must preserve and protect what we currently have.

The parcel petitioning to be rezoned is in-between several A-5 zoned parcels and the development pattern would be inconsistent and not in keeping with the character of the surrounding housing/development pattern. The current zoning of the property is suitable for authorized uses.

A direct result of approving the rezoning request, will be incompatible with neighboring land and will have a negative impact on the overall character or land use pattern of abutting property. The beauty, charm, character, attractiveness, and value of the property along Dunham Marsh Trail should not be jeopardized with this request. Each property has the advantage of privacy as it is currently zoned and platted. There is space for wildlife, gardens, and dwellings for families to thrive and prosper, without a direct sightline to a neighboring property. The zoning and restrictions that are currently in place for the properties located in this area are crucial to maintaining privacy, and the intent of the community plan.

The net benefit to The Dunham Marsh Trail residents would be negatively impacted by the relative gain of the property owners of 840 Dunham Marsh Trail. The community residents maintain a common desire which is to maintain privacy within this residential community that can only be achieved by property sizes that are no less than 5-acre tracts. The residents along this road did not purchase property with the intent to subdivide or rezone. Subdividing or rezoning will jeopardize others' property values and way of life. The size of the property and neighboring properties was the most important factor when purchasing property for our lifetime homes and agricultural purposes. By rezoning this tract of property into 2.5-acre lots, a negative precedent will be set for the future.

In closing, I strongly oppose the rezone of the aforementioned project number. However, I hope there is an alternative option that the Commissioners and property owners would consider that will allow a rezoning option of the 10-acre tract to two individual 5-acre tracts. Two 5-acre lots would be appropriate and would allow gainful use of the property.

Sincerely,

Brett and Jessica Henderson
878 Dunham Marsh Trail
Richmond Hill, GA 31324

BRYAN COUNTY PLANNING & ZONING COMMISSION

PROJECT 20230343

Public Hearing Date: June 20, 2023

REGARDING THE APPLICATION OF: Dozier Enterprises, LLC, requesting rezoning of 135 Jeans Way Road, 140 Jeans Way Road, and 13991 Highway 144, PIN#s 0601-102, 0601-103, and 0601-105 in unincorporated Bryan County, Georgia.	Staff Report By: Sara Farr-Newman Dated: June 13, 2023
--	--

I. Application Summary

Requested Action: Public hearing and consideration of a zoning map amendment in unincorporated Bryan County. The application by Dozier Enterprises, LLC, proposes to change the “R-15” Single Family Residential Zoning District for 135 Jeans Way Road, 140 Jeans Way Road, and 13991 Highway 144, PIN#s 0601-102, 0601-103, and 0601-105, to “RR-2.5” Rural Residential Zoning District.

Representative: Holly Young
PO Box 369
Pooler, GA 31322

Applicant/Owner: Dozier Enterprises, LLC
155 Pine Barren Road
Pooler, GA 31322

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 2. Agricultural and Rural Residential Districts.

II. General Information

1. Application: A rezoning application was received by the Director on May 4, 2023. After reviewing the application, the Director certified the application as complete on May 4, 2023.

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

A. Legal notice was published in the Bryan County News on **June 1, 2023**.

B. Notice was sent to Surrounding Land Owners on **June 2, 2023**.

C. The site was posted for Public Hearing on **June 2, 2023**.

3. Background: The subject properties, 135 Jeans Way Road, 140 Jeans Way Road, and 13991 Highway 144, are located off Highway 144. They are currently vacant and are approximately 7.72 acres combined. The applicant is requesting to rezone from the existing “R-15”, Single Family Residential Zoning District, to “RR-2.5”, Rural Residential Zoning District, in order to construct a home and keep two horses on the property. The applicant plans to combine the properties via a combination plat, which has been submitted for staff review.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 4, 2023, unless otherwise noted.

“A” Exhibits- Application:

A-1 Disclosure Statement

A-2 Owner Authorization (May 18, 2023)

A-3 Impact Analysis

A-4 Proposed Lot Combination (June 5, 2023)

A-5 Neighbor Support Letter (May 18, 2023)

“B” Exhibits- Agency Comments:

No 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 South Bryan County adopted in July of 2018, and amended on March 10, 2020, shows the subject site as being within the “State of GA Coastal Conservation Lands” character area, which is suitable for limited development due to the sensitive environmental features of much of the property in this character area. The proposed “RR-2.5” rezoning is more suitable for this area than the existing “R-15” zoning, as it will limit the development of this property to a larger lot size. Additionally, the applicant plans to combine the three parcels, limiting development on these parcels, which will better protect the environmentally sensitive area.

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 immediately adjacent properties are zoned as detailed in the table below:

Location	PIN	Zoning
Northwest	PIN# 0601-095, 0601-096, 0601-097, and 0601-102-01	Single Family Residential (R-15)
Southeast	PIN# 0601-106	Single Family Residential (R-

		15)
South	Various parcels across Highway 144	Single Family Residential (R-15), Rural Residential 1 acre (RR-1), Agricultural (A-5)

The property borders the river and marshlands to the northeast, as well. The proposed rezoning is compatible with these adjacent zoning districts, which vary in density but are primarily residential zoning districts. The proposed rezoning and lot combination will reduce the impact of the existing “R-15” zoning that would allow development as three individual lots, as it will reduce the potential development to one residence. It will also result in larger building setbacks.

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: The rezoning and lot combination will reduce development on the lots and therefore reduce the impact on the roads. There are existing GDOT constructed entrances/exits from the property onto Highway 144.
- b) Parks and Recreational Facilities: Recreational facilities will not be significantly impacted by the proposed rezoning.
- 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: Schools will not be significantly impacted by this rezoning.
- e) Stormwater drainage systems: The rezoning will have minimal impact on the stormwater drainage systems. The reduction to one home will result in less impact to these systems.
- f) Water Supply and Wastewater Treatment: The rezoning will have minimal impact on water supply and wastewater treatment.

In general, the impact of the rezoning is minimal, and will reduce impact in several areas as only one home is now proposed to be developed on the three lots to be combined.

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 indicate the property is not located within a Special Flood Hazard Area. There are no potential wetlands shown on the property, though development within 200 feet of the river will require a land disturbance permit as they are state waters. There are no significant historic or cultural resources documented on the property that would be impacted based on the GNAHRGIS Map.

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

Staff Findings: The properties, which are approximately 7.72 acres total, are currently vacant. The applicant is proposing to rezone in order to keep 2 horses on the property, which is not permitted under the current "R-15" zoning. The primary use will remain residential.

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

Staff Findings: Rezoning the properties to "RR-2.5" would result in less development adjacent to the nearby "R-15" zoned properties while also allowing the applicant to keep 2 horses on the property following regulations for livestock to minimize any impact they may have.

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 indicated they plan to combine the three lots and construct a home and barn to keep their horses.

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: The property is currently zoned “R-15” for single-family residential use. The proposed rezoning will continue the residential use of the property while permitting the applicant to keep horses on the property.

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 proposed map amendment to rezone to “RR-2.5” does not bear a substantial impact 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 with the condition the lots are combined.

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.

Ordinance Number: _____

Date: _____

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND OFFICIAL ZONING MAP OF BRYAN COUNTY, GEORGIA, BY REZONING THREE TRACTS OF LAND, A TOTAL OF ±7.72-ACRES OF LAND (**OWNED BY DOZIER ENTERPRISES, LLC**) AND LOCATED AT 135 AND 140 JEANS WAY RD AND 13991 HIGHWAY 144 REFERENCED BY TAX MAP/PARCELS 0601-102, 0601-103 AND 0601-105, BY CHANGING SAID PROPERTIES FROM A “R-15” SINGLE FAMILY RESIDENTIAL ZONING CLASSIFICATION TO A “RR-2.5” RURAL RESIDENTIAL ZONING CLASSIFICATION.

BE IT ORDAINED AND ENACTED BY THE COUNTY COMMISSIONERS OF BRYAN COUNTY, GEORGIA.

SECTION 1. FINDINGS The Bryan County Board of Commissioners finds that the property described in Section 3 of this Ordinance was zoned and classified under the Unified Development Ordinance of Bryan County and the official Zoning Map adopted pursuant thereto as an “R-15” zoning classification. The Bryan County Board of Commissioners, with the consent of the owner(s) of the property described in Section 3 of this Ordinance, have submitted to the Bryan County Planning and Zoning Commission proposed changes or amendments to the Unified Development Ordinance of Bryan County and the official Zoning Map adopted pursuant thereto in order to amend the zoning district and classification of the property described in Section 3 of this Ordinance from a “R-15” zoning classification to a “RR-2.5” zoning classification. The Board of Commissioners finds that the Bryan County Planning and Zoning Commission has reviewed the proposed changes or amendments to the Unified Development Ordinance of Bryan County and the official Zoning Map, and the Planning and Zoning Commission has prepared and submitted its recommendations on the proposed amendments and changes, wherein the Planning and Zoning Commission has stated its findings and evaluations of the request.

SECTION 2. ZONING ORDINANCE AND MAPS AMENDED. The Unified Development Ordinance of Bryan County and the official Zoning Map, adopted pursuant thereto, are hereby amended by amending and changing the zoning district and zoning classification of the property described in Section 3 of this Ordinance from a “R-15” zoning classification to a “RR-2.5” zoning classification, and in accordance with and pursuant to the authority conferred by §36-66-1, *et. seq.*, O.C.G.A, and Section 114-313 of the Unified Development Ordinance of Bryan County.

SECTION 3. DESCRIPTION OF PROPERTY. The property which is the subject of this Ordinance is described as follows: All those certain pieces, parcels or tracts of land containing approximately 7 acres of land, located at 135 Jeans Way Rd, 140 Jeans Way Rd, and 13991 Hwy 144 referenced by tax map/parcels 0601-102, 0601-103 and 0601-105, Bryan County, Georgia.

SECTION 4. PUBLIC HEARING. The Bryan County Board of Commissioners shall hold a public hearing on this Ordinance and provide at least fifteen but not more than 45 days' notice of the time and place by publishing said notice in a newspaper of circulation in Bryan County, Georgia, and posting a notice on the property at least fifteen days prior to conducting such public hearing, as required by §36-66-4 O.C.G.A, and Section 114-218 of the Unified Development Ordinance of Bryan County, before this Ordinance shall become effective.

SECTION 5. REPEAL OF INCONSISTENT ORDINANCES OR LAWS. All ordinances and laws in conflict with this Ordinance are hereby repealed and amended to the extent of such conflict and the official Zoning Map of Bryan County is hereby amended, consistent with the provisions of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

ADOPTED THIS __ DAY OF ____, 2023.

BRYAN COUNTY BOARD OF COMMISSIONERS

BY: _____
Carter Infinger, Chairman

ATTEST: _____
Lori Tyson
County Clerk

1st Reading: June 13, 2023
Public Hearing: June 20, 2023
2nd Reading: July 11, 2023

“A” Exhibits – Application

Bryan County Board of Commissioners



Community Development Department

"Exhibit A-1"

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

A handwritten signature in blue ink, appearing to read "Kelly Young", written over a horizontal line.

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

AUTHORIZATION BY PROPERTY OWNER*

"Exhibit A-2"

I, Dozier Cook, 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
- Rezoning
- Temporary use/special event
- Conditional Use Permit
- Variance
- Site Plan
- Administrative Appeal
- Planned Development
- Subdivision
- Administrative Relief
- 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: Dozier Enterprises, LLC.

Address: 155 Pine Barken Rd.

City: Pooler State: GA Zip Code: 31322

Telephone Number: 912-748-2684 Email: dozier@dozierecane.com

[Signature] Signature of Owner Date 5-18-23

Dozier Cook
Owners Name (Print)

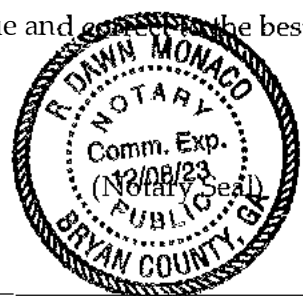
Personally appeared before me

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 18 of May 2023

[Signature]
Notary Public



Name of Representative: Holly Young

Address: P.O. Box 369

City: Pooler State: GA Zip Code: 31322

Telephone Number: 912-667-2537 Email: hyoung1070@aol.com

Signature of Owner: [Handwritten Signature] Date: 5-18-23

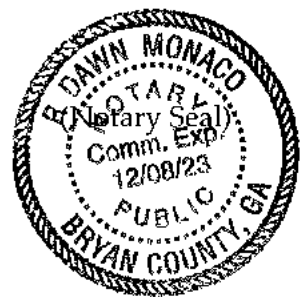
Owners Name (Print): Holly Young Dozier Enterprises

Personally appeared before me
Holly Young
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 18 of May 2023

[Handwritten Signature]
Notary Public



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

Bryan County
Board of Commissioners



Community Development Department

"Exhibit A-3"

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.

We believe this rezoning request is consistent with the adopted Comprehensive Plan.

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.

This request is compatible with surrounding properties that are zoned both RR-1 & R-15. Properties are zoned RR-1 directly across Hwy 144 & one parcel is zoned A-5. It is the intent of the buyer to construct a single family home.

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.

There is plenty of land to construct well & septic to serve the residential home to be constructed.

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.

The erection of a single family residential home should be less of an impact than subdividing the property for multiple home sites.

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

The buyer for this property intends to recombine the 3 lots & he is asking for the zoning change because he would like to construct his residence here & he has 2 horses that would require the zoning change.

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

The neighbors seem receptive to a single family residence in lieu of multiple homes. A single family home would certainly be less impactful.

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.

The buyer wants to construct a single family home & a barn for his 2 horses. He is aware of the 100' set back requirements for a barn. There is plenty of acreage for this.

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.

The property at one time had 2 residential homes located on the land. We have had several inquiries for persons who wish to approach for commercial zoning which would not be compatible for the area.

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

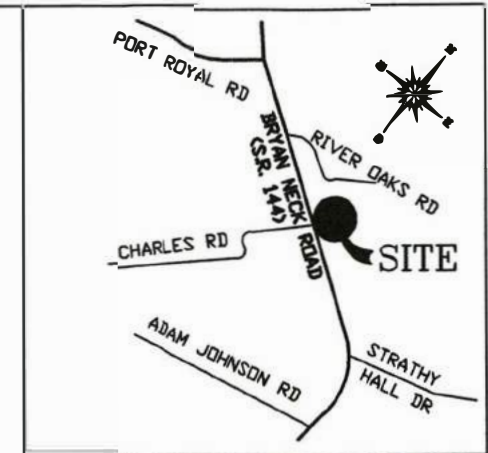
The net effect of this rezoning should not change the public health, safety or general welfare of the public.

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BRYAN COUNTY UNITED DEVELOPMENT ORDINANCE REGULATIONS PERTAINING MINOR PLATS, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING

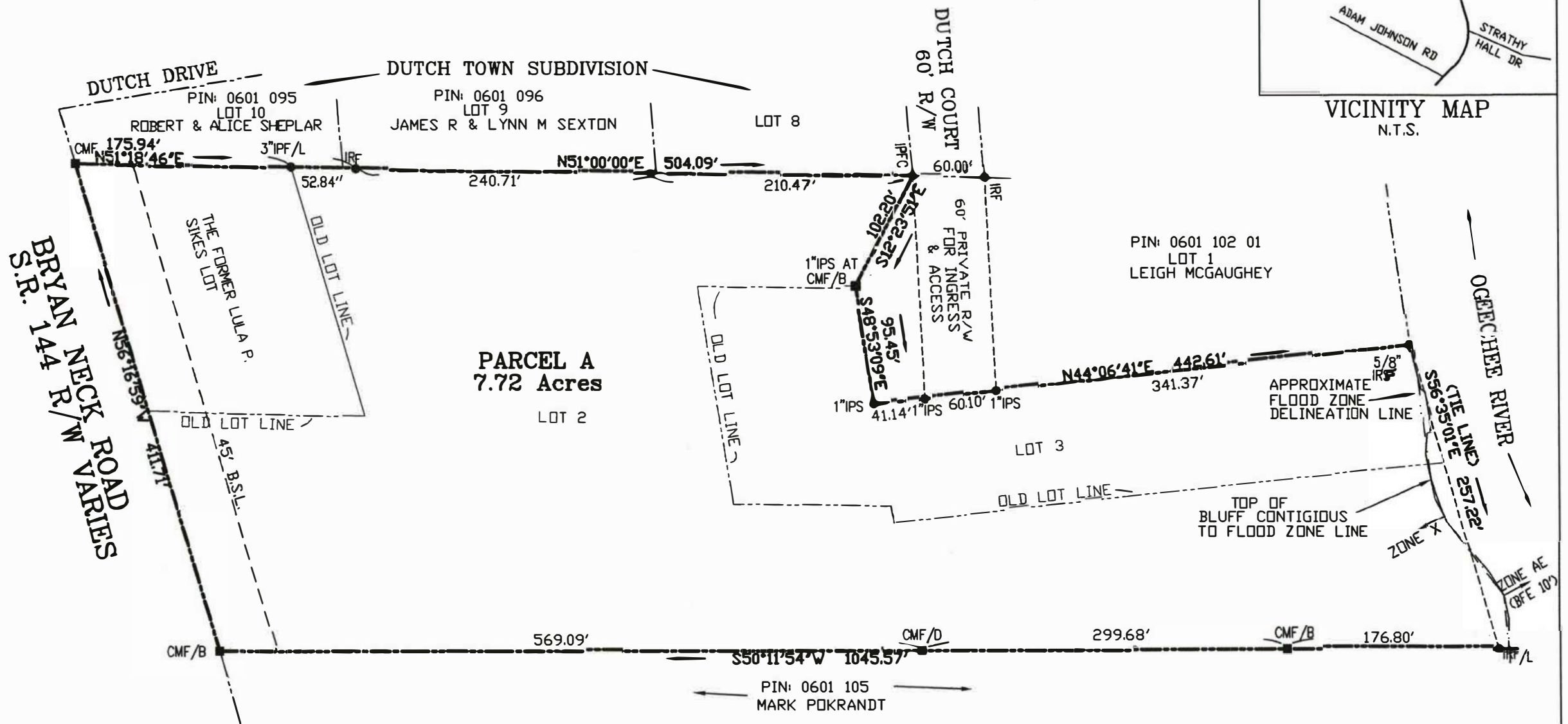
"Exhibit A-4"

COMMUNITY DEVELOPMENT DIRECTOR

DATE OF APPROVAL



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



REFERENCE:

- 1. PB 419, PAGE 5
- 2. PB 510, PAGE 1
- 3. PB 600, PAGE 3

NOTES:

- 1. ACCORDING TO F.I.R.M. MAP NO. 13029C0292D & 130269C0295D EFFECTIVE DATE 8/16/2018, THIS PARCEL SHOWN LIES IN ZONE AE (BFE 10') A SPECIAL FLOOD HAZARD AREA AND ZONE X NOT A SPECIAL FLOOD HAZARD AREA

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



ERROR OF CLOSURE:

FIELD: 1/32,998
 ANGULAR ERROR OF 2" PER ANGLE POINT AND ADJUSTED BY COMPASS METHOD
 PLAT CLOSURE 1:220,961
 EQUIPMENT: TOPCON GTS236W TOTAL STATION; SINGLE PRISM

LEGEND

- IRF-IRON ROD FOUND
- IPF-IRON PIPE FOUND
- CMF-CONC. MONUMENT FOUND
- /B BROKEN CONDITION
- /L LEANING CONDITION
- /D DISTURBED CONDITION



RECOMBINATION OF LOTS 2 & 3 STEFANICK SUBDIVISION & THE FORMER LULA P. SIKES LOT 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA

PARENT ADDRESSES: 135 & 140 JEANS WAY ROAD
 PARENT PINS: 0601 102, 0601 103 & 10601 105

Surveyed For: ALISON & KEITH REGISTER

Vincent Helmly
 129-A BURTON ROAD
 SAVANNAH, GEORGIA 31405
 (912) 429-9395

FIELD SURVEY DATE : 5/2023
 DATE : 5/09/2023 JOB No. 23-99

Vincent Helmly 5/9/23

DATE:

"Exhibit A-5"

May 12, 2023

Bryan County Development Review Committee
Bryan County Planning Commission
Bryan County Mayor and City Council
66 Captain Matthew Freeman Drive
Richmond Hill, Georgia 31324

Dear Sir/Madam:



We would like to purchase the property located at 13991 Highway 144 in Richmond Hill currently owned by Dozier Enterprises, LLC. This property consist of three parcels with Pin Numbers 0601 102, 0601 103 and 0601 105. The parcels are currently zoned RR1 and we are seeking to have the parcels rezoned to R15. It is our intention to have the three parcels combined into one lot. We are in the process of having the property surveyed and we believe we will have close to 8 acres of property once combined.

The rezoning as we would like to construct our primary residence on this property and also a horse barn to house two horses that we would like to keep on the property. We have reviewed the ordinance and we understand that there is a 100' setback requirement from any property line for the construction of a horse barn. This should allow plenty of room for our residence to be constructed and ample property to adhere to the setback requirements for the barn construction.

There is both R-15 Zoning and Ag-5 zoning located directly across Highway 144 from the subject property so we feel we are not making an unreasonable request. We have met with several of the neighbors who join this property and they have given us a favorable response. The current zoning does not permit the two horses and that is the reason for the rezoning request.

We respectfully request your approval and look forward to becoming a Bryan County resident soon.

Kind regards,



Alison and Keith Register

By signing below I agree that I support the rezoning of the property known as 13391 Highway 144 also known as Parcel Numbers – 0601 102, 0601 103 and 0601 105 consisting of approximately 8 acres from RR-1 to R-15 in order that Alison and Keith Register may construct their primary residence and build a barn to house two of their horses.

Name

Address

Michael M Gough

507 Dutchtown Rd

Leigh M Gough

507 Dutchtown Rd

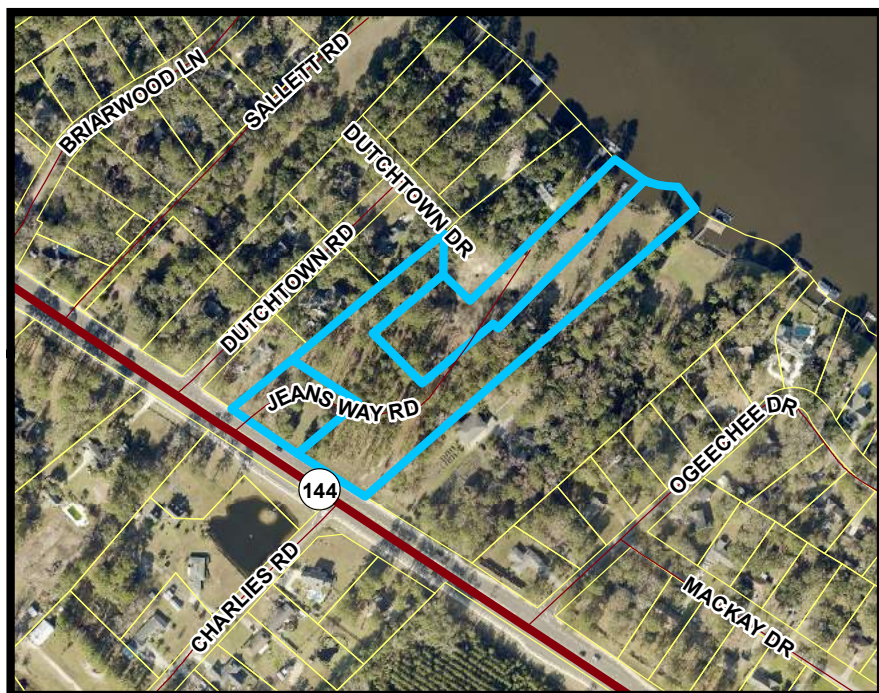
Mark Lakrand

14089 GA Hwy 144

“B” Exhibits – Agency Comments

No Comments Provided

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 0601-102, 0601-103, & 0601-105
- Parcels

"Exhibit C-1"



Produced by Bryan County GIS
June 2023



**Overview Map
Dozier Enterprises - Hwy 144/Jeans Way
Project # 20230343 - Rezoning**

DISCLAIMER
Information represented in this compilation from numerous 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, Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 0601-102, 0601-103, & 0601-105
- Parcels
- City of Richmond Hill



Location Map
Dozier Enterprises - Hwy 144/Jeans Way
Project # 20230343 - Rezoning
"Exhibit C-2"

DISCLAIMER
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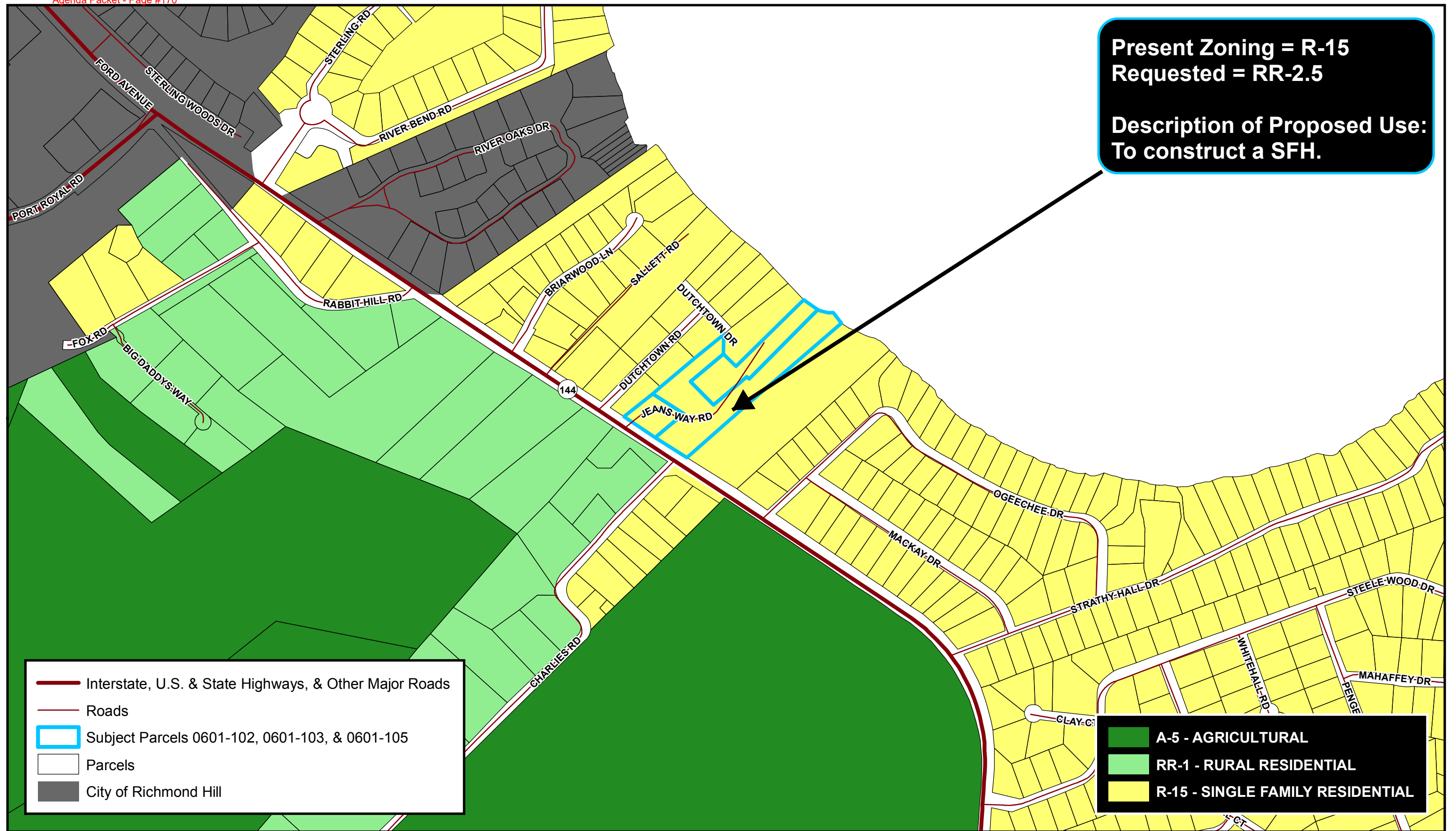
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Notified Owners
- Subject Parcels 0601-102, 0601-103, & 0601-105
- Parcels
- City of Richmond Hill

PARCEL #	OWNER
0601 088	STEVENS BRENDA NG & BILLY KENNETH
0601 091	3 DUTCHTOWN ROAD LLC
0601 092	CANADY ROBERT L & WREATHEL B
0601 093	WALL PATRICK C & WALL SEQUEL B
0601 094	HEARN RONNIE L
0601 095	SHEPLAR ROBERT & ALICE
0601 096	SEXTON JAMES R & LYNN M
0601 097	TUFTS LISA & TUFTS BRANDON
0601 098	SHARKEY MICHAEL JOHN
0601 099	BROWN DALEY L & BROWN ANDREIA F
0601 101	NASH RICHARD A & SANDRA K
0601 102	DOZIER ENTERPRISES LLC
0601 102 01	MCGAUGHEY LEIGH
0601 103	DOZIER ENTERPRISES LLC
0601 105	DOZIER ENTERPRISES LLC
0601 106	POKRANDT MARK
061 003	BRANSFIELD JAMES R JR & BRANSFIELD BETTIE
061 004	WHITE ROY G & CYNTHIA
061 006 01	CLARK DENNIS H
061 006 02	SEEBECK PAMELA
061 007	WALKER RODGER A & PAMELA J
061 008	KREBS JOSEPH & KREBS KATELYN SUZANNE
0611 044	BARKER JOHN E & SUSAN S
0611 045	DEAL JOHN L & KAREN C



Notification Map
Dozier Enterprises - Hwy 144/Jeans Way "Exhibit C-3"
Project # 20230343 - Rezoning

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Present Zoning = R-15
Requested = RR-2.5

Description of Proposed Use:
To construct a SFH.

- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 0601-102, 0601-103, & 0601-105
- Parcels
- City of Richmond Hill

- A-5 - AGRICULTURAL
- RR-1 - RURAL RESIDENTIAL
- R-15 - SINGLE FAMILY RESIDENTIAL



Zoning Map
Dozier Enterprises - Hwy 144/Jeans Way "Exhibit C-4"
Project # 20230343 - Rezoning

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“D” Exhibits – Public Comment

None Provided



BRYAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

110 Sgt. Robert W. Crapse Dr.
Unit 9
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

June 13, 2023

To: Bryan County Board of Commissioners
From: Sara Farr-Newman, Planner II
Subject: Blicht Cemetery Relocation

ACTION REQUESTED

This is an application (Exhibit A) submitted by Mike Reynolds of Brockington and Associates, Inc. representing Blichton Bryan Oaks, LLC. The applicant is requesting to remove and relocate a cemetery located on property identified by Parcel Number 034-014 on the southwest side of US80 northwest of the intersection with US 280 East.



One public hearing is required for the permit, which will take place July 11, 2023 with the Board of Commissioners.

BACKGROUND

The County received a permit application for the removal and relocation of the subject cemetery, identified as Blich Cemetery, on June 1, 2023. The archeological investigation by the applicant indicates the abandoned cemetery, dating from the late 19th to early 20th century, is approximately 0.39 acres and contains two to three graves.

The applicant is requesting a permit for the removal and relocation of Blich Cemetery in order to accommodate future development on the property. The cemetery site was originally located in the path of the County's planned sewer force main; however, this has been relocated. There is a possibility additional sewer infrastructure may be located in this area in the future, but there are no current plans for this location.

ANALYSIS

Abandoned cemeteries are governed by the Official Code of Georgia §36-72-1, known as the "Abandoned Cemeteries Act". This law requires the governing authority, in this case Bryan County, to consider the following in making its determination on whether or not to issue a permit:

(a) The presumption in favor of leaving the cemetery or burial ground undisturbed;

Due to future development on the site, which is planned for warehouse use, as well as the likelihood of future infrastructure development as the Northern part of Bryan County further develops, the Blich Cemetery is likely to be further disturbed should it remain in place. The site will also be difficult to access by visitors if needed should it remain in its current location.

(b) The concerns and comments of any descendants of those buried in the burial ground or cemetery and any other interested parties;

The applicant provided a detailed report on their genealogical and title research as well as efforts to contact possible descents per the legal requirements, including calling to confirm contact when possible and mailing letters with meeting information. County Staff also posted a sign on the property with meeting and application information for the public hearing. Any comments received will be added to the public record.

(c) The economic and other costs of mitigation;

The applicant completed the required report and descendent outreach. The mitigation plan will also be completed by the applicant, so will not create a burden for the County.

(d) The adequacy of the applicant's plans for disinterment and proper disposition of any human remains or burial objects;

The applicant provided a detailed plan for disinterment and disposition of the remains under the guidance and observation of a professional archaeologist. This includes utilizing a backhoe with an experienced operator to scrape the ground in order to identify all graves. This will be monitored by a professional archaeologist and local funeral director. Each grave will also be mapped for the record along with the Cemetery boundary. Burials will also be documented using the Georgia Council of Professional Archaeologists' Historic Burial Removal Form. Graves will then be excavated and properly stored prior to

reburial in the perpetual care cemetery (Northside Municipal Cemetery, Pembroke). Staff recommends placing a marker in the current location of the Blich Cemetery to include information on the history as well as new location of the graves.

(e) The balancing of the applicant's interest in disinterment with the public's and any descendant's interest in the value of the undisturbed cultural and natural environment; and

The applicant desires removal of the cemetery in order to accommodate their development plans as well as potential future infrastructure on the site. Due to the limited number of gravesites and the efforts made to contact descendants, the impact will likely be limited. There are also currently no markers on the site, so the process will allow better identification of the number of graves and proper reburial and marking.

(f) Any other compelling factors which the governing authority deems relevant

Based on the future development plans of the site, the location and peace of the Blich Cemetery is likely to be infringed upon should it remain in place. Permitting relocation of the cemetery will ensure protection of the graves while also providing a record of the site.

RECOMMENDATION

Staff recommends approval of the relocation of the Blich Cemetery with the condition a marker to be approved by Staff is provided on the Blich Cemetery Site.

EXHIBIT A
PERMIT APPLICATION

June 1, 2023

"Attachment 1"

Audra Miller, J.D.
Development Director
Bryan County Community Development Department
51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321

RE: Permit Application
Relocation of the Blitch Cemetery
Blitchton, Bryan County, Georgia

Dear Ms. Miller,

Please find attached the Permit Application for the relocation of the Blitch Cemetery in Blitchton, Bryan County, Georgia. If you have any questions or comments, please call me at (770) 298-4178 or email me: mikereynolds@brockingtoncrm.com.

Sincerely,



Mike Reynolds
Historian/Archaeologist
Brockington and Associates, Inc.
4000 DeKalb Technology Parkway
Suite 400
Atlanta, GA 30340

**Application for Permit for:
Relocation of the Blich Cemetery
Blitchton, Bryan County, Georgia**

Under OCGA §§ 36-72-1, et seq.

**Brockington and Associates, Inc.
Atlanta, Georgia
June 2023**

**Application for Permit for:
Relocation of the Blich Cemetery
Blitchton, Bryan County, Georgia**

Under OCGA §§ 36-72-1, et seq.

Prepared for:

Blitchton Bryan Oaks, LLC

Prepared by:

W. Michael Reynolds MHP, RPA
Archaeologist/Historian
Principal Investigator



W. Michael Reynolds

**Brockington and Associates, Inc.
Atlanta, Georgia
June 2023**

Permit Application Attachments

- Part 1. Ownership of Property (OCGA § 36-72-5(1))
- Part 2. Archaeological Report (OCGA § 36-72-5(2))
- Part 3. Survey Showing Legal Boundaries (OCGA § 36-72-5(3))
- Part 4. Report On Genealogical Research and Descendant Notification Plan for the Blich Cemetery, Bryan County, Georgia (OCGA § 36-72-5(4))
- Part 5. Disinterment/Reinterment Plan. Avoidance and Plans to Minimize Harm (OCGA § 36-72-5(5))

- Appendix A. Template of Letter Notifying Descendants
- Appendix B. Title Search Records and Legal Title Opinion
- Appendix C. Resume of Principal Investigator and Historian

Part 1. Ownership of Property
OCGA § 36-72-5(1)

Ownership of Property OCGA § 36-72-5(1)

Introduction

The Blitch Cemetery (“Cemetery”) is an abandoned late nineteenth-to-early-twentieth cemetery located in Blitchton, Georgia. The cemetery is located on a 104.59-acre (42.32 hectares [ha]) wooded tract (Parcel 034014) on the southwest side of US 80 northwest of its intersection with US 280E in the 1380th Militia District of Bryan County, Georgia. The property, known as the Blitchton Warehouse Development Tract, is currently owned by Blitchton Bryan Oaks LLC, a Georgia limited liability company. The cemetery boundary encompasses approximately 0.39 acre (0.15 ha). Based on the initial archaeological survey and background research, there are two graves and one possible grave in the Cemetery. Figures 1 and 2 are location maps for the cemetery.

The proposed development project on the Blitchton Warehouse Development Tract requires the relocation of all individuals interred in the Blitch Cemetery. As a result, the Official Code of Georgia Annotated (OCGA) Title 36, Chapter 72, Section 4, *Abandoned Cemeteries and Burial Grounds* (1991, as amended), requires development and submittal of a Cemetery Relocation Permit. Pursuant to OCGA § 36-72-5(1), the law requires evidence of property ownership as part of the permit application process.

Background and Archival Research

Michael Reynolds of Brockington and Associates, Inc. conducted background and archival research to determine who holds the current legal deed to the Cemetery, to establish the ownership history of the Cemetery, and to assist in determining who is interred in the Cemetery. Background research was conducted at the Georgia Archaeological Site File in Athens, the Georgia Archives in Morrow, the Bryan County Public Library in Pembroke, and the Bryan County Clerk of Courts temporary property records room in Pembroke.

At the Georgia Archaeological Site File, archaeological site forms and archaeological reports relevant to Bryan County and Blitchton were reviewed. At the Bryan County Public Library cemetery records, Mr. Reynolds reviewed cemetery records, county histories, and published family histories for those families possibly associated with the Blitch Cemetery and the surrounding land tracts. At the Georgia Archives, Mr. Reynolds reviewed Bryan County cemetery records, family histories, deed records, tax records, and estate records. Mr. Reynolds conducted deed research at the Bryan County Clerk of Courts temporary property records room in Pembroke. Online resources for the Bryan County Tax Assessor’s Office and the Georgia Superior Court Clerks’ Cooperative Authority (GSCCCA) were also utilized.

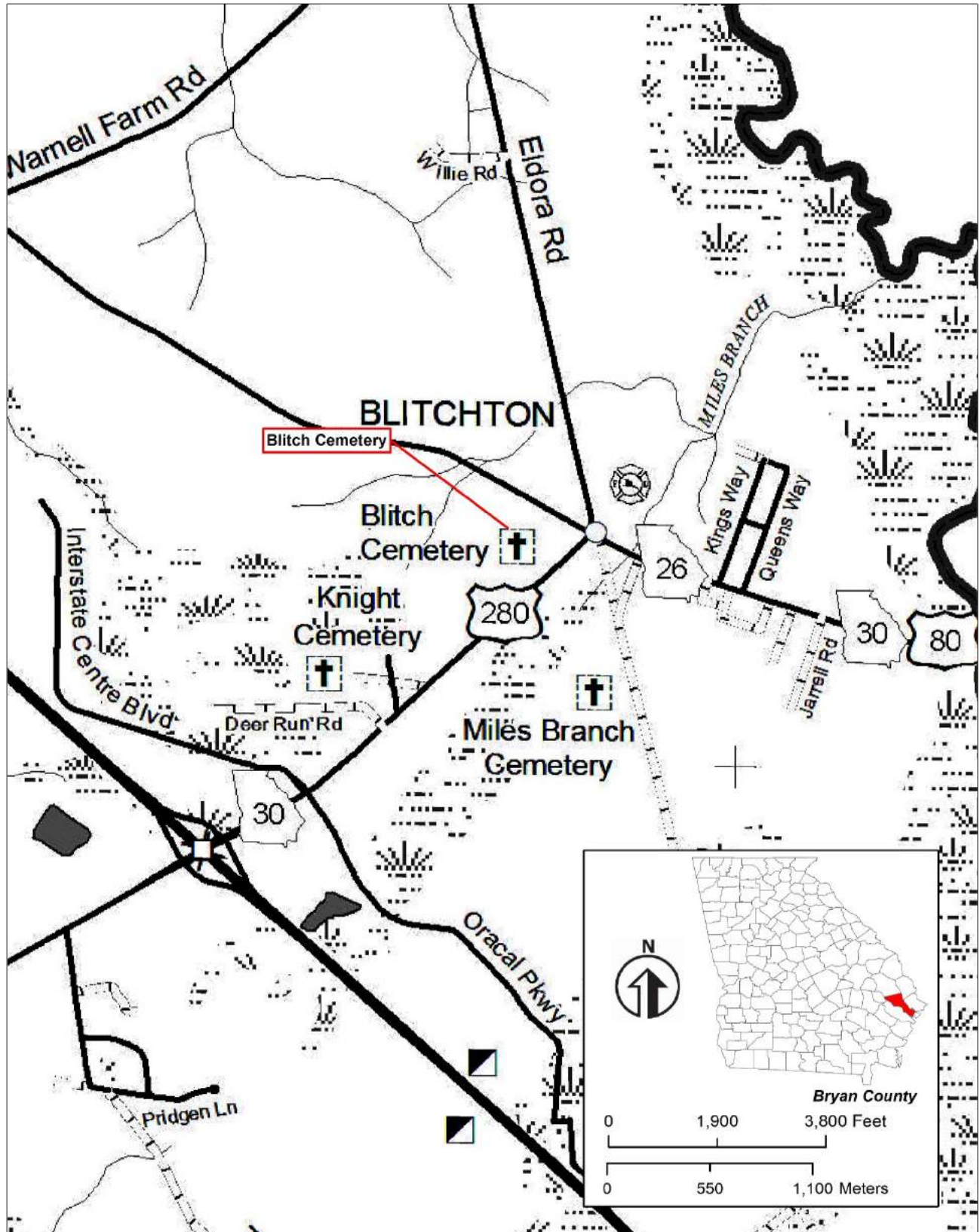


Figure 1. Location of the Blitch Cemetery, Blitchton, Bryan County, Georgia (Georgia Department of Transportation [GDOT] 2022).

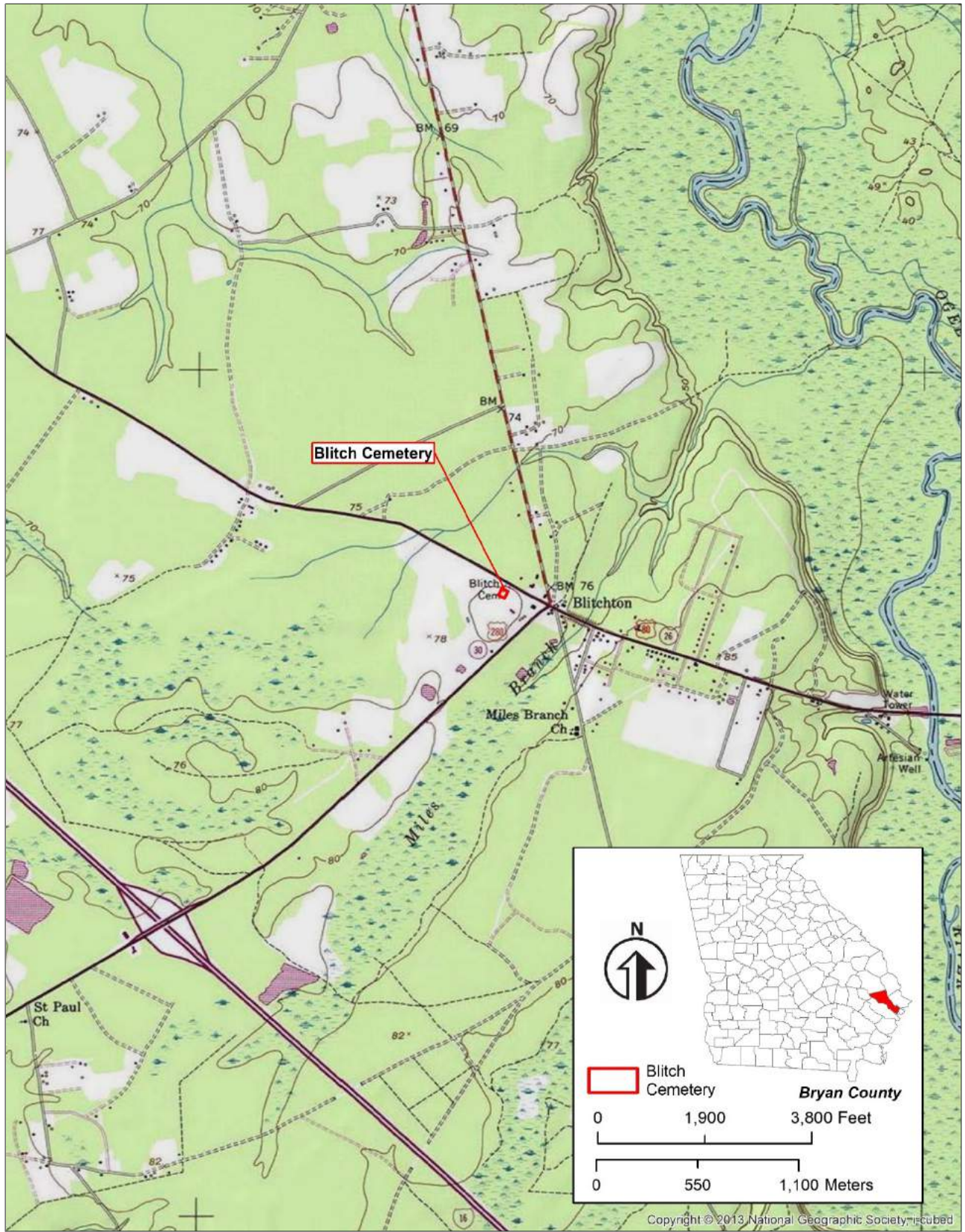


Figure 2. Location of the Blitch Cemetery (1977 Eden, GA 7.5-minute USGS topographic quadrangle [photorevised 1976]).

Results

Background and archival research conducted by Brockington revealed that the Blitch Cemetery has not been previously recorded as an archaeological site. It has not been recorded in county cemetery surveys and does not appear in deeds or on plats dating back to the early twentieth century. It does not appear on the 1920 United States Geological Survey (USGS) topographic map of the Blitchton area. However, the cemetery does appear on USGS topographic maps from 1950 and 1958 (Figures 4 and 5), as well as the last 1:24000 USGS map of created for area in 1977 (see Figure 1).

The Blitch Cemetery is also recorded in the online "Find a Grave" database as the Blitch Cemetery. According to the information in "Find a Grave," John Buford Champion (born January 28, 1919-died September 13, 1920), age one year, seven months, and 16 days, is the only identified individual buried in the cemetery, and there is no mention of the presence of headstones. A Bulloch County (Statesboro) death certificate is provided in the database, and the Blitch Cemetery is noted as the place of burial. This is presumably the Blitch Cemetery in Bryan County. While there is a Young-Blitch Cemetery in Bulloch County, a Blitch Cemetery or a John Buford Champion are not specifically recorded in Bulloch County cemetery records (Find a Grave, Kelly 2000; Family Search 2023 [Georgia Deaths, 1914–1927]).

Property and tax records were used to create a chain of title for the property associated with the Blitch Cemetery. This information was used in conjunction with the legal chain of title provided by the Sawyer Law Group of Savannah, Georgia which covered the years from 1932 to the present. There is no indication in the Bryan County property records that the Champion family owned property in Blitchton or in the nearby community of Ellabell.

The death certificate for John Buford Champion states that M. C. Champion and Jane Brown Champion are the parents and that the place of death was Statesboro, Bulloch County, Georgia. The undertaker was recorded as W.C. Atkins of Statesboro Georgia (Family Search 2023 [Georgia Deaths, 1914–1927]). United State Federal Census (USFC) records from 1910 indicate that a Mankis (or Mac) Champion was living in Effingham County with his wife Jane Champion and five children (Harley, Tom, Maggie, Carrie and Acreage) (United States of America, Bureau of the Census [USABC] 1910). USFC records from 1920 indicate that Mac Champion was living in the Blitch community in Bulloch County with his wife Jane (or Jonie) Champion. Their children Tom (age 20), Acreage (age approximately 10), and Carrie (or Cornie) (age 12) were still living at home along with younger siblings Mike (age approximately 8) and Ada Champion (age 6). John Champion is listed as a son less than one year in age (USABC 1920). While the death certificate for John Buford Champion also notes the Blitch Cemetery as the place of burial, this could possibly be the Young-Blitch Cemetery in Blitch, Bulloch County. While there is not a burial record for Mac Champion, John Champion's mother, Jane Champion, is buried in the Clito Baptist Church cemetery in Bulloch County near Blitch (Find a Grave 2023).

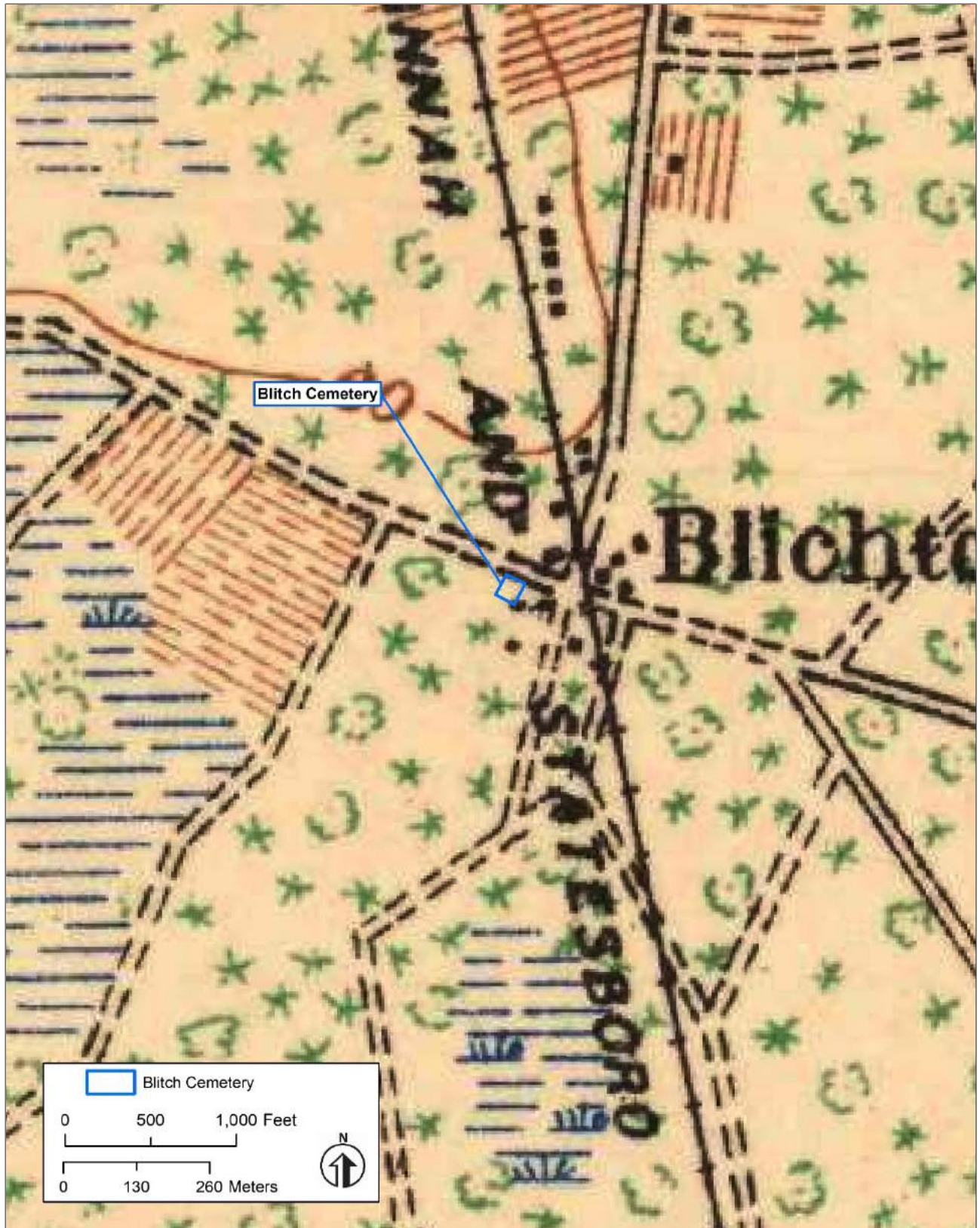


Figure 3. 1920 topographic map showing the Blich Cemetery location (1920 *Meldrin, GA* 1:6500 USGS topographic quadrangle).



Figure 4. 1950 topographic map showing the Blich Cemetery location (1950 *Meldrin, GA* 1:6500 USGS topographic quadrangle).

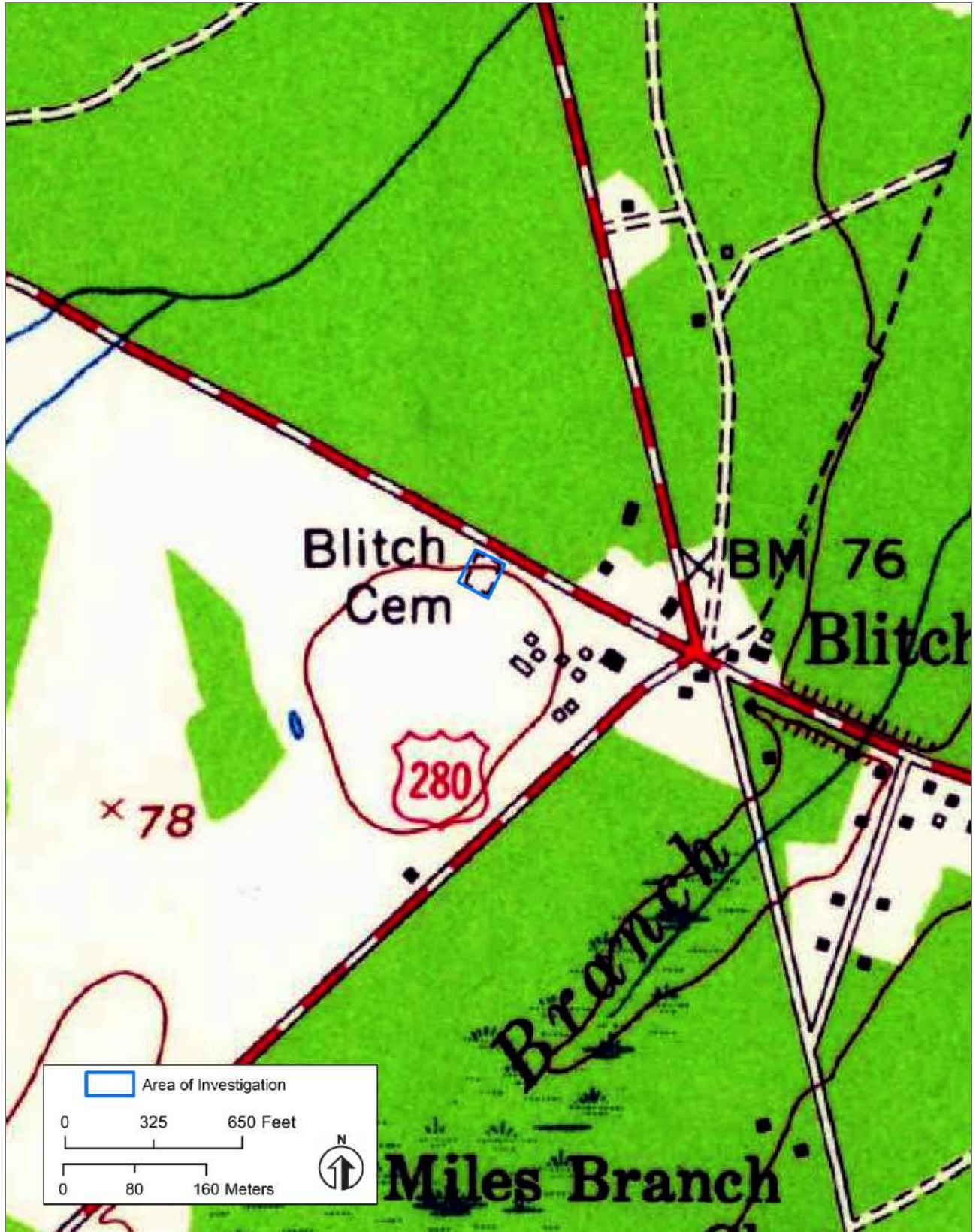


Figure 5. 1958 topographic map showing the Blich Cemetery location (1958 *Eden, GA* 1:24000 7.5-minute USGS topographic quadrangle).

Property deed records indicate that beginning in the mid-nineteenth century, several branches of the Blitch family owned a substantial amount of property in Bryan County (Bryan County General Indexes to Deeds and Mortgages 1793-1937). The tracts owned by the Blitch family in the early twentieth century in the Blitchton and Ellabell areas consisted primarily of farmland as well as timberland used in the naval stores industry or harvested for lumber. The tract in which the Blitch Cemetery is located has varied in size since the early twentieth century.

The Blitch Cemetery is in 1380th Militia District of Bryan County, Georgia on Parcel 034014 which currently consists of 104.59-acre (42.32 ha). Part of this land was once part of a 548-acre tract owned by James Henry Blitch in the early twentieth century. However, it is uncertain if the cemetery location was part of the 548 acres or if the cemetery was even in existence at the time James Henry Blitch owned the 548-acre tract. After the death of James Henry Blitch in 1912, his land was partitioned among his wife and children in 1918 (Bryan County Deed Books KK:504 and LL:206). However, there is no reference to the cemetery in the deed, and a 1917 land plat prepared by R. H. Cone Surveyors referenced in the deed is not in the deed book and was not registered in the county plat books. The Last Will and Testament of James Henry Blitch does not reference the Blitch Cemetery or the area of the Blitch property that possibly contained the cemetery (Bryan County Will Book 1:116-120). Part of the 540-acre tract, which was also known as the Jimmie Blitch Home Place, was later part of a 720-acre tract owned by the DeLoach & Gardner (a partnership composed of A. L. DeLoach and H. M. Gardner). In 1931, the 720-acre tract was sold to the Blitchton Naval Stores Company. However, it appears from the property description that the Blitch Cemetery was located on a tract to the east and was not part of the 720-acre tract. There is no actual reference to the Blitch Cemetery in the 1931 deed and no reference to a plat (Bryan County Deed Book 2R:476).

One 275-acre tract retained by the wife of James Henry Blitch, Sarah Elizabeth Blitch, after his death was likely the location of the Blitch Cemetery. The tract was located southwest of State Route 26/ US 80 and west of US 280. After the death of Sarah Elizabeth Blitch in 1923, the property went to county auction in 1926 and was purchased by her son, Thomas Norwood Blitch (Sr.), (Bryan County Deed Book 20:510-511). While there is no reference to the Blitch Cemetery in the deed, it was likely on this tract along with the home of Thomas Norwood Blitch, Sr. Shortly before his death in 1932, Thomas Norwood Blitch (Sr.) sold an undivided one-half interest in the 275-acre tract to his son Robert G. Blitch (Bryan County Deed Book 2S:357). While the deed states that the tract was located southwest of SR 26/US 80, there is still no reference to the Blitch Cemetery.

Property deed records indicate that Robert Blitch sold an undivided one-half interest in a 275-acre tract to H.M. Gardner in December of 1932 (Bryan County Deed Book 2T:111). This is the earliest deed provided in the legal chain of title for this permit application packet. While there is no reference to SR 26/US 80 in relation to the tract, based on the description of neighboring property owners, it appears it is the same 275-acre tract purchased by Robert Blitch from Thomas Norwood Blitch earlier in 1932 (Bryan County Deed Book 2S:357).

In 1943, A. L. DeLoach sold a one-half undivided interest in a 1001-acre tract, which was southwest of the 275-acre tract, to H. M. Gardner. This tract was commonly known as Jim Blitch Lands (Bryan County Deed Book 2Z:234). By the time of his death in 1952, it appears that H. M. Gardner had full ownership of the 1001-acre tract plus 1,199 additional acres, making a total of 2,200 acres, which was inherited by his surviving wife, Emma Edwards Gardner, and their children (Bryan County Deed Book 3E:319). While no property record could be found, it appears that by 1952, the 275-acre tract (Bryan County Deed Book 2T:111) had been incorporated into the 1,199-acre tract and was under the full ownership of H. M. Gardner.

In 1982, Mrs. H. M. Gardner, Sr. and surviving children conveyed a 169-acre tract out of the 2,200 acres of Gardner lands to Erin Gardner (daughter of H. M. Gardner). Based on the property description in the deed, this tract would have contained the Blitch Cemetery. However, there is no reference to the Cemetery in the deed (Bryan County Deed Book 5Y-275). In 2006, Erin Gardner, daughter of H. M. Gardner, sold 111.20 acres of the 169-acre tract (minus 5.01 acres sold to Stephen L. Garner in 2003) to Ralph H. Cavender (Bryan County Deed Books 290:203 and 589:323). This tract of land would have included the Blitch Cemetery. However, there is no reference to the cemetery in the deed or on the associated land plat (Bryan County Plat Book K:41). In 2009, the 111.20-acre tract (minus 5.01 acres sold in 2003 and 3.5 acres sold in 2009) was conveyed to the Sea Island Bank through a deed In Lieu of Foreclosure (Bryan County Deed Books 795:280 and 902:259). However, the deed does not reference the Blitch Cemetery, and the associated plat does not show the cemetery (Bryan County Plat Book 602:8A). Figure 6 is a copy of the 2008 land plat with an overlay of the Blitch Cemetery location. In 2010, the Sea Island Bank sold the same 111.20-acre tract (minus 5.01 acres and 3.50 acres) to the current owner, Blitchton Bryan Oaks, LLC (Bryan County Deed Book 917: 545). However, the Blitch Cemetery is not referenced in the deed and only appears on the most current land plat presented in this permit application packet.

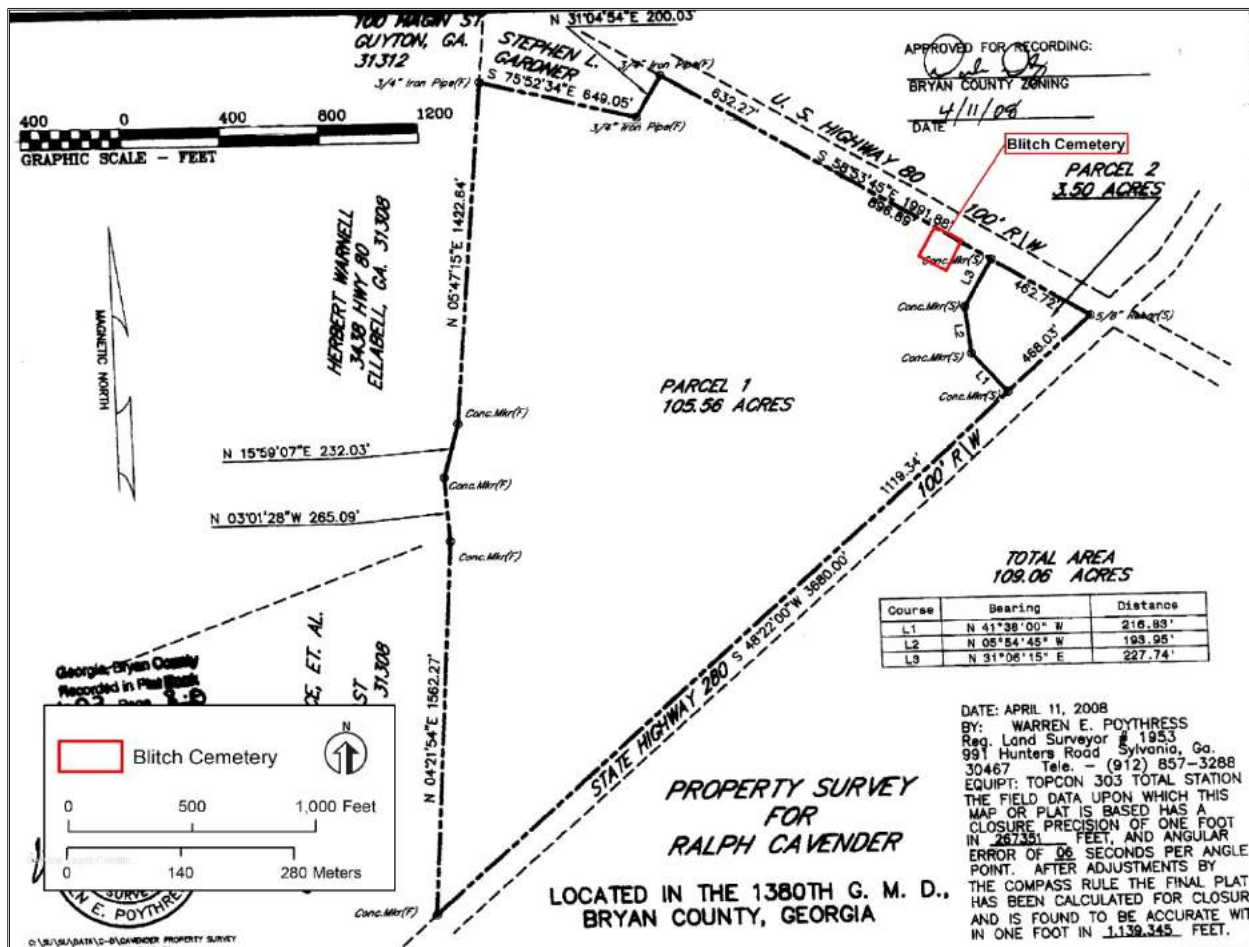


Figure 6. Copy of a 2008 land plat with an overlay of the Blitch Cemetery location (Bryan County Plat Book 602:8A).

Table 1. Blitch Cemetery Tract Chain of Title.

Date	Grantor	Grantee	Property Reference	Reference (Book: Page)
06/25/1918	James Henry Blitch Family Estate	James Hudson Blitch	548 acres one-half Interest (possible cemetery tract)	KK: 504
06/25/1918	James Henry Blitch Family Estate	Brantley D. Blitch	548 acres one-half interest (possible cemetery tract)	LL:226
07/06/1926	J.C. Bell, Sheriff, Bryan County (S. E. Blitch Lands)	T. N. Blitch	275 acres (cemetery tract)	20:510-511
01/16/1932	T. N. Blitch	Robert G. Blitch	275 acres, undivided one-half interest (cemetery tract)	2S:357
12/05/1932	Robert G. Blitch	H.M. Gardner	275 acres undivided one-half interest (cemetery tract)	2T:111
10/21/1952	Kathryn Gardner Wrinkle, Erin Virginia Gardner, Jack Scott Gardner, Hardie Myrick Gardner, Jr. and Hamp Edwards Gardner (Children of H. M. Gardner, Sr. deceased)	Emma Edwards Gardner (widow of H. M. Gardner)	2,200 acres (cemetery tract)	3E:319
10/22/1982	Kathryn G. Wrinkle, Mrs. H. M. Gardner, Sr., Jack Gardner, H. M. Gardner, Elaine B. Gardner (for Hamp E. Gardner, deceased)	Erin Gardner (daughter of H.M. and Emma Edwards Gardner)	169 acres (cemetery tract)	5Y:275
02/13/2006	Erin Gardner (daughter of H.M. and Emma Edwards Gardner)	Ralph H. Cavender	111.20 acres (cemetery tract) (minus 5.01 acres sold to Stephen L. Garner in 2003)	589:323
11/05/2009	Ralph H. Cavender	Sea Island Bank	111.20 acres (cemetery tract) (minus 5.01 acres sold in 2003 and 3.5 acres sold in 2009)	902:259
03/05/2010	Sea Island Bank	Blitchton Bryan Oaks, LLC	111.20 acres (cemetery tract) (minus 5.01 acres sold in 2003 and 3.5 acres sold in 2009)	917:545

References Cited

Bryan County Deed Books (Bryan County Courthouse)

1793-1937 General Indexes to Deeds and Mortgages

1918 Deed of Conveyance, from the James Henry Blitch Family Estate to James Hudson Blitch, June 25, 1918. Deed Book KK:5048. Bryan County Clerk of Records, Pembroke, Georgia.

1918 Deed of Conveyance, from the James Henry Blitch Family Estate to Brantley D. Blitch, June 25, 1918. Deed Book LL:226. Bryan County Clerk of Records, Pembroke, Georgia.

1926 Deed of Conveyance, from J.C. Bell, Sheriff, Bryan County, Georgia (S. E. Blitch Lands) to T. N Blitch, July 6, 1926. Deed Book 20:510-511. Bryan County Clerk of Records, Pembroke, Georgia.

1932 Deed of Conveyance, from T.N. Blitch to Robert G. Blitch, 275 acres undivided one-half interest, January 16, 1932. Deed Book 2S:357. Bryan County Clerk of Records, Pembroke, Georgia.

1932 Deed of Conveyance, from Robert G. Blitch to H. M. Gardner, 275 acres undivided one-half interest, December 5, 1932. Deed Book 2T:111. Bryan County Clerk of Records, Pembroke, Georgia.

1952 Deed of Conveyance, from Kathryn Gardner Wrinkle, Erin Virginia Gardner, Jack Scott Gardner, Hardie Myrick Gardner, Jr. and Hamp Edwards Gardner (Children of H. M. Gardner, Sr. deceased) to Emma Edwards Gardner (widow of H. M. Gardner), 2,200 acres, October 21, 1952. Deed Book 3E:319. Bryan County Clerk of Records, Pembroke, Georgia.

1982 Deed of Conveyance, from Kathryn G. Wrinkle Mrs. H. M. Gardner, Sr., Jack Gardner H. M. Gardner, Elaine B. Gardner (for Hamp E. Gardner, deceased) to Erin Gardner (daughter of H.M. and Emma Edwards Gardner), 169 acres, October 22, 1982. Deed Book 5Y:275. Bryan County Clerk of Records, Pembroke, Georgia.

2006 Deed of Conveyance, from Erin Gardner (daughter of H.M. and Emma Edwards Gardner) to Ralph H. Cavender, 111.20 acres (minus 5.01 acres sold to Stephen L. Garner in 2003), February 13, 2006. Deed Books 290:203, 589:323. Bryan County Clerk of Records, Pembroke, Georgia.

2009 Deed of Conveyance, from Ralph H. Cavender to Sea Island Bank, 111.20 acres (minus 5.01 acres sold in 2003 and 3.5 acres sold in 2009), November 5, 2009. Deed Books 795:280, 902:259. Bryan County Clerk of Records, Pembroke, Georgia.

2010 Deed of Conveyance, from Sea Island Bank to Blitchton Bryan Oaks, LLC, 111.20 acres (minus 5.01 acres sold in 2003 and 3.5 acres sold in 2009), March 5, 2010. Deed Book 917:545. Bryan County Clerk of Records, Pembroke, Georgia.

Bryan County Plat Books (Bryan County Courthouse)

1983 Plat represents 111.20 acres belonging to Erin V. Gardner. Map prepared from surveys by James L. Tootle and Marvin U. Dubois. Recorded January 3, 1983. Plat Book K:41.

2008 Property Survey for Ralph Cavender. Located in the 1380th G.M.D. Bryan County, Georgia. Recorded April 14, 2008. Plat Book 602:8A.

Bryan County Will Books (Bryan County Courthouse)

1912 Last Will and Testament of James Henry Blitch. Recorded February 10, 1912, Will Book 1:116-120.

Family Search

2023 Official website: <https://www.familysearch.org>. accessed May 2023.

Find a Grave

2023 A National Cemetery Database. Official website: <http://www.findagrave.com/>. Accessed April 2023.

Georgia Deaths

1914–1927 Available at the Georgia Archive, Morrow, Georgia, and on Provo Utah online database; Ancestry.com. Accessed May 2023.

Georgia Department of Transportation (GDOT)

2022 General Highway Map Bryan County, Georgia. Prepared by the Office of Transportation Data in cooperation with the U.S Department of Transportation Federal Highway Administration.

Kelly, Mrs. Lawrence B

2000 *Bulloch County, Georgia Cemeteries*. Volumes 1 through 5. Published by the Archibald Bulloch Chapter, Daughters of the American Revolution, Statesboro, Georgia.

United State Geological Survey (USGS)

1977 *Eden, GA* 7.5-minute USGS topographic quadrangle (photorevised 1976).

1958 *Eden, GA* 1:24000 7.5-minute USGS topographic quadrangle.

1950 *Meldrin, GA* 1:6500 USGS topographic quadrangle.

1920 *Meldrin, GA* 1:6500 USGS topographic quadrangle.

United States of America Bureau of the Census (USABC)

1910 *United States Federal Census* (database on-line). Lehi, UT, USA: Ancestry.com Operations Inc, 2006. Original data: Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

1920 *United States Federal Census* (database on-line). Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Original data: Fourteenth Census of the United States, 1920. (NARA microfilm publication T625, 2076 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

Part 2. Archaeological Report
OCGA § 36-72-5(2)

**Blitch Cemetery Archaeological Delineation
Blitchton, Bryan County, Georgia**

May 2023

Prepared for:

Blitchton Bryan Oaks, LLC
17 West McDonough Street
Savannah, Georgia 31401

Prepared by:



W. Michael Reynolds MHP, RPA
Historian/Archaeologist

Introduction

On March 10 and 11, 2022, Brockington and Associates Inc. (Brockington) conducted a cemetery delineation of the Blitch Cemetery in Blitchton, Bryan County, Georgia for Blitchton Bryan Oaks, LLC. The cemetery is located on a 104.59-acre (42.32 hectares [ha]) wooded tract (Parcel 034014) on the southwest side of US 80, northwest of its intersection with US 280E (Figure 1). The purpose of the delineation was to determine the number of graves in the cemetery and define the cemetery boundary.

Background Research

The investigation consisted of both background research and field survey. Background research was conducted using the Georgia Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) to determine if the cemetery has been previously mapped or recorded as an archaeological site. We also reviewed cemetery records housed at the Bryan County Public Library in Pembroke and property deeds and plats available through the Georgia Superior Court Clerks' Cooperative Authority (GSCCCA) database.

Our background research revealed that the cemetery has not been previously recorded as an archaeological site. It has not been recorded in county cemetery surveys and does not appear in deeds or on plats dating back to 1991. However, the cemetery does appear on United States Geological Survey (USGS) topographic maps from 1950, 1958, and 1977 (Figures 2 through 4). The cemetery is also recorded in the online "Find a Grave" database as the Blitch Cemetery. According to the information in "Find a Grave," John Buford Champion (born January 28, 1919-died September 13, 1920), age one year, seven months, and 16 days, is the only known individual possibly buried in the cemetery, and there is no mention of the presence of headstones. A Bulloch County (Statesboro) death certificate is provided in the database, and the Blitch Cemetery is noted as the place of burial. This is presumably the Blitch Cemetery in Bryan County. While there is a Young-Blitch Cemetery in Bulloch County, a Blitch Cemetery or a John Buford Champion are not specifically in Bulloch County in cemetery records (Find a Grave, Kelly 2000).



Figure 2. Location map for the Blitch Cemetery delineation area (Environmental Systems Research Institute, Inc. [ESRI] 2022).



Figure 3. 1950 topographic map showing the Blich Cemetery location (1950 *Meldrin, GA* 7.5-minute USGS topographic quadrangle).

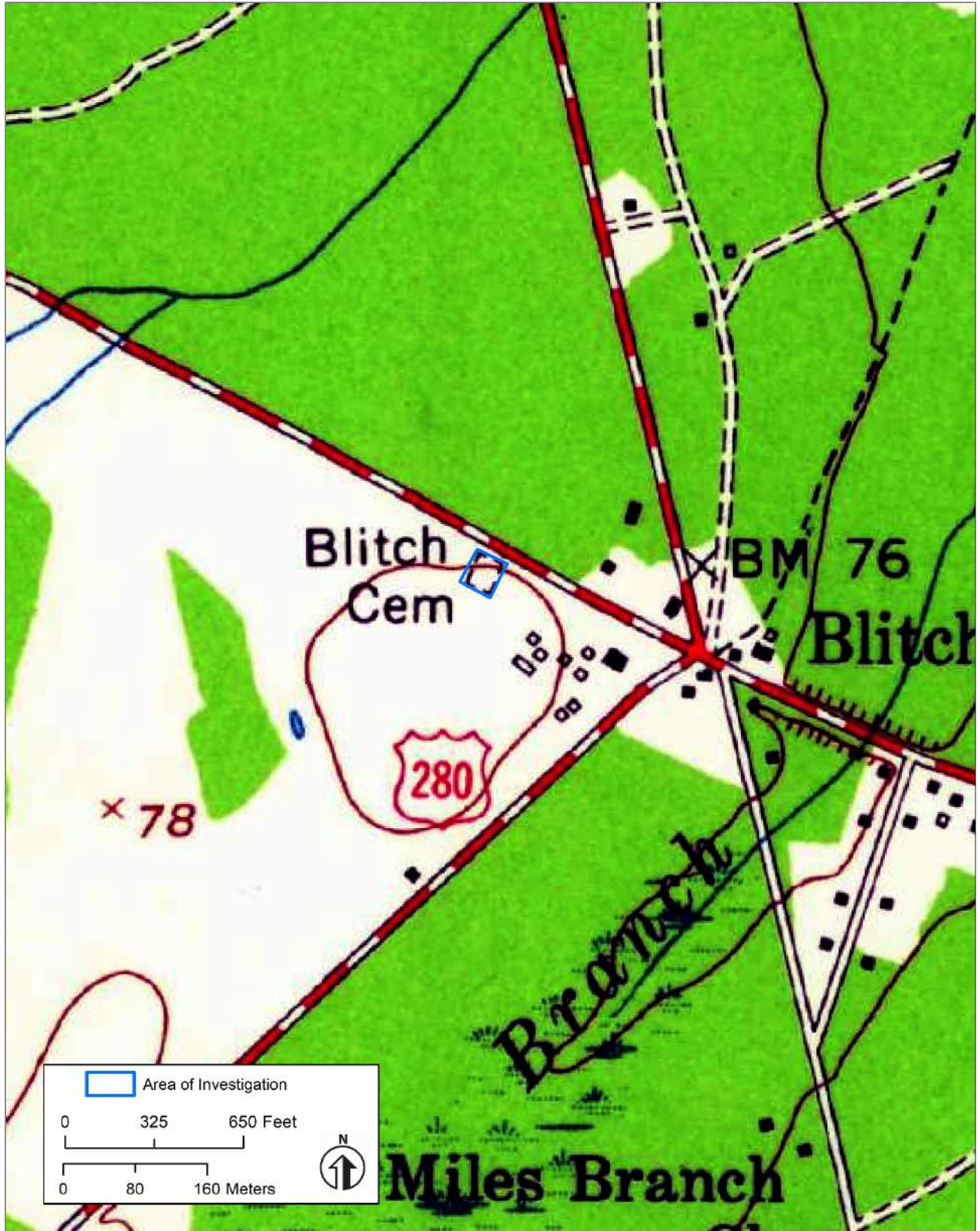


Figure 3. 1958 topographic map showing the Blich Cemetery location (1958 Eden, GA 7.5-minute USGS topographic quadrangle).

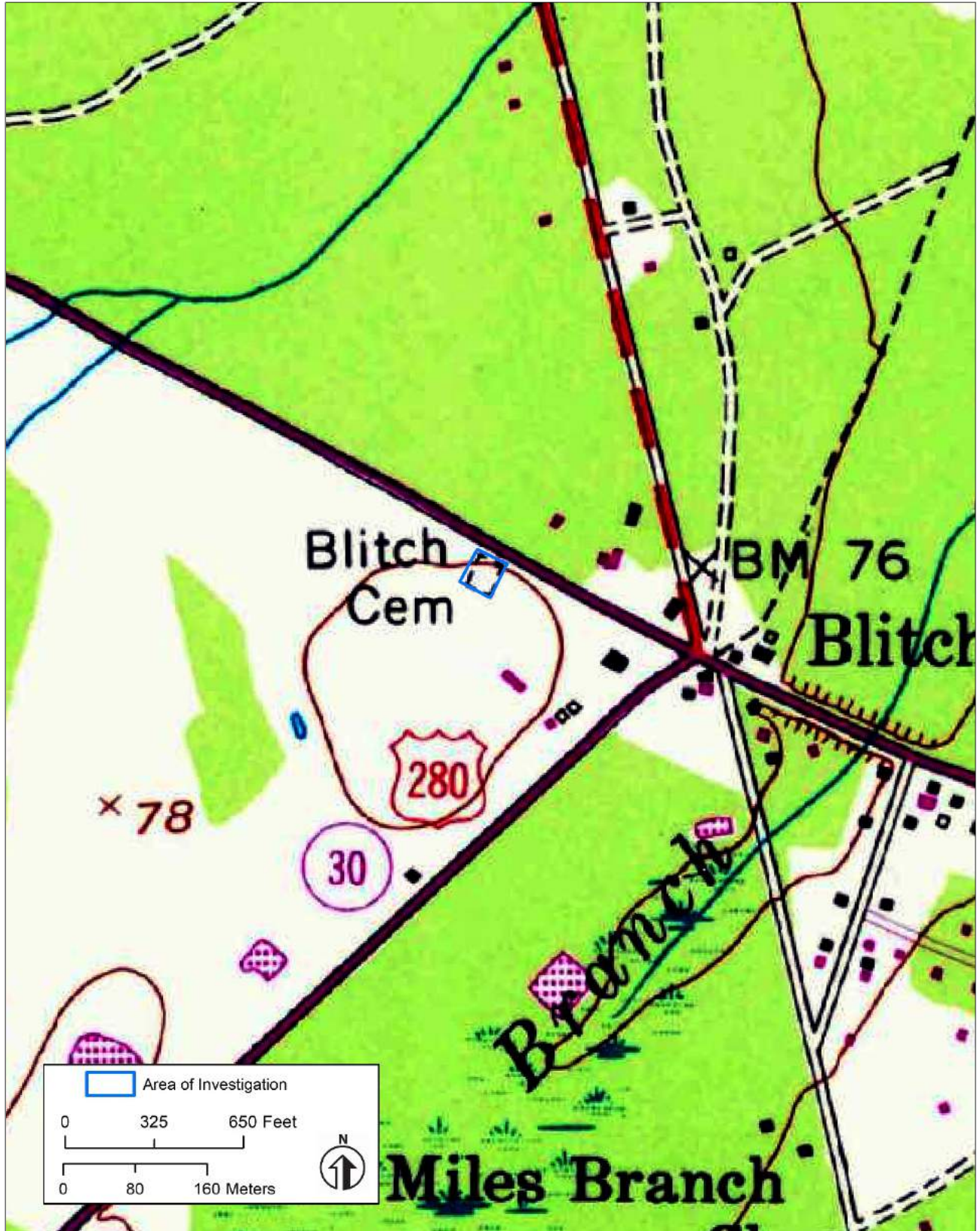


Figure 4. 1977 topographic map showing the Blich Cemetery location (1977 Eden, GA 7.5-minute USGS topographic quadrangle).

Cemetery Delineation

The Blich Cemetery is located near the southwest side of US 80, and the cemetery plot that appears on USGS topographic maps consists of approximately 0.39 acre (0.15 ha). Within and surrounding the plot are mature deciduous, pine, and magnolia trees and patches of underbrush and fallen trees. Figure 5 is a delineation map of the cemetery, and Figure 6 is a delineation map showing the proposed force main corridor. Figures 7 through 9 are photographs of the cemetery and the cemetery setting.

The delineation was first conducted through a walk-over and visual inspection of the cemetery landform to identify any potential grave markers as well as depressions in the soil that could represent unmarked graves. After the visual inspection, soil probing was conducted across the cemetery landform.

The delineation was conducted through surface observation as well as soil probing. Probing is considered to be one of the least intrusive and least destructive methods of locating and defining grave shafts. The probe used in this survey consisted of a 42-inch-long, 3/8-inch-diameter metal shaft with T-handles. The prescribed location method consisted of pressing the probe into the ground at relatively short, even intervals (2 to 3 feet [0.6 to 0.9 meters] apart) and gauging relative soil resistance. The probing was conducted in a grid pattern across the cemetery hilltop. In a historic cemetery where no vaults were used, a grave shaft that has been excavated and then refilled will usually exhibit less resistance than undisturbed soils.

As a result of these investigations, no grave markers were observed, but three shallow soil depressions were present near the center of the cemetery plot. While the silty loam soil in the cemetery plot was relatively soft, probing did indicate soil with slightly less resistance and compaction in the two of the depressions.

Our delineation determined that the cemetery does not appear to extend beyond the boundary depicted on USGS topographic maps, and the three depressions are near the center of the cemetery plot. The soil depressions represent two graves and one possible grave. The oval depressions are also oriented east-west, which is the typical grave orientation in most Judeo-Christian cemeteries. We marked all possible graves with numbered orange pin flags, and we marked the cemetery boundary, which includes an approximate 30-foot (9.1 meter) buffer, with orange flagging tape. The site is now designated archaeological site 9BN1636.



Figure 5. Delineation map of the Blich Cemetery (ESRI 2022).



Figure 6. Delineation map of the Blich Cemetery showing proposed force main corridor (ESRI 2022).



Figure 7. Photograph of grave depression at the Blich Cemetery, looking west.



Figure 8. Photograph of grave depressions at the Blich Cemetery, looking northeast.



Figure 9. Photograph of grave depression near the center of the Blich Cemetery plot, looking northwest.

Cemeteries are protected under the Official Code of Georgia Annotated (OCGA) Section 36, Chapters 72, "Abandoned Cemeteries and Burial Grounds," (1991 as amended), and it is recommended that no ground-disturbing activities take place within the cemetery boundary.

References Cited

Environmental Systems Research Institute, Inc. (ESRI)

2022 *ArcGIS* (Version 10.7). ESRI, Redlands, California.

Find a Grave

2022 Official website: <https://www.findagrave.com>. Accessed April 2022.

Georgia Department of Transportation (GDOT)

2022 General Highway Map Bryan County, Georgia. Prepared by the Office of Transportation Data in cooperation with the U.S Department of Transportation Federal Highway Administration.

Kelly, Mrs. Lawrence B

2000 *Bulloch County, Georgia Cemeteries*. Volumes 1 through 5. Published by the Archibald Bulloch Chapter, Daughters of the American Revolution, Statesboro, Georgia.

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1958 *Eden, GA* 1:24000 7.5-minute USGS topographic quadrangle.

1950 *Meldrin, GA* 1:6500 USGS topographic quadrangle.

1920 *Meldrin, GA* 1:6500 USGS topographic quadrangle.

**Part 3. Survey Showing Legal
Boundaries
OCGA § 36-72-5(3)**

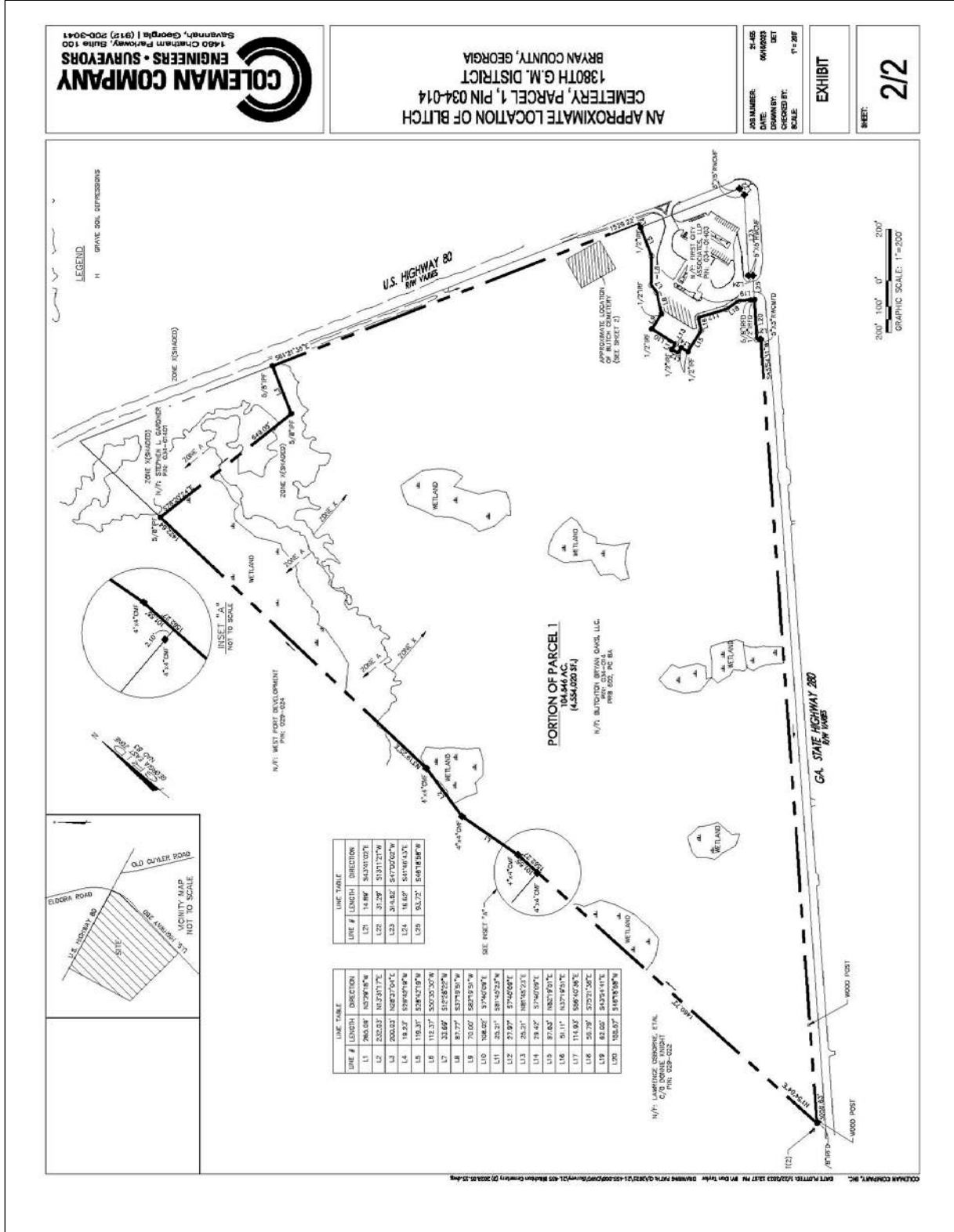


Figure 1. Survey map showing boundaries of the Blitch Cemetery and the 104.59-acre (42.32 ha) Blitchton Warehouse Development Tract (Parcel 034014).

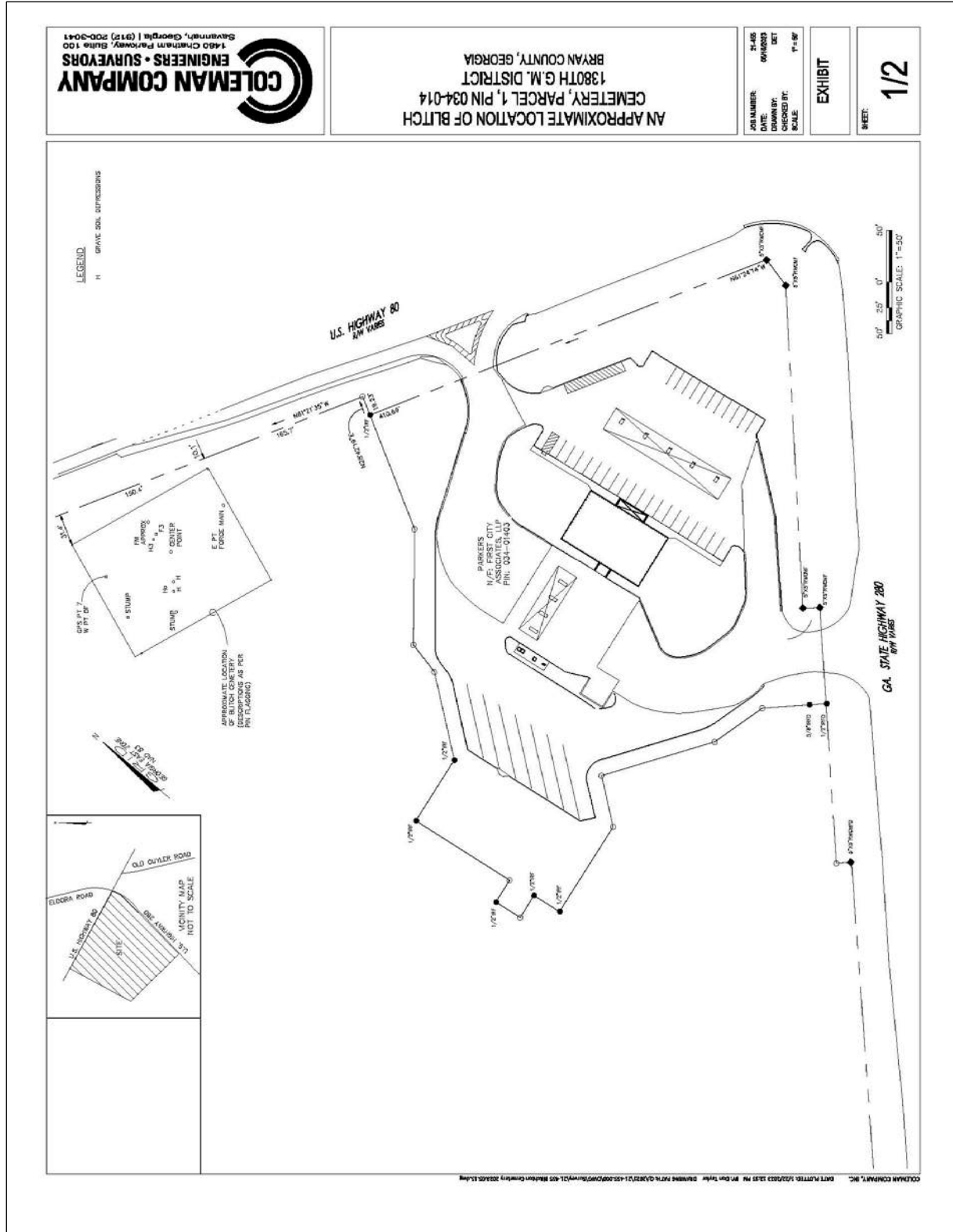


Figure 2. Survey map showing boundaries of the Blichton Warehouse Development Tract (Parcel 034014).

**Part 4. Report On Genealogical Research and Descendant Notification Plan
for the Blich Cemetery, Blichton, Bryan County, Georgia
OCGA § 36-72-5(4)**

Genealogical Research and Descendant Notification Plan OCGA § 36-72-5(4)

Introduction

The Blitch Cemetery (“Cemetery”) is an abandoned late nineteenth-to-early-twentieth cemetery located in Blitchton, Georgia. The cemetery is located on a 104.59-acre (42.32 hectares [ha]) wooded tract (Parcel 034014) on the southwest side of US 80 northwest of its intersection with US 280E in the 1380th Militia District of Bryan County, Georgia. The property, known as the Blitchton Warehouse Development Tract, is currently owned by Blitchton Bryan Oaks LLC, a Georgia limited liability company.

An archaeological survey, which included systematic soil probing of the Blitch Cemetery, was conducted by Brockington in 2022 (Reynolds 2022) for Blitchton Bryan Oaks, LLC. Based on information gathered from the archaeological survey, there are two graves and one possible grave in the Cemetery. The proposed development project requires the relocation of all individuals interred in the Blitch Cemetery. As a result, the Official Code of Georgia Annotated (OCGA) Title 36, Chapter 72, *Abandoned Cemeteries and Burial Grounds* (1991, as amended) requires a Cemetery Relocation Permit. As part of the permit application process (OCGA § 36-72-5 [4]), the law requires genealogical research be conducted to determine who is buried in the Cemetery and that a descendant notification plan be developed.

Genealogical Research Methods

Brockington conducted genealogical research that focused on identifying persons currently interred in the Blitch Cemetery in Blitchton, Georgia. Genealogical research was conducted at the Georgia Archives in Morrow, the Bryan County Public Library in Pembroke, and the Bryan County Clerk of Courts temporary property records room in Pembroke. At the Bryan County Public Library cemetery records, county histories and published family histories for those families possibly associated with the Blitch Cemetery and the surrounding land tracts were reviewed. At the Georgia Archives, Bryan County cemetery records, family histories, deed records, tax records, and estate records were reviewed. In addition, Brockington conducted deed research at the Bryan County Clerk of Courts temporary property records room in Pembroke. Online resources for the Bryan County Tax Assessor’s Office and the Georgia Superior Court Clerks’ Cooperative Authority (GSCCCA) were also utilized. Census, birth, marriage, and death records were reviewed using online sources such as ancestry.com, Family Search, and Find a Grave. Interviews with identified descendants and potential descendants were also conducted, when possible, to obtain family history information.

Genealogical Research Results

Background and archival research conducted by Brockington revealed that the Blitch Cemetery has not been recorded in county cemetery surveys and does not appear in deeds or on plats dating back to the early twentieth century. It does not appear on the 1920 United States Geological Survey (USGS) topographic map of the Blitchton area. However, the cemetery does appear on USGS

topographic maps from 1950 and 1958 (Figures 4 and 5), as well as the last 1:24000 USGS map of created for area in 1977 (see Figure 1). The only individual recorded as being buried in the cemetery is John Buford Champion (Find a Grave 2023, Kelly 2000).

John Buford Champion Family

There is no indication in the Bryan County property records that John Buford Champion's family owned property in Blitchton or in the nearby community of Ellabell. The death certificate for John Buford Champion states that M. C. Champion and Jane Brown Champion are the parents and that the place of death was Statesboro, Bulloch County, Georgia. The undertaker was recorded as W.C. Atkins of Statesboro, Georgia (Family Search 2023 [Georgia Deaths, 1914-1927]). USFC records from 1880 list a Mankin Champion (age 8) living with his parents John and Frances Champion in Screven County Georgia. His sisters Amanda (age 4) and Anna (age 2) are also enumerated in the household (USABC 1880).

USFC records from 1910 indicate that a Mankin (or Mac) Champion (b. 1874) was living in Effingham County, Georgia with his wife Jane Champion (b. 1873-d. 1930) and five children (Harley, Tom, Maggie, Carrie, and Acreage). Mankin (or Mac) Champion was listed as a laborer living in a rented property (USABC 1910). USFC records from 1920 indicate that Mankin (or Mac) Champion was living in the Blitch community in Bulloch County with his wife Jane (or Jonie) Champion. He was listed as a farmer living in a rented property. Their children Tom (age 20), Acreage (age approximately 10), and Carrie (or Cornie) (age 12) were still living at home along with younger siblings Mike (age approximately 8) and Ada Champion (age 6). John Champion is enumerated as a son less than one year in age (USABC 1920). While the death certificate for John Buford Champion also notes the Blitch Cemetery as the place of burial, this could possibly be the Young-Blitch Cemetery in Blitch, Bulloch County.

USFC records from 1930 indicate that Mankin (or Mac) Champion was living in the Blitch community in Bulloch County with his wife Jane (or Jonie) Champion. He was listed as a "wood chopper" living in a rented property. Their children Acreage (age 17) and Mike Champion (age 16) were still living at home (USABC 1930). However, Jane Champion died later in 1930 after the family was recorded in the census. There is not a burial record for Mankin (or Mac) Champion in Bryan, Effingham, or Bulloch Counties or for John Buford Champion in Bulloch County. However, John Champion's mother, Jane Champion, is buried in the Clito Baptist Church Cemetery in Bulloch County near the Blitch community (Find a Grave 2023).

Harley Champion

In the 1920 USFC, Harley Champion (b. 1898) is listed as a cotton mill worker in Millen, Jenkins County, Georgia. However, there are no records for Harley Champion after 1920 (USABC 1920).

Tom Champion Family

In 1921, Thomas (Tom) W. Champion (b. 1897-d. 1966) married May Campbell in Bulloch County (Georgia, U.S., Marriage Records from Select Counties, 1828-1978). In the 1930 USFC, Tom Champion is enumerated in Blitch, Bulloch County with his wife Mae (or May Champion), sons Buford Champion (age 6) and Thomas Champion (Jr.) (age 2), and daughters Edith and Janie Champion. May Champion died in 1934 and is buried in the Clito Baptist Church Cemetery in Bulloch County near the grave of Jane Champion (Find a Grave 2023).

Tom Champion married Marie (or Marrie) Morris between 1931 and 1935 (Georgia, U.S., Marriage Records from Select Counties, 1828-1978). In the 1940 USFC, Tom Champion is enumerated with his second wife Marie (or Marrie) Champion (b. 1911-d. 1955) and six children in Blitch, Bulloch

County, Georgia. His children from May Champion living at home were sons Buford Champion (age 17) and Thomas Champion (age 9 [12]) and daughters Edith (age 11) and Janie Champion (age 15). His children by Marie (or Marrie) Champion, Earnest Champion (age 5) and Walter Champion (age 2), are also enumerated in the household (USABC 1940).

In 1950, Tom Champion was living in Metter, Candler County, Georgia with his wife Marie (or Marrie) Champion and children Earnest Champion (age 15), Walter Champion (age 13), Robert Champion (age 9), Carl Champion (age 8), David Champion (age 6), and Harvey Champion (age 4) (USABC 1950). However, in the early-1950s, the Tom Champion Family moved to the Yulee, Florida area (Harvey Champion, son of Tom Champion, personal communication, September 2022). Marrie M. Champion died in 1955 and Thomas W. Champion in 1966, and they are both buried in the Oak Hill East Cemetery in Palatka, Putman County, Florida (Find a Grave 2023).

Buford Champion Family

According to military registration records, Buford Leo Champion (b. 1922-d. 1973) was living in Palatka, Florida in 1945 (U.S., World War II Draft Cards Young Men, 1940-1947). He and his wife Doris Champion (b.1927-d. 2005) later lived in North Charleston, S.C. along with their daughter Mary Elizabeth and son Michael Campion. Buford and Doris Champion are buried in the Beauford National Cemetery in Beaufort, South Carolina. (Find a Grave 2023; Post and Courier 2005). Daughter, Mary Elizabeth Champion-McCune lives with her family in North Charleston, South Carolina (Post and Courier 2005). Son, Michael Champion, and his family moved from Charleston, South Carolina to Altoona, Alabama where they currently live.

Thomas Champion, Jr. Family

In 1960, Thomas W. Champion, Jr. (b. 1929-d. 1980) was living with his wife Thelma R. Champion (Rita) in Savannah Georgia (Savannah, Georgia City Directory 1960). He died in 1980 in Savannah, Chatham County Georgia and is buried in the Hillcrest Abbey West Cemetery in Savannah, Georgia (Social Security Applications and Claims 1936-2007; Hillcrest Abbey West Cemetery records). Rita Champion died in 2002 and is also buried in the Hillcrest Abbey West Cemetery in Savannah, Georgia. Their son, William L. Champion, lives in Townsend, Georgia (formerly Pooler, Georgia). They also have four living daughters: Claudine Dunlap-Phillips of Pembroke, Georgia (formerly Claxton, Georgia), Kathy Jacobs (last known location Chicago IL), Gloria Canady of Brooklet, Georgia, and Lucy Lewis of Midway, Georgia (formerly of Nevils, Georgia) (Find a Grave 2023).

Edith Campion Conley Nesmith Family

By 1950, Edith Champion Conley was living with her husband Coy Conley in Bulloch County, Georgia. The 1950 Federal Census also lists her two children, Thomas Conley (age 5) and Faye Conley (age 4), as household members (USABC 1950). Coy Conley died in 1960 and is buried in the Clito Baptist Church Cemetery in Bulloch County (Find a Grave 2023). Edith later married Carter Willie Nesmith who died in 1994. Edith Campion Nesmith died in 2007, and she is buried next to Willie Nesmith in the Friendship Baptist Church Cemetery in Bulloch County (Find a Grave 2023). Thomas Conley lives with his family in Rincon, Georgia, and Faye Conley Crosby lives with her family in Statesboro (Find a Grave 2023). Edith Conley Nesmith had five additional children. Donald Wayne Nesmith lives with his family in Millen, Georgia. Dianne Nesmith Melancon lives in Statesboro, and Bonnie Nesmith White lives in Statesboro, Georgia (Find a Grave 2023).

Janie Champion (Conley) Family

According to the 2007 obituary of Edith Champion Conley (FindaGrave 2023) her sister, Janie Champion Conley, preceded her in death. No death or burial record was found for Janie Champion Conly and her burial place is unknown. However, Shirley Champion, widow of Earnest Champion, believes Janie Conley is buried on the Palatka Memorial Gardens in Palatka, Florida (personal communication Shirley Champion, April 2023).

Earnest H. Champion, Sr. Family

Public Records indicate that Earnest H. Champion, Sr. (b. 1935-d. 2008) lived with his wife Shirley Champion in Florahome, Florida from 1999 until his death in 2008. He is buried in the Oak Hill East Cemetery in Palatka, Florida. Shirley Champion still lives in Florahome, Florida.

Walter Champion Family

Walter Champion (b. 1938-d. 2017) lived in Fernandina Beach Florida from 1958 until his death in 2017. He and his wife, Carice Lee Champion (b. 1932-d. 2016), are buried in the Green Pine Cemetery in Yulee, Nassau County, Florida (Find a Grave 2023; Currentobituary.com 2023). The location of his surviving son, Dennis E. Champion, is unknown.

Robert Powell Champion

Robert Powell Champion (b. 1940-d. 1990) is buried in the Oak Hill East Cemetery in Palatka, Florida (Find a Grave).

Carl Edward Champion Family

Carl Edward Champion (b. 1942-d. 2017) is buried with his wife Rose Cook Champion (b. 1944-d. 2021) in the Paran Baptist Church Cemetery in Putnam Hall, Putnam County, Florida. His son Carl Edward Champion, Jr. lives in Bossier City LA. (formerly of Burlington, New Jersey), and his son Paul Champion lives in Melrose, Florida (formerly of Grandin, Florida) (Find a Grave 2023; Johnson-Overturf Funeral Home 2017).

David M. Champion

David M. Champion (b. 1944 – d. 2013) is buried in the Homeland Cemetery in Homeland, Charlton County, Georgia. His son, Morris Champion, lives in Satsuma, Florida and his daughter, Marie Champion Harkins, lives in Palm Coast Florida. (Find a Grave 2023; peoplefinders.com).

Harvey C. Champion

Harvey C. Champion Currently lives in Palatka, Florida.

Maggie Champion Robbins Family

United States marriage records indicate that Maggie Champion (b. 1902-d. 1955), daughter of Mankin (or Mac) and Jane Champion, married Ule “Joe” Robbins in 1921 in Bulloch County, Georgia (Georgia, U.S., Marriage Records From Select Counties, 1828-1978). USFC records indicated that in 1930, they were living in Candler County, Georgia with their children (Jim) David (age 5), J.R. (age 4), Gertrude (age 3), and Horace (age 1) (USABC 1930).

The 1940 USFC indicates that Joe and Maggie Robbins were still living in Bulloch County with Joe Robbins. (J.R.) (age 15), Gertrude (age 13), Horace (age 9), Hubert (age 8), Herbert (age 7), and a Janie Robbins (age 16) who is enumerated as a son but had not been previously enumerated with the family. This could possibly be a misprint of Jim David Robbins. Joe Robbins' mother, Hettie Robbins (age 77), is also enumerated in the household (USABC 1940).

The 1950 USFC indicates that Joe and Maggie Robbins were living in Bulloch County, Georgia. Their sons David Robbins (age 27), Hubert Robbins (age 17), and Herbert Robbins (age 16) were enumerated as part of the household (USABC 1950). However, Hettie Robbins, Mother of Joe Robbins, Sr., died in 1949 and is buried with her husband, Thomas Robbins, in the Lower Lotts Creek Church Cemetery in Bulloch County (Find a Grave 2023).

Between 1950 and 1955, Joe and Maggie Robbins moved to Palatka, Putnam County, Florida. Maggie Champion Robbins died in 1955 and Joe Robbins died in 1972. They are both buried in the West View Cemetery in Palatka, Putnam County, Florida (Florida, U.S., Death index, 1877-1998; Find a Grave 2023).

Jim David Robbins

Jim David Robbins (b. 1923-d. 1999) is buried in the Oak Hill East Cemetery in Palatka, Putnam County, Florida.

Joe R. Robbins (J. R.)

Joe R. Robbins (J. R.) (b. 1926-d. 1992) and his wife, Hazel June McAllister Robbins (b. 1933-d. 2005), are buried in the Northlake Memorial Gardens in Mecklenburg County, North Carolina (Find a Grave 2023).

Horace Harley Robbins

Horace Harley Robbins (b. 1929-d. 2004) is buried in the Oak Hill West Cemetery in Palatka, Putnam County, Florida. His wife Eula K. Robbins lives in Interlachen, Florida.

Hubert E. Robbins (b. 1931-d. 1989) is buried in the Oak Hill West Cemetery in Palatka, Putnam County, Florida.

Herbert Robbins

As an adult, Herbert Robbins (b. 1933-d. 2016) lived in Cabarrus County, North Carolina. He died in 2016 and is buried in the Northlake Memorial Gardens in Mecklenburg County, North Carolina (United States Cemetery and Funeral Home Collection, 1847-Current; Find a Grave 2023).

C. (Connie) Gertrude Robbins

C. (Connie) Gertrude Robbins married Alton F. Jones. Mr. Jones died in 1987 and is buried in Palatka Memorial Garden in Palatka Putnam County, Florida. C. Gertrude Robbins Jones died in 2017 and is also buried in Palatka Memorial Garden in Palatka Putnam County, Florida (Find a Grave 2023).

Carrie (or Corine) Champion

There is no definite record of Carrie (or Corine) Champion after the 1920 USFC when she was still living with the Champion family in Bulloch County, Georgia (USABC 1920). In the 1920 USFC census, she was enumerated as 12 years old so she would have been an adult by the 1930 census. There is a marriage record for a Carrie Lee Champion who married Franklin Jones in 1923. The marriage was

recorded in Laurens County, Georgia (Georgia, U.S., Marriage Records From Select Counties, 1828-1978). However, there are no records for Franklin and Carrie Jones after 1923.

Acreage (or Akrage) Champion

In 1930 Acreage (or Akrage) Champion, also known as Albert B. Champion (b. 1909 – d. 1986) was living with Mankin (or Mac) and Jane Champion in Bulloch County (USABC 1930). Akrage married Margaret Belle May Champion (b. 1915 – d. 1939) and they are both buried in the Peniel Cemetery in Palatka, Putnam County, Florida. Their son, Larry M. Champion (b. 1942 – d. 2013) is also buried in the Peniel Cemetery (Find a Grave 2023). Larry's wife, Linda H. Champion, lives in Palatka, Florida. His son, Justin Michael Champion, and his daughter, Latisha M. Champion, also live in Palatka, Florida.

Mike Champion Family

In the 1930 USFC, Mike Champion (b. 1912-d. 1944) was still living with Mankin (or Mac) and Jane Champion in Blicht, Bulloch County. In the 1940 USFC, Mike Champion was living with his wife, Vala (or Virлие) Lee Champion in Bulloch County (USABC 1930, 1940). However, Mike Champion died in 1944 and is buried in the Lower Lotts Creek Church Cemetery in Bulloch County (Find a Grave 2023). There is no burial record for Vala (or Virлие) Lee Champion, but there are two adult-sized graves with no inscribed headstones adjacent to the grave of Mike Champion. There is also a death record for their son Willie Campion who died as newborn in 1936. The death certificate lists Graymont in Candler County, Georgia as the place of death and the Rosemary Cemetery in Metter, Candler County as the burial place (Georgia, U.S. Death Records, 1914-1940).

Ada Champion

There is no record of Ada Champion after 1920 when she was still living with the Champion family in Bulloch County, Georgia (USABC 1920). She would have been 16 in 1930, but at that time, she was not living with her family.

Conclusions

There would appear to be no reason that John Buford Champion would have been interred in the Blicht Cemetery in Blichton, Bryan County, Georgia. The death certificate for John Burford Champion lists his place of death as Militia District 1575 where the Blicht community is located in Bulloch County, Georgia. The family never owned property in Blichton, Bryan County, and the USFC records indicate that at the time of the death of John Buford Champion, the family was living in Militia District 1575 in the community of Blicht, Bulloch County, Georgia.

The Great Grandson of Mankin Champion, William L. Champion, said that Mankin Champion was a tenant farmer and that in the 1920s, Makin Champion and his family lived in Bulloch County near the intersection of Lakeview Road and Old River Road (personal communication with William L. Champion, 2023). This intersection is the center of the Blicht Community. The Blicht family owned a large farm that centered on the community of Blicht, and their house, built in 1875 by John Gideon Blicht, is located on Lakeview Road approximately 800 feet north of Old River Road (Vanishing Georgia 2019). The house was sold to Ebenezer Starnes Lane in 1905. The Lanes are related to the Blicht family through marriage and own much of the land in the Blicht area, including the Young-Blicht Cemetery parcel. However, they do not currently own the Blicht-Lane House.

The Young-Blicht Cemetery is located off Old River Road, approximately 0.5-mile northwest of the center of the Blicht community. The Jones family and the Young Family originally owned the land

that encompasses the Blitch community, and members of both families are buried in the Young-Blitch Cemetery. The oldest grave in the cemetery is that of Lyman Jones (b.1808-d. 1832). After the death of Thomas Jones Young, who died in the Battle of Atlanta in 1864, his widow Laura M. Williams married John Gideon Blitch in 1871. Thomas Jones Young and John Gideon Blitch are buried in the Young Blitch Cemetery. Laura M. Williams Blitch is buried with her parents in the Sunset Hill Cemetery in Valdosta, Georgia. However, beginning in 1871, many Blitch family members were buried in the Young-Blitch Cemetery. Out of the 18 known graves in the cemetery, nine are Blitch family members, four are Young family members, and two are Jones family members. Just outside the cemetery fence is the grave of PVT Thomas Han Womack, Sr. (b. 1791-d. 1837). While not a Jones or Young family member, his aunt Lavinia (Jones) Young was part of the Young family. There are also two other graves outside the fence, but they do not have inscribed headstones. The last person to be interred in the Young-Blitch Cemetery was CPT Chares Parrish Blitch (b. 1925-d. 2007). Over the years, the cemetery has been called the Jones-Young Cemetery, the Young Cemetery, the Blitch Cemetery, and the Young Blitch Cemetery (Find a Grave 2023, Kelly 2000). It was not officially recorded as the Young-Blitch Cemetery until 1980 for the publication of *Bulloch County, Georgia Cemeteries Volume 2* (Kelly 2000).

It is likely that the Blitch Cemetery noted as the place of burial on the death certificate for John Buford Champion was referring to the Young-Blitch Cemetery in the Blitch Community in Bulloch County, Georgia and that John Buford Champion is buried in the Young-Blitch Cemetery along with Makin Champion in the unmarked graves outside the cemetery fence.

While there is not a burial record for Mankin (or Mac) Champion in Bryan, Effingham, or Bulloch Counties, he was living with his family in Bulloch County through 1930. There is also no burial record for Harley Champion. However, in the 1920 USFC, Harley Champion (b. 1898) is listed as a cotton mill worker in Millen, Jenkins County, Georgia. It is unlikely that Mankin (or Mac) or Harley Champion would have been buried in the Blitch Cemetery in Bryan County.

Blitch Family

Property deed records indicate that beginning in the mid-nineteenth century, several branches of the Blitch family owned a substantial amount of property in Bryan County (Bryan County General Indexes to Deeds and Mortgages 1793-1937). The tracts owned by the Blitch family in the early twentieth century in the Blitchton and Ellabell areas consisted primarily of farmland as well as timberland used in the naval stores industry or harvested for lumber. The tract in which the Blitch Cemetery is located has varied in size since the early twentieth century.

The Blitch Cemetery is in 1380th Militia District of Bryan County, Georgia on Parcel 034014 which currently consists of 104.59 acres (42.32 ha). Part of this land was once part of a 548-acre tract owned by James Henry Blitch in the early twentieth century. However, it is uncertain if the cemetery location was part of the 548 acres or if the cemetery was even in existence at the time James Henry Blitch owned the 548-acre tract. The 548-acre tract later became known as the "Jimmy Blitch Home Place". After the death of James Henry Blitch in 1912, his land was partitioned among his wife and children in 1918 (Bryan County Deed Books KK:504 and LL:206). However, there is no reference to the cemetery in the deed, and a 1917 land plat prepared by R. H. Cone Surveyors referenced in the deed is not in the deed book and was not registered in the county plat books. The Last Will and Testament of James Henry Blitch does not mention the Blitch Cemetery or the area of the Blitch property that possibly contained the cemetery (Bryan County Will Book 1:116-120).

One 275-acre tract retained by the wife of James Henry Blich, Sarah Elizabeth Blich, after his death was likely the location of the Blich Cemetery. The tract was located southwest of State Route 26/ US 80 and west of US 280. After the death of Sarah Elizabeth Blich in 1923, the property went to county auction in 1926 and was purchased by her son, Thomas Norwood Blich (Sr.), (Bryan County Deed Book 20:510-511). While there is no reference to the Blich Cemetery in the deed, it was likely on this tract along with the home of Thomas Norwood Blich, Sr. Shortly before his death in 1932, Thomas Norwood Blich (Sr.) sold a one-half undivided interest in the 275-acre tract to his son Robert G. Blich (Bryan County Deed Book 2S:357). While the deed states that the tract was located southwest of SR 26/US 80, there is still no reference to the Blich Cemetery.

Property deed records indicate that Robert Blich sold a one-half undivided interest in a 275-acre tract to H.M. Gardner in December of 1932 (Bryan County Deed Book 2T:111). This is the earliest deed provided in the legal chain of title for this permit application packet. While there is no reference to SR 26/US 80 in relation to the tract, based on the description of neighboring property owners, it appears it is the same 275-acre tract purchased by Robert Blich from Thomas Norwood Blich, Sr. earlier in 1932 (Bryan County Deed Book 2S:357).

In 1943, A. L. DeLoach sold a one-half undivided interest in a 1001-acre tract, which was southwest of the 275-acre tract, to H. M. Gardner. This tract was commonly known as Jim Blich Lands (Bryan County Deed Book 2Z:234). By the time of his death in 1952 it appears that H. M. Gardner had full ownership of the 1001-acre tract plus 1,199 additional acres, making a total of 2,200 acres, which was inherited by his surviving wife, Emma Edwards Gardner, and their children (Bryan County Deed Book 3E:319). While no property record could be found, it appears that by 1952, the 275-acre tract (Bryan County Deed Book 2T:111) had been incorporated into the 1,199-acre tract and was under the full ownership of H. M. Gardner.

James Henry Blich Family

USFC records indicate that in 1880, James Henry Blich (b. 1841-d. 1912) and his wife, Sarah E. Blich (b.1849-d. 1923), were living in Bryan County but in the 19th Militia District. However, by 1900, James and Sarah were living in the 1380th Militia District of Bryan County (USABC 1880 and 1900). Also in the household were their five children: Thomas N. (Norwood), (age 19), Brooks (or Brox, age 14), Bessie (12), Brantley (age 8), and James H. (Hudson) (age 7). Lola Massie (age 9), a white boarder from North Carolina, possibly a relative, is enumerated in the household as well as Arcola McBrit (servant, age 18). There is no record for Lola Massie after 1900, including death and burial records.

In 1910, James Henry Blich and his wife, Sarah Elizabeth Blich, were still living in the 1380th Militia District of Bryan County with their children Bessie Blich (age 22), Brantley Blich (age 19), and James H. (Hudson Blich (age 17) (USABC 1910). James Henry Blich died in 1912 and is buried in the Old Fellowship Missionary Baptist Church Cemetery, Bulloch County. Sarah Elizabeth Blich died in 1923 and is also buried in the Old Fellowship Missionary Baptist Church, Bulloch County. (Find a Grave 2023).

USFS record indicated that by 1910, Arcola McBrit was living under her married name of Arcola Murray (age approximately 35) with her husband William Murray in Bryan County (USACB 1910). In 1920, Alcola Murray was living in Savannah, Chatham County with her daughter Flossie Murray (age 17), her granddaughter Dontine Porter (age 1), and a roomer named Roberthe Sonette (age 18) (USABC 1920). However, Flossie Murray died in 1923 in Savannah, Chatham County Georgia. Her father is listed as William Murray (Georgia, U.S. Death Records 1914-1940). No additional records for the Murray family were found after 1923.

Thomas Norwood Blich, Sr. Family

In 1910, Thomas Norwood Blich, Sr. (b. 1881-d. 1932), son of James Henry Blich, was living in the 1380th Militia District of Bryan County with his wife Annie Blich (b. 1886-d. 1919) and their children Thomas Blich (age 6), Paul Edwards Blich (age 3), and Robert G. Blich (age less than one year). He is listed as living in a house and was working in the turpentine industry (USABC 1910).

In the 1920 USFC, Thomas Norwood Blich, Sr. is enumerated as a widower living in a house in the 1380th Militia District of Bryan County with T. Norwood Blich (age 16), Paul Blich, (age 13), Robert G. Blich (age 10), B. (Grover Bartow) Blich (son age 7), and Marie Ann Blich (age 1) (USBC 1920). His family was likely living in a house on the 275-acre Blich Cemetery tract at that time. His wife, Annie Blich, died in 1919 in Statesboro, Bulloch County and is buried in the Powers Baptist Church Cemetery in Eden, Effingham County, Georgia (Georgia, U.S Death Records 1914-1940, Find a Grave 2023).

In the 1930 USFC, Thomas Norwood Blich, Sr. is listed as living in a boarding house in the 1380th Militia District of Bryan County with his sons Paul (age 23) and Robert (age 20). His occupation is listed as an auto sales manager. Paul is listed as an auto salesman, and Robert is listed as working for the State Highway Department. Groover Bartow Blich and Marie Ann Blich are enumerated with their aunt, Marie Blich, in Bulloch County (USABC 1930). Thomas Norwood Blich, Sr. died in 1932 and is buried in the Powers Baptist Church Cemetery in Eden, Effingham County, Georgia.

Thomas Norwood Blich, Jr. Family

The 1930 USFC enumerated Thomas Norwood Blich, Jr. (b. 1904 – d. 1957) with his wife Venna and daughter Virginia A. (age 1) in Bulloch, County (USABC 1930). In 1940, he was living in Waynesboro, Burke County, Georgia with Venna, daughter Virginia A. (age 2), and son Thomas Blich III (age 8) (USABC 1940). Thomas Norwood Blich, Jr. died in 1957 in Midway, Liberty County Georgia. At that time, he was living with his second wife, Edith Smith Blich (b. 1903-d.1962). Thomas and Edith Blich are buried in Bethany Cemetery in Aiken, S.C. First wife, Venna Mae Anderson Blich (1904-1962), is buried in Union Baptist Church Cemetery, Bulloch County (Find a Grave 2023).

Thomas Norwood Blich III (1931-2014) and his wife Margaret Elizabeth Horne Blich (1942-2016) are buried in Bulloch Memorial Gardens in Statesboro, Bulloch County. His daughter, Katrina Blich Phillips, lives with her family in Statesboro, Georgia (Find a Grave 2023). His sister, Virginia Anne Blich (1927-2009) and her husband, Joseph Phillips Windincamp (1921-1986), are buried in the Shellman Bluff Baptist Church Cemetery in McIntosh County, Georgia.

Paul Edwards Blich

Paul Edwards Blich died in 1936 at the age of 29 and is buried in the Powers Baptist Church Cemetery in Eden, Effingham County, Georgia. He was not married and had no children (USBC 1930, Georgia, U.S Death Records 1914-1940, Find a Grave 2023).

Robert G. Blich Family

In the 1940, USFC Robert G. Blich, (b.1909-d. 1966) the former owner of the 275-acre cemetery tract, is enumerated in Ellabell, Bryan County, Georgia with his wife Ollie W. Blich and daughter Kay Sandra Blich (age three months) (USABC 1940). In 1950, Robert, Ollie, and Kay Sandra (age 10) were living in Bulloch County with Ollie's

Mother, Lenora S. Williams, and Ollie's brothers, Fred S. Williams and John G. Williams (USABC 1950).

Robert Groover Blitch died in 1966 and Ollie Williams Blitch died in 1996. They are both buried in the Eldora Community Cemetery in Bulloch County. Kay Sandra Blitch married William Kenneth Dubose. However, William Kenneth Dubose died in 2010 and is buried in the Eldora Community Cemetery in Bryan County (Find a Grave 2023). Mrs. Dubose still lives in Eldora, Bryan County, Georgia but has no knowledge of the Blitch Cemetery (Radaris 2023, Kay Dubose, personal communication April 2023).

Groover Bartow Blitch Family

The 1940 USFC lists Groover Bartow Blitch (b. 1912-d. 1942) with his wife Winifred Z. Blitch living with her parents Raddie and Bessie Zittrouer in Savannah, Chatham County. Groover and Winifred's son, Groover Bartow Blitch, Jr. (age 1), is also enumerated in the household (USABC 1940).

Groover Bartow Blitch died in 1942, also at age 29, and is buried in the Powers Baptist Church Cemetery in Effingham County, Georgia. After his death, Winifred Tallulah Z. Blitch married Noel Edgar Hagan, and they are both buried in the Greenwich Cemetery in Savannah, Chatham County. Groover Bartow Blitch, Jr. and his wife Joyce currently live in, Raleigh, North Carolina (Find a Grave 2023).

Marie Ann Blitch Donovan Family

Marie Ann Blitch Donovan (b. 1919-d. 2006) married Samuel Lang Donovan in 1948 (Macon Telegraph 1948). The 1940 USFC lists them as living in Sandersville, Washington County, Georgia with their son (Samuel) Lang Donovan (age 5) (USABC 1940). They had a second son, William Norwood Donovan, in 1952 who die in 2011. William Norwood Donovan is buried in the Georgia National Cemetery in Canton, Cherokee County, Georgia (Find a Grave 2023). Marie Ann Blitch Donovan and her husband Samuel Lang Donovan are buried in the Brownwood Cemetery in Sandersville, Georgia (Find a Grave 2023). Samuel Lang Donovan Currently lives in Marietta, Georgia (peoplefinders 2023).

Brooks Erwin Blitch Family

In 1920, Brooks Erwin Blitch, Sr. (b. 1885-d. 1925) was living in Homerville, Clinch County, Georgia with his wife Blanch E. Blitch and children, Brooks Irwin Blitch, Jr. (age12), Charlton H. Blitch (age 10), and daughter Eloise E. Blitch (age 8). His occupation was listed as druggist and drug Store owner (USABC 1920). Brooks Erwin Blitch died in 1925 at age 39 and is buried in the Pine Forest Cemetery in Clinch County, Georgia. His wife Blanch died in 1957 at age 70 and is also buried in the Pine Forest Cemetery in Clinch County, Georgia (Find a Grave 2023).

Brooks Erwin Blitch, Jr.

Brooks Erwin Blitch, Jr., also a druggist, died in 1967 and is buried in the Pine Forest Cemetery in Clinch County, Georgia. His wife, Iris Eloise Faircloth Blitch, died in 1993 and is buried in the Shiloh Southern Congregational Church Cemetery in Clinch County, Georgia (Find a Grave 2023). His son, Brooks Blitch, lives in Homerville Georgia (formerly of Washington, D.C.), and his daughter Betty Blitch Turberville Dabbert lives in San Diego, California (formerly of Phoenix City, Alabama) (Find a

Grave, peoplefinders.com). Her Daughter, Betty Iris Tuberville Thompson, also lives in Sand Diego. Her son, Henry Dayton Turberville, lives in Prescott, Arizona (peoplefinders.com).

Charlton Henry Blitch, Sr.

Charlton Henry Blitch, Sr. died in 1973 and is buried with his wife Stella Frances Blitch in the Pine Forest Cemetery in Clinch County, Georgia. Charlton and Stella had four children: Charlton, Marie, Charlotte Patricia, and Shirley. Charlton Henry Blitch, Jr. was not married and died in 1978 at age 33, and Marie Elizabeth died in 1943 at age 12. They are both buried in the Pine Forest Cemetery in Clinch County, Georgia. Shirley Blitch Sowell currently lives in Sarasota Florida (formerly of Birmingham, Alabama) (Find a Grave 2023; peoplefinders 2023).

Charlotte Patricia Blitch Hickson

Charlotte Patricia Blitch Hickson died in 2020 at age 87 and was cremated. Her husband Robert Allen Hickson died in 1999 and was also cremated. Their ashes are in the Peachtree Road United Methodist Church columbarium in Atlanta, Georgia. Her daughter Carol Hickson Gray lives in Eddyville, Kentucky and her daughter Rhonda Rebecca Hickson Thompson lives in Austell, Georgia (formerly of Atlanta, Georgia) (Dignity Memorial 2020, Find a Grave 2023, peoplefinders.com).

Eloise Elizabeth Blitch Hooper

Eloise Elizabeth Blitch Hooper died in 1990 at age 79. She is buried with her husband Charles Herty Hooper, Sr. in the Oconee Hill Cemetery in Athens, Clark County, Georgia (Find a Grave 2023). Their daughter Eloise Elizabeth Hooper Flanagan died in Columbia Missouri in 2022 at age 84 and is buried in the Oconee Hill Cemetery in Athens, Clark County, Georgia (Dignity Memorial 2022; Find a Grave 2023). Their son Charles Herty Hooper, Jr. currently lives in Watkinsville, Georgia (formerly of Atlanta, Georgia) (peoplefinders 2023).

Bessie Blitch

Bessie Blitch died in 1923 at age 35 and is also buried in the Old Fellowship Missionary Baptist Church, Bulloch County. Bessie Blitch was not married and had no children (USABC 1920, Find a Grave 2023).

Brantley Demark Blitch Family

In 1920, Brantley Demark Blitch (b. 1890-d. 1958) was living in Brooklet, Bulloch County, Georgia with his wife Nellie Blitch and son James R. Blitch (age less than one year) (USABC 1920). In 1930, he was living in Tattnall County, Georgia with his wife Nellie O Blitch, son James R. (age 11). and daughters Virginia (age 8) and Jane Blitch (less than one yare old) (USABC 1930). In 1940, Brantley Demark Blitch was living in Glennville, Tattnall County with his wife Nellie, son James R. (age 21), daughter Virginia (age 18), and daughter Jane (age 10) (USBC 1940). In 1950, Brantley Demark Blitch was living in Glennville, Tattnall County with his wife Nellie and daughter Jane (age 21) (USBC 1950). Brantley Demark Blitch died in 1958 and is buried in the Eastside Cemetery in Statesboro, Bulloch County, Georgia. Nellie Blitch died in 1965 and is also buried in the Eastside Cemetery in Statesboro, Bulloch County, Georgia (Find a Grave 2023).

James Reginald Blicht

James Reginald Blicht died in 1970 at age 51 and is buried in the Eastside Cemetery in Statesboro, Bulloch County, Georgia (Find a Grave 2023).

Virginia Nell Blicht Woeltjen

Virginia Blicht Woeltjen died in 1970 at age 48 and his buried in the Greenwich Cemetery in Savannah, Chatham County, Georgia. Her husband Carl Woeltjen (b. 1918-d. 1985) is buried in the Forest Lawn Memory Garden, Savannah, Georgia (Find a Grave 2023). His second wife, Ardis Eugenia Woeltjen, lives in Savannah, Georgia (Find a Grave 2023, peoplefinders 2023).

Jane Blicht Schrage

Jane Blicht Schrage died in 2013 and is buried in the Arlington National Cemetery in Virginia. Her husband Gerhardt Schrage lives in Virginia. Her children, Mark Schrage and Susanne Schrage-Norton, live in Alexandria, Virginia (Dignity Memorial 2013; Find a Grave 2023, peoplefinders 2023).

James Hudson Blicht

In 1920, James Hudson Blicht (b. 1893-d. 1927) was living in the 1380th Militia District of Bryan County with his wife Stella and sister Bessie Blicht (USABC 1920). James Hudson Blicht died in 1927 at age 34 and is buried in the Old Fellowship Missionary Baptist Church Cemetery in Booklet, Bulloch County, Georgia. Stella Blicht died in 1932 at age 49 and is also buried in the Old Fellowship Missionary Baptist Church Cemetery in Booklet, Bulloch County, Georgia. James and Stella had no children.

Conclusions

It appears that the burial locations of Blicht family members who died during the period when the Blicht family owned the Blicht cemetery tract, and many years after their ownership of the property, are accounted for in other cemeteries in Effingham, Bryan, and Bulloch Counties. The Blicht Cemetery is not referenced in deeds or on plats associated with the Blicht Cemetery tract. Blicht descendants have no knowledge concerning the identities of those buried in the Blicht Cemetery. It appears that after Thomas Norwood Blicht, Sr. moved from his home with his family after 1920, no other Blicht family members occupied the home. It is possible that the property was occupied by tenants until it was sold by Robert Blicht to H. M. Gardner in 1932 (Bryan County Deed Book 2T:111) and that tenants were buried on the property during this period. In addition, tenants living on adjacent tracts owned by the Blicht family might have buried in the Blicht Cemetery.

The only individual not accounted for is Lola Massie, a nine-year-old white female who was living with the James Henry Blicht Family in 1900. USFC records from 1900 list her as boarder. There is no record of Lola Massie in Georgia or North Carolina after 1900. However, her relationship to the Blicht family is unknown and it does not appear that the surname "Massie" (or Massey) is associated with the Blicht Family. In addition, it is uncertain where the James Henry Blicht family was living on the Blicht land holdings in the 1380th Militia District in 1900.

Gardner Family

Property deed records indicate that Robert Blitch sold a one-half undivided interest in a 275-acre tract to H. (Hardy). M. Gardner (Sr.) in December of 1932 (Bryan County Deed Book 2T:111). This is the earliest deed provided in the legal chain of title for this permit application packet. While there is no reference to SR 26/US 80 in relation to the tract, based on the description of neighboring property owners, it appears it is the same 275-acre tract purchased by Robert Blitch from Thomas Norwood Blitch, Sr. earlier in 1932 (Bryan County Deed Book 2S:357).

Just prior to his purchase of one-half undivided interest in a 275-acre tract from Robert Blitch, Hardy M. Gardner, Sr. was living in the Briar Patch community in Bulloch County, Georgia. In the 1930 USFC, he is enumerated with his wife Emma Gardner (USABC 1930), daughter Catharine (Kathryn) (age 9), son Hardy M. (age 7), son Hemp (Hamp) E. (age 5), and daughter Erin (age 2).

In 1940, Hardy M. Gardner was living in the 1380th Militia District (Ellabell), Bryan County, Georgia, likely on the 275-acre cemetery tract in the former home of Thomas Norwood Blitch, Sr. He is enumerated with his wife Emma, daughter Catharine (Kathryn), (age 20), son Hardy M. (age 17), son Hemp (Hamp) E. (age 15), daughter Erin (age 13), and son Jack (age 11) (USABC 1940). In 1950, Hardy M. Gardner, Sr. was still living in Bryan County, Georgia with his wife Emma and mother-in-law Clara M. Edwards (USABC 1950).

Hardy Myrick Gardner, Sr. died in 1952 and is buried in the Olive Branch Baptist Church Cemetery in Bryan County, Georgia. Clara Edwards died in 1954 and is buried in the Lower Black Creek Cemetery in Ellabell, Bryan County, Georgia. Emma Edwards Gardner died in 1988 and is buried in the Olive Branch Baptist Church Cemetery in Bryan County, Georgia (Find a Grave 2023).

Kathryn Gardner Wrinkle and her husband James Wrinkle lived in Broward County, Florida. Mrs. Wrinkle died in 1985. Their burial locations are unknown. However, Mrs. Wrinkle had lived in Broward County, Florida since 1949 (South Florida Sun Sentinel 1985).

Hardy Myrick Gardner, Jr. died in 2013 and is buried in the Olive Branch Baptist Church Cemetery in Bryan County, Georgia. Hamp Edwards Gardner, who died in 1982, and Jack Scott Gardner, Sr., who died in 1986, are also buried in the Olive Branch Baptist Church Cemetery in Bryan County (Find a Grave 2023). Jack Scott Gardner, Jr. died in 2019 and is buried in the Olive Branch Baptist Church Cemetery in Bryan County (Flanders Powell Funeral Home 2019). Erin Gardner (age 94) lives in Delray Beach, Florida (peoplefinders.com). Erin Gardner could not be reached for an interview. However, her son, Hampton Gardner, was interviewed. Mr. Gardner grew up in the Blitch-Gardner House and said that his family did not know who was buried in the cemetery and that he and his family never saw any inscribed headstones in the cemetery. During his time living on the Blitch-Gardner property the cemetery was located in a grove of trees in an agricultural field and the grove of trees was surrounded by a fence (personal communication with Hampton Gardner May 2023).

In 2006, Ralph Cavender purchased the 111.20 acre-tract from Erin Gardner, which included the Blitch Cemetery and the Blitch-Gardner House. (Savanna Morning News 2008; Bryan County Deed Book 559:323). The Blitch-Gardner House was located just east of the Blitch Cemetery on what is now the location of Parkers Kitchen Store and Gas Station. Ralph Cavender then sold the house, and in 2008, and it was moved by the new owners seven miles west to SR 119 in Bulloch County where it was restored and is now a private residence (Stewart 2008).

Conclusions

It appears that the burial locations of Gardner family members who died during the period when the Gardner family owned the Blitch cemetery tract, and many years after their ownership of the property, are accounted for in other cemeteries in Bryan County, Georgia and in Florida. The Blitch Cemetery is not referenced in deeds or on plats associated with the Blitch Cemetery tract.

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Family Search

2023 Official website: <https://www.familysearch.org>. accessed May 2023.

Find a Grave

2023 A National Cemetery Database. Website: <http://www.findagrave.com/>. Accessed April 2023.

Flanders Powell Funeral Home

2019 Jack Gardner, Jr. Obituary. Available at: <https://www.flanderspowellfuneralhome.com/obituaries/Jack-GardnerJr>. Accessed May 2023.

Florida, U.S. Death Index

1877-1998 Available on the Provo Utah online database; Ancestry.com. Accessed May 2023.

Georgia Deaths

1914-1927 Available at the Georgia Archive, Morrow, Georgia, and on the Provo Utah online database; Ancestry.com. Accessed May 2023.

Georgia, U.S. Death Records

1914-1940 Available at the Georgia Archive, Morrow, Georgia, and on the Provo Utah online database; Ancestry.com. Accessed May 2023.

Georgia, U.S., Marriage Records from Select Counties

1828-1978 Available at the Georgia Archive, Morrow, Georgia, and on the Provo Utah online database; Ancestry.com. Accessed May 2023.

Johnson-Overturf Funeral Homes

2017 Obituary for Carl Edward Champion 1942-2017. Johnson-Overturf Funeral Homes and Crematory, Palatka, Florida. Available online: <https://memorial.johnsonoverturffunerals.com/carl-champion/3029284/service-details.php>. Accessed May 2023.

Kelly, Mrs. Lawrence B

2000 *Bulloch County, Georgia Cemeteries*. Volumes 1 through 5. Published by the Archibald Bulloch Chapter, Daughters of the American Revolution, Statesboro, Georgia.

Macon Telegraph

1948 Blitch-Donovan engagement. The Macon Telegraph; Publication Date: 31/ Oct/ 1948; Publication Place: Macon, Georgia Ancestry.com. U.S., Newspapers.com™ Marriage Index, 1800s-current [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2020.

Post and Courier

2005 "DORIS CHAMPION OBITUARY" Post and Courier, Charleston, South Carolina. Available at: <https://obits.postandcourier.com/us/obituaries/charleston/name/doris-champion-obituary?id=2723047>. Accessed May 2023.

Reynolds, W. Michael

2023 *Blitch Cemetery Archaeological Delineation, Blitchton, Bryan County, Georgia*. Prepared for Blitchton Bryan Oaks, LLC, 17 West McDonough Street, Savannah, Georgia 31401. Prepared by W. Michael Reynolds MHP RPA, Historian/Archaeologist. Brockington and Associates, Inc. Atlanta, Georgia

Savannah, Georgia City Directory

1960 Available at the Georgia Archive, Morrow, Georgia, and on the Provo Utah online database; Ancestry.com. Accessed May 2023.

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South Florida Sun

1985 "K. Wrinkle, 65; Dania teacher". South Florida Sun Sentinel obituaries, November 6, 1985.

Stewart, Diane

2008 "Emma Gardner house relocated, will be restored". Savannah Morning Sun, January 2, 2008. Available at: <https://www.savannahnow.com/story/news/2008/01/03/emma-gardner-house-relocated-will-be-restored/13381675007/>. Accessed May 2023.

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1847-Current Available on the Provo Utah online database; Ancestry.com. Accessed May 2023.

United States of America Bureau of the Census (USABC)

1880 *United States Federal Census* (database on-line). Lehi, UT, USA: Ancestry.com Operations Inc, 2006. Original data: Tenth Census of the United States, 1880. (NARA microfilm publication T9, 1,454 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

1900 *United States Federal Census* (database on-line). Lehi, UT, USA: Ancestry.com Operations Inc, 2006. Original data: Twelfth Census of the United States, 1900. Washington, D.C.: National Archives and Records Administration, 1900. T623, 1854 rolls.

1910 *United States Federal Census* (database on-line). Lehi, UT, USA: Ancestry.com Operations Inc, 2006. Original data: Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

1920 *United States Federal Census* (database on-line). Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Original data: Fourteenth Census of the United States, 1920. (NARA microfilm publication T625, 2076 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

1930 *United States Federal Census* (database on-line). Provo, UT, USA: Ancestry.com Operations Inc, 2002. Original data: United States of America, Bureau of the Census. Fifteenth Census of the United States, 1930. Washington, D.C.: National Archives and Records Administration, 1930. T626, 2,667 rolls.

1940 *United States Federal Census* (database on-line). Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Original data: United States of America, Bureau of the Census. Sixteenth Census of the United States, 1940. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls.

1950 *United States Federal Census* (database on-line). Seventeenth Census of the United States; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Atlanta, Fulton, Georgia; Roll: 5796; Sheet Number: 73; Enumeration District: 160-322

U.S., World War II Draft Cards Young Men

1940-1947 Available at the Georgia Archive, Morrow, Georgia, and on Provo Utah online database; Ancestry.com. Accessed May 2023.

Vanishing Georgia

2019 "Blitch-Lane House, 1875, Bulloch County". Published in *Vanishing Georgia*, 2019. Official website: <https://vanishinggeorgia.com/2019/09/10/blitch-lane-house-1875-bulloch-county/>. Accessed May 2023.

Identification and Location of Descendants

Brockington and Associates, Inc. (Brockington) conducted genealogical research that focused on identifying and contacting living descendants of those persons interred in the Blitch Cemetery in Blitchton, Bryan County, Georgia. The primary methods for identifying descendants and obtaining their addresses and phone numbers were through ancestry.com, radris.com, and peoplefinders.com.

Contact Information

Tables 1 and 2 provide the names, addresses, and phone numbers of Blitch and Champion family descendants who should be notified by letter of the Cemetery relocation permit request, as required under OCGA § 36-72-6. The letter should provide a summary of the descendants' rights under OCGA § 36-72-1, et seq. and include contact information for the Bryan County Planning Department and the Bryan County Commission so that descendants may request information about the public hearing. Prior to the letter mailing, relatives/descendants should be contacted by phone, if a number is available, to confirm mailing addresses.

Brockington obtained contact information for as many descendants as possible based on the research avenues available to us. In addition, for two consecutive weeks beginning in October of 2022, an advertisement soliciting information about descendants was placed in the Bryan County News and the Statesboro Herald newspapers. For two further consecutive weeks immediately prior to the week of the hearing date set by the Bryan County Commission, an advertisement announcing the date of the County Commission hearing will be placed in the Bryan County News by Bryan County. This will provide additional notification for potential descendants.

Table 1. Contact information for the Blitch Family descendants.

Name	Address	Phone Number	Lineage
Blitch, Brooks	377 Shannon Rd. Homerville, Georgia 31634	(912) 487-2191	Blitch Family, Bryan and Bulloch Counties
Blitch, Groover B.	4305 Quail Hollow Dr. Raleigh, North Carolina 27609	(919) 219-6934	Blitch Family, Bryan and Bulloch Counties
Dabbert, Betty Blitch Turberbille	3553 Addison St. San Diego, California 92106	(619) 224-2252	Blitch Family, Bryan and Bulloch Counties
Debose, Kay Blitch	221 Walter William Rd. Ellabell, Georgia 31308	(912) 823-3230	Blitch Family, Bryan and Bulloch Counties
Donovan, Samuel Lang, Jr.	574 Cupelo Dr. NW Marietta, Georgia 30064	(770) 422-5591	Blitch Family, Bryan and Bulloch Counties
Gray, Carole Hickson	2516 Gray Farm Rd. Eddyville, Kentucky 42038	(270) 922-0717	Blitch Family, Bryan and Bulloch Counties
Hooper, Charles Herty	1161 Broadlands Dr. Watkinsville, Georgia 30677	(706) 769-7512	Blitch Family, Bryan and Bulloch Counties
Norton, Susanne Schrage	3701 Woodley Dr. Alexandria, Virginia 22309	(703) 360-3571	Blitch Family, Bryan and Bulloch Counties
Phillips, Katrina Blitch	6307 Williams Rd. Statesboro, Georgia 30458	(912) 682-0317	Blitch Family, Bryan and Bulloch Counties
Rozier, Lisa W. Blitch	350 Sheffield Rd. Brunswick, Georgia 31525	(912) 270-5596	Blitch Family, Bryan and Bulloch Counties
Schrage, Gerhardt (Sam). H.	4004 Adrienne Dr. Alexandria, Virginia	(703) 780-7934	Blitch Family, Bryan and Bulloch Counties
Schrage, Mark Phillip and Tucker Schrage	1805 Cool Spring Dr. Alexandria, Virginia 22308	(703) 447-3919	Blitch Family, Bryan and Bulloch Counties
Sowell, Shirley Blitch	5639 Kosteli Pl. Sarasota, Florida 34238	(941) 312-0464	Blitch Family, Bryan and Bulloch Counties
Thompson, Betty Iris Tuberville	3211 Lowell St., San Diego, California 92106	(619) 225-5679	Blitch Family, Bryan and Bulloch Counties
Thompson, Rhonda C. Hickson	7116 Hillcrest Chase Dr. Austell, Georgia 30168	(678) 362-5191	Blitch Family, Bryan and Bulloch Counties
Tuberville, Henry Dayton, Jr.	2300 Dessert Willow Dr. Prescott, Arizona 86301	(928) 533-1016	Blitch Family, Bryan and Bulloch Counties

Table 2. Contact information for the Champion Family descendants.

Name	Address	Phone Number	Lineage
Canady, Gloria Jean	6342 Black Creek Church R. Brooklet, Georgia 30415	(912) 531-9333	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Carl Edward, Jr.	212 Rolling Meadow Ln. Bossier City, LA 7112	(609) 496-6573	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Morris Champion	103 Pineshore Rd. Satsuma Florida 32189	(386) 983-9678	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Earnest Harley, Jr.	110 Sipprell Rd. Florahome, Florida, 31140	(386) 659-22245	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Harvey C.	520 Cleveland Ave. Palatka, Florida 32177	(386) 325-3480	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Justin Michael	108 Camelot Dr. Palatka, FL 32177	(386) 916-8018	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Latisha M.	104 Lloyd Dr. Palatka, Florida 32177 Alt: P.O. Box 664 Hollister, FL 3214	None	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Linda H.	133 Ranch Trail Palatka, FL 32177	(386) 546-2213	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Michael E.	2900 Wilson Chapel Rd. Altoona, Alabama 35952	(404) 769-2671	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Paul F.	149 Wrangler Trail Melrose, Florida 3266	(386) 684-2049	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, Shirley J.	102 Sipprell Rd. Florahome, Florida 32140	(386) 659-2127	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion, William L.	1437 Neal Blvd. Townsend, Georgia 31331	(912) 658-5430	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion- Blankenship, Rachel	700 Forest Glen Dr. Apt 27, Palatka, Florida 32177	(386) 659-2245	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Champion-McCune, Mary Elizabeth	8052 Nantucket Ave. North Charleston, S.C. 29420	(843) 255-9831	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Conley, Thomas C.	207 Weisenbaker Rd, Lot 30, Rincon, GA 31326	(912) 401-3701	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Crosby, Wanda Faye	333 Langston Chapel Rd. Statesboro, GA 30458	None	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Dunlap-Philips, Claudine Champion	104 Ash Branch Rd, Apt. 201, Pembroke, Georgia 31321	None	Mankin (or Mac) and Jane Brown Champion and John Buford Champion

Marie Champion Harkins	4 Kainite Ct. Palm Coast, Florida 32164	(386) 299-1633	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Lewis, Lucy Mae Champion	528 Japonica Dr. Midway, Georgia	(912) 531-1050	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Nesmith, Donald W.	4220 Scarboro Ln. Millen, Georgia 30442	(478) 982-1868	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Melancon, Diane L.	232 Land Rd. Statesboro, Georgia 30461	(912) 587-5237	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
Robbins, Eula K. Champion	168 Violet Ct. Interlachen, Florida 32148	(386) 684-6318	Mankin (or Mac) and Jane Brown Champion and John Buford Champion
White, Bonnie	183 Gesmon Rd. Statesboro, Georgia 30458	(921) 332-3237	Mankin (or Mac) and Jane Brown Champion and John Buford Champion

Part 5. Disinterment/Reinterment Plan
OCGA § 36-72-5(5)

Introduction

The Blitch Cemetery ("Cemetery") is an abandoned late nineteenth-to-early-twentieth century cemetery located in Blitchton, Georgia. The cemetery is located on a 104.59-acre (42.32 hectares [ha]) wooded tract (Parcel 034014) on the southwest side of US 80 northwest of its intersection with US 280E in the 1380th Militia District of Bryan County, Georgia. The property, known as the Blitchton Warehouse Development Tract, is currently owned by Blitchton Bryan Oaks LLC, a Georgia limited liability company. The cemetery boundary encompasses approximately 0.39 acres (0.15 ha) (see Part 1. Figures 1 and 2).

Background

Background research revealed that the cemetery has not been previously recorded as an archaeological site. It has not been recorded in county cemetery surveys and does not appear in deeds or on plats dating back to the early twentieth century. However, the cemetery does appear on United States Geological Survey (USGS) topographic maps from 1950, 1958, and 1977 (see Part 2. Figures 2 through 4). Based on the archaeological survey and background research, there are two graves and one possible grave in the Cemetery.

Disinterment Plan

As indicated above, systematic archaeological soil probing identified two graves and one possible grave in the Blitch Cemetery within the known boundary of the Cemetery as shown on USGS topographic maps from 1950, 1958, and 1977. However, due to the age and condition of the cemetery, additional unmarked graves could be identified as the excavations proceed. The archaeologist will take great care to assure that all areas of the cemetery are examined and make every effort to identify and disinter all burials in the cemetery.

Prior to the burial excavations, underbrush and small tree removal will be necessary in the cemetery. The underbrush and small trees will be removed by hand, and no heavy equipment will be allowed near the graves. Once trees and underbrush have been removed, identification of grave shafts will be conducted through groundtruthing (mechanical scraping) using a backhoe with a smooth bucket to assure that all grave shafts are identified. The backhoe scraping will be conducted by an experienced and licensed operator. The entire 0.39-acre (0.15 ha) cemetery inside the established cemetery boundary will be mechanically scraped to ensure that all graves are identified. The entire 0.39-acre (0.15 ha) cemetery area will be mechanically scraped, removing only 10 centimeters (cm) (3.9 inches) at a time until grave shaft soil stains are identified. Generally, the less back-filled soil in a grave shaft will have a slightly different texture and color from the more compacted surrounding undisturbed soil. All vegetation removal and groundtruthing will be monitored by a Brockington archaeologist who meets the criteria defined under the Secretary of the Interior's Professional Qualification Standards (36CFR Part 61). Once scraping is complete, each grave shaft will be mapped using a Total Station. The coordinates of each grave shaft will be tied into the mapped Cemetery boundary.

Each grave will then be excavated, and all burial remains, including human remains and associated grave items (e.g., casket, casket hardware, clothing items, and offerings) will be placed in individual hard, polystyrene, vault/casket combinations. The excavation process will be carefully

conducted to ensure that burials and associated cultural items are moved with minimal damage and treated with appropriate respect and dignity.

As with ground surface disturbance monitoring, burial excavations will be conducted by experienced archaeologists meeting the criteria defined under the Secretary of the Interior's *Professional Qualification Standards* (36 CFR Part 61). The disinterment/reinterment process will also be supervised by a licensed funeral director (Flanders Powell Funeral Home, Pembroke, Georgia). The excavation techniques will make use of both a backhoe and traditional methods of archaeological excavation. Historic graves generally average four to five feet (1.2 to 1.5 m) deep and consist of a primary shaft and a secondary shaft. The primary shaft is larger than the coffin, while the secondary shaft is the size and depth of the coffin. Wooden slats were often placed over the secondary shaft to keep the grave from collapsing when initially filled. Following identification of the grave shafts, the backhoe will remove overburden from the primary shaft to approximately 20 cm (7.8 inches) above the secondary shaft. The archaeologist will carefully monitor the overburden removal process to ensure that the backhoe does not come into contact with any coffin remnants or human remains.

After the overburden has been removed, the graves will be manually excavated, using shovels, trowels, wooden picks, and dental picks, as required for exposure and recovery. Soil will be screened using .3175-cm (.125-inch [1/8-inch]) hardware mesh screen. A maximum of two graves will be excavated each day. All burials will be documented using the Georgia Council of Professional Archaeologists' Historic Burial Removal Form. Basic descriptive data (length, width, depth, soil description) will be recorded for each burial. If the remains are well-preserved, basic qualitative information will be recorded (e.g., age, sex, any visible pathologies). Documentation and basic analysis of grave items will take place in the field. Digital photographs will be taken of all aspects of the excavation. Following documentation, human remains and associated cultural materials will be placed in vault/caskets. Pertinent identification information (e.g., burial number) will be written on a metal tag placed inside the casket. The caskets will be sealed and transported to the perpetual care cemetery (Northside Municipal Cemetery, Pembroke). If the remains are not taken directly to the perpetual care cemetery, the burial remains will be securely stored in a respectful manner at the funeral home (Flanders Powell Funeral Home, Pembroke, Georgia) until the reburial process begins.

Burials excavated from the existing Cemetery will be reinterred in the Northside Municipal Cemetery in Pembroke, Georgia. Efforts will be made to reinter the human remains based on the plan map of the Cemetery. At a minimum, new shafts will be excavated on an east-west axis (as is standard with Judeo-Christian burials), and the caskets will be carefully placed in these shafts.

The disinterment/reinterment plan ensures relocation of all graves and sensitive treatment of the human remains. The plan outlined above meets the requirements of Georgia's Cemetery Relocation Law, Official Code of Georgia Annotated (OCGA) 1991, Title 36, Chapter 72-5(5) and ensures compliance with all provisions of the legislation.

Avoidance and Plans to Minimize Harm

While alternatives to avoid or minimize harm to cemeteries are always taken into consideration, proposed development plans will require the use of the majority of the lot on which the Blich Cemetery is located. Based on the current development plans for the property, relocation of the cemetery is the only viable option.

Proposed Mitigation

As previously stated, an attempt will be made to reinter the human remains based on the plan map of the cemetery. At a minimum, new shafts will be excavated on an east-west axis (as is standard with Judeo-Christian burials), and the caskets will be carefully placed in the shafts. A granite marker providing a brief history of the cemetery and its previous location will also be placed in the Northside Municipal Cemetery, Pembroke. Small granite footstones will also be placed at each individual grave. Blich Family descendants will be given the opportunity to review and comment on the information that will be inscribed on the headstone.

The results of the archaeological excavations and the reinterment of the burials from the Blich Cemetery will be documented in a brief report that will be submitted to the Bryan County Commission and the Bryan County Planning Department for their review and retention. The plan outlined above meets the requirements of Georgia's Cemetery Relocation Law (OCGA § 36-72-5 [5], 1991, as amended) and ensures compliance with all provisions of the legislation.

**Appendix A. Template of Letter Notifying Descendants
Pursuant to OCGA § 36-72-6**

[Date]

[Name]

[Address Line 1]

[Address Line 2]

RE: Relocation of the Blitch Cemetery

Blitchton, Bryan County, Georgia

Dear [Name]:

I am writing to inform you of the proposal by a client to seek a permit to relocate the remains of individuals interred at the Blitch Cemetery in Blitchton, Bryan County, Georgia (Figures 1 and 2). The Blitch Cemetery is an abandoned late nineteenth-to-early-twentieth cemetery located on a 104.59-acre (42.32 hectares [ha]) wooded tract (Parcel 034014) on the southwest side of US 80 northwest of its intersection with US 280E in the 1380th Militia District of Bryan County, Georgia. The property, known as the Bryan County Warehouse Development Tract, is currently owned by Blitchton Bryan Oaks LLC, a Georgia limited liability company. The cemetery boundary encompasses approximately 0.39 acre (0.15 ha). Based on an archaeological survey and archival research, there are two graves and one possible grave in the Blitch Cemetery. One individual possibly buried in the cemetery is John Buford Champion (born January 28, 1919-died September 13, 1920), age one year seven months and 16 days. However, based on archival research, the property where the Blitch Cemetery is located was owned by the Blitch Family in the early twentieth century. Therefore, ancestors of the Blitch Family, or individuals associated with the Blitch Family, could be buried in the cemetery.

As a result, the Official Code of Georgia Annotated ("OCGA") § 36-72-1, et seq., *Abandoned Cemeteries and Burial Grounds* (1991), as amended, requires a cemetery relocation permit. As part of the permit application process, the law requires efforts to contact descendants or possible descendants of those interred in the Cemetery and to notify them of the permit request. As a potential descendant of an individual interred in the Blitch Cemetery, you have certain rights under OCGA § 36-72-5. This law requires a public hearing on the permit application so that the public and/or the descendants can express their feelings about the permit request. The governing authority, the Bryan County Commission, is required by law (OCGA § 36-72-6) to notify any relatives/descendants who express an interest in the Blitch Cemetery of the time and place of any scheduled public hearings. However, at this time a public hearing date has not yet been set. You may contact the Bryan County Community Development Department at (912) 622-1031 if you have questions regarding this procedure. Additionally, if the permit is granted, descendants have thirty (30) days to file an appeal of the granting of the permit (OCGA § 36-72-11).

If you have any questions or concerns regarding the permit request, please contact Mike Reynolds, the historian/archeologist who conducted archival research regarding the Blitch Cemetery. His contact information is provided below:

Mike Reynolds
Brockington and Associates, Inc.
4000 DeKalb Technology Parkway, Suite 400
Atlanta, Georgia 30340
(678) 638-4128
Email: mikereynolds@brockingtoncrm.com

You may also contact the Bryan County Community Development Department:

Audra Miller, J.D.
Development Director
Bryan County Community Development Department
51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-622-1031
Email: amiller@bryan-county.org

Very truly yours,

Attorney at Law

**Appendix B. Title Search Records and Legal Title
Opinion
Pursuant to OCGA § 36-72-5(1)**

CHAIN OF TITLE

File No.: 294-001

Report Date: August 23, 2022
 Effective Title Date: August 16, 2022

RTV: Blitchton Bryan Oaks, LLC, a Georgia limited liability company

Property: 104.59 acres (per tax record, but doesn't match acreage from deeds), per plat in PB K pg 41 (111.20 acres before various L&E tracts), having an address of 4465 Highway 80, Ellabell, GA 31308; Tax Parcel 034 014
1380th G.M.D., Bryan County, Georgia

GRANTOR	GRANTEE	DOCUMENT TITLE	DOC DATE& REC DATE	DB & PG	PROPERTY CONVEYED
Robert G. Blitch	H. M. Gardner	Warranty Deed <i>FYI; partial backchain</i>	12/5/1932 1/31/1933	DB 2-T pg 111	<i>A one-half undivided interest:</i> 275 acres in 1380th G.M. District (gives general boundaries).
A. L. Deloach	H. M. Gardner	Warranty Deed <i>FYI; partial backchain</i>	10/4/1943 10/4/1943	DB 2-Z pg 234	<i>A one-half undivided interest:</i> 1001 acres in 1380th G.M. District (gives general boundaries). Jim Blitch Lands
Estate of H. M. Gardner, Sr. (intestate)	Heirs are: Emma E. Gardner, widow Hamp E. Gardner, Hardie M. Gardner, Jack S. Gardner, sons Kathryn G. Wrinkle and Erin V. Gardner, daughters	See Title Affidavit <i>FYI; relates to nearby tract sold to Gulf Oil but contains information about estate</i>	10/16/1952 death date	DB 3-O pg 106	States that a "no administration necessary" proceeding was brought in Court of Ordinary of Bryan County and granted by Court Order on 5/2/1960.
Kathryn Gardner Wrinkle, Erin Virginia Gardner, Jack Scott Gardner, Hardie Myrick Gardner, Jr., Hamp Edwards Gardner, children of H. M. Gardner, Sr., deceased, and Emma Edwards Gardner, sole heirs at law of the late H. M. Gardner, Sr.	Emma Edwards Gardner, mother of parties of the first part and widow of the late H. M. Gardner, Sr.	Warranty Deed	10/21/1952 10/22/1952	DB 3-E pg 319	2200 acres in 1380th G.M. District (gives general boundaries).
Kathryn Gardner Wrinkle, Erin Virginia Gardner, Jack Scott Gardner, Hardie Myrick Gardner, Jr., Hamp Edwards Gardner, children of H. M. Gardner, Sr., deceased	Emma Edwards Gardner, mother of parties of the first part and widow of the late H. M. Gardner, Sr.	Corrective Deed	5/X/1954 6/2/1954	DB 3-G pg 72	Relates to DB 3E pg 319. States that the Grantors had intended to convey a life estate to Grantee in the prior deed, retaining in themselves the remainder interest. The error has just been discovered and all parties desire to correct the prior deed. However, this deed is only executed by Grantors, not Grantee.

GRANTOR	GRANTEE	DOCUMENT TITLE	DOC DATE & REC DATE	DB & PG	PROPERTY CONVEYED
Edward G. Burke, Jr., Vincent Millerick and The Miami Beach First National Bank, as Co-Executors of the Estate of Edward G. Burke, Sr.	R. W. Selmaker, Jr. and Investors Royalty Company, Inc.	Mineral Deed	11/22/1970 2/8/1971	DB 3-S pg 486	<i>A one-half undivided interest:</i> The mineral interest in 1001 acres in 1380th G.M. District (gives general boundaries). Could not determine from online records the deed from which this mineral interest originally derived. There are subsequent deeds and assignments; <i>see Court Order extinguishing this interest in DB 693 pg 59.</i>
Kathryn G. Wrinkle Mrs. H. M. Gardner, Sr. Jack Gardner H. M. Gardner Elaine B. Gardner for Hamp E. Gardner, deceased	Erin V. Gardner	Warranty Deed	10/22/1982 11/30/1984	DB 5-Y pg 275	Multiple tracts, including: 169 acres, bounded on the West by lands of Brooks Warnell, on the North by right of way of U.S. Highway 80, on the East by right of way of U.S. Highway 280, and on the South by the Knight Estate.
Erin Gardner	Stephen L. Gardner	Deed of Gift <i>SELLOFF</i>	1/31/2003 2/4/2003	DB 290 pg 203	5.01 acres by metes and bounds, per survey dated 12/2/2002 attached as Ex. A.
Erin Gardner	Ralph H. Cavender	Warranty Deed	2/13/2006 2/17/2006	DB 589 pg 323 PB K pg 41	111.20 acres, per plat in PB K pg 41 (not dated, recorded 1/3/1983); L&E 5.01 acres conveyed in DB 290 pg 203.
R. W. Slemaker, Jr.	Ralph Cavender	Quitclaim Deed [title clearance; see DB 693 pg 59]	5/9/2006 6/7/2006	DB 618 pg 16	111.20 acres, per plat in PB K pg 41 (not dated, recorded 1/3/1983).
Beverlye Soli Maritan	Ralph Cavender	Quitclaim Deed [title clearance; see DB 693 pg 59]	7/31/2006 8/24/2006	DB 643 pg 115	111.20 acres, per plat in PB K pg 41 (not dated, recorded 1/3/1983).
Ralph Cavender and Amby Development, Inc., Plaintiffs	Robert Douglas Maritan, Beverlye Soli Maritan, Blackstone Minerals Co., LP, Pacific Enterprises Oil Company, successor by merger to Sabine Corporation, RMA, Inc., and R. W. Slemaker, Jr., Defendants	Court Order	1/25/2007 2/7/2007	DB 693 pg 59	Relates to Case No. SUV2006000171, in Superior Court of Bryan County. Declaratory judgment grants title to Plaintiff through adverse possession to all mineral rights. Affects: (i) 111.20 acres, per plat in PB K pg 41 (not dated, recorded 1/3/1983); L&E 5.01 acres conveyed in DB 290 pg 203; owned by Cavender. (ii) 140 acres owned by Amby.
Ralph H. Cavender	First City Associates, LLLP	Warranty Deed <i>SELLOFF</i>	4/14/2008 4/22/2008	DB 795 pg 280 PB 602 pg 8A	3.50 acres, shown as Parcel 3 [<i>sic; should be Parcel 2</i>] on plat dated 4/11/2008 in PB 602 pg 8A.

GRANTOR	GRANTEE	DOCUMENT TITLE	DOC DATE & REC DATE	DB & PG	PROPERTY CONVEYED
Ralph H. Cavender	Sea Island Bank	Deed in Lieu of Foreclosure	11/5/2009 11/16/2009	DB 902 pg 259 PB 602 pg 8A	Relates to DSD in DB 743 pg 534. 111.20 acres, per plat in PB K pg 41 (not dated, recorded 1/3/1983); L&E 5.01 acres conveyed in DB 290 pg 203; L&E 3.50 acres, shown as Parcel 3 <i>[sic; should be Parcel 2]</i> on plat dated 4/11/2008 in PB 602 pg 8A.
Sea Island Bank	Blitchton Bryan Oaks, LLC	Limited Warranty Deed	3/5/2010 3/8/2010	DB 917 pg 545 PB K pg 41	111.20 acres, per plat in PB K pg 41 (not dated, recorded 1/3/1983); L&E 5.01 acres conveyed in DB 290 pg 203; L&E 3.50 acres, shown as Parcel 3 <i>[sic; should be Parcel 2]</i> on plat dated 4/11/2008 in PB 602 pg 8A. See Scrivener's Affidavit in DB 923 pg 105. (Includes Blitch Cemetery)
Jennifer V. Mafera	Property Owner: Blitchton Bryan Oaks, LLC	Scrivener's Affidavit	4/12/2010 4/19/2010	DB 923 pg 105	Relates to DB 917 pg 545. States that "Parcel 3" in the L&E recital for the 3.50-acre tract in the legal description of said deed should have referred to "Parcel 2".
Blitchton Bryan Oaks, LLC	Department of Transportation	Right of Way Deed	11/X/2010 12/15/2010	DB 965 pg 21	0.131 acres for Project No. CSSTP-0008-00(409) – SR30/SR26/US 80 per attached plat.
Blitchton Bryan Oaks, LLC, a Georgia limited liability company	First City Associates, LLLP, a Georgia limited liability company	Limited Warranty Deed <i>SELLOFF</i>	9/29/2014 10/3/2014	DB 1150 pg 805 PB 657 pg 1B	0.97 acres by metes and bounds, shown as Tract B, per unrecorded plat dated 5/13/2014. See PB 657 pg 1B. (Does not include the Blitch Cemetery)

Easements:

- [DB 7-N pg 62](#) Right of Way Easement
- [DB 560 pg 340](#) Easement (Savannah Electric and Power Company)
- [DB 793 pg 404](#) Declaration
- [DB 795 pg 283](#) REA
- [DB 965 pg 27](#) Amendment to REA
- [DB 977 pg 126](#) 2nd Amendment to REA



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Appendix C. Resume of Principal Investigator

MICHAEL REYNOLDS

ARCHAEOLOGIST/ARCHITECTURAL HISTORIAN

EDUCATION

M.H.P. in Heritage Preservation, Georgia State University 2006

B.A. in Anthropology, Georgia State University 1988

PROFESSIONAL POSITIONS

Brockington and Associates, Inc.: Archaeological Technician (1990-1998); Archaeologist/Architectural Historian (1999-present).

Register of Professional Archaeologists (18188)

RECENT PROJECTS AND EXPERIENCE

- 2022 Archaeologist, *Sunlight Baptist Church Cemetery Boundary Delineation, Cobb County, Georgia*. Prepared for Manor Restorations, Marietta Georgia and Sunlight Baptist Church.
- 2022 Archaeologist, *Curtright Village Cemetery Preservation Plan, Greene County, Georgia*. Prepared for Reynolds Lake Oconee, LLC, Greensboro Georgia
- 2021 Archaeologist, *Spence-Day Cemetery Boundary Delineation, Walton County, Georgia*. Prepared for Britt Properties, Loganville, Georgia.
- 2021 Archaeologist, *Kennedy Cemetery Delineation, Fulton County, Georgia*. Prepared for SRS Promenade Park, LLC, Atlanta, Georgia.
- 2020 Historian and Archaeologist, *Cultural Resources Survey of the Mill-Canton Creek Watershed Dam Tract, Cherokee County, Georgia*. Work Performed for Tetra Tech, Inc., Atlanta, Georgia.
- 2020 Historian and Archaeologist, *Historic Architectural and Phase I Archaeological Survey Hickory Regional Airport Safety Improvements and Obstruction Clearing Project, Burk County, North Carolina*. Work performed for Talbert, Bright, and Ellington, Inc. Columbia, South Carolina.
- 2020 Archaeologist and Historian, *Phase I Cultural Resources Survey and Phase II Trench Excavations of the New Savannah Bluff Lock and Dam Fish Weir Tract Richmond County, Georgia*. Work performed for Tetra Tech, Atlanta, Georgia, and the US Army Corps of Engineers Savannah District.
- 2020 Historian, *Architectural Reconnaissance of Intersection Improvement Areas in Ashland, Boyd, and Greenup Counties, Kentucky*. Work performed for Qk4 and KYTC.
- 2020 Archaeologist and Historian, *Archaeological Data Recovery Investigation at 9DO219, the Alexander House, Douglass County, Georgia*. Work Performed for Rooker Riverside LLC.
- 2019 Archaeologist, *Phillips Cemetery Boundary Delineation, DeKalb County, Georgia*. Prepared for Metro Green Recycling, Atlanta, Georgia.
- 2019 Archaeologist, *Phase I Archaeological Survey and Phase II Trench Excavations of the Cartersville Airport Study Area, Bartow County, Georgia*. Work Performed for Croy Engineering LLC, Marietta, Georgia.
- 2019 Historian, *Architectural Survey of the Proposed I-65 Improvements Corridor, Robertson County, Tennessee*. Work performed for Tennessee Department of Transportation.
- 2019 Historian/Archaeologist, *Phase I Cultural Resources Survey, Thompson Bridge Substation Tract, Clermont Junction-South Cleveland Transmission Line and Tap Corridor, Hall County Georgia*. Work performed for Georgia Power, a Southern Company.
- 2019 Historian, *Historic Architectural Survey Dawson Primary-Greenhouse Road Transmission Line Study Area, Terrell and Calhoun Counties, Georgia*. Work performed for the Georgia Transmission Corporation, Atlanta, Georgia.
- 2019 Historian, *Historic Architectural Survey Wadley Primary-Northeast Emanuel 46kV Transmission Line Study Area, Emanuel and Jefferson Counties, Georgia*. Work performed for the Georgia Transmission Corporation, Atlanta, Georgia.

- 2018 Historian, *Assessment of Effects, Dickerson Gas Station, Tattnall Roundabout, Tattnall County, Georgia*. Work performed for Thomas and Hutton and the Georgia Department of Transportation.
- 2018 Historian, *Architectural Survey of the KY 90 Improvements Corridor, Barren County, KY*. Work performed for Qk4 and KYTC.
- 2018 Archaeologist, *Relocation Permit Application for Rock Pile Burial at Site 9GE2084, Greene County, Georgia*. Prepared for Reynolds Lake Oconee, LLC.
- 2018 Archaeologist, *Shady Grove Baptist Church Cemetery Boundary Delineation*, Forsyth County, Georgia. Prepared for Next Level Petroleum, LLC, Atlanta, Georgia.
- 2018 Archaeologist and Historian, *Phase I Cultural Resources Survey of the Richard B. Russell Regional Airport Runway Extension Study Area*. Prepared for Michael Baker, Jr. International, Atlanta, Georgia.
- 2017 Archaeologist, *Relocation of 67 graves from the Union Bethel Church Cemetery, Clayton County, Georgia*. Prepared for Stephens Industries, College Park Georgia.
- 2017 Archaeologist, *Phase II Testing of Site FS-3 at the Rosario U.S. Army Reserve Center, Aguadilla, Puerto Rico*. Prepared for the 81st Regional Support Command and the U.S. Army Corps of Engineers, Mobile District.
- 2017 Archaeologist and Historian, *Grave Relocation, Wix Hoard Cemetery, Harlan County Kentucky*. Work performed for the U.S. Army Corps of Engineers, Nashville District.
- 2017 Archaeologist/Architectural Historian, *Old Lair Road at South Licking Creek Bridge Replacement, Harrison County, Kentucky* (for Strand Associates and the Kentucky Transportation Cabinet).
- 2017 Architectural Historian, *Historic Context for Historic American Engineering Record (HAER), State Route 18 Bridge at Bayou Pierre, Copiah County Mississippi*. Work performed for the Mississippi DOT.
- 2017 Archaeologist/Historian, *Grave Relocation, Wix Hoard Cemetery, Harlan County Kentucky*. Work performed for the U.S. Army Corps of Engineers, Nashville District.
- 2017 Archaeologist/Historian, *Phase I Cultural Resources Survey of the 24-Mile UC Synergetic Pipeline Corridor, Franklin and Wake Counties, North Carolina*. Prepared for UC Synergetic, Mount Airy, North Carolina and SCANA Energy, Columbia, South Carolina.
- 2016 Archaeologist, *Phase II Archaeological Testing of Site FS-2. Ramey Local Training Area (LTA) Tract, Aguadilla, Puerto Rico*. Prepared for the 81st RSC and the USACE Mobile District under contract with Tetra Tech, Inc.
- 2016 Archaeologist/Architectural Historian, *Section 110 Inventories of Select U.S. Army Reserve Centers in Puerto Rico*. Prepared for the 81st RSC and the USACE Mobile District under contract with Tetra Tech, Inc.
- 2016 Archaeologist, *Relocation of the Sudderth Family Cemetery, Gwinnett County, Georgia*. Prepared for the City of Buford, Georgia.
- 2016 Archaeologist/Architectural Historian, *Architectural Survey and Assessment of Effects of the Rural Mount Property, Hamblen County, Tennessee*. Prepared for BDY Environmental, Nashville, Tennessee.
- 2016 Archaeologist, *Union Bethel A.M.E. Church Cemetery Relocation Permit Application Permit, Clayton County, Georgia*. Prepared for Stephens Industries, LP, College Park, Georgia.
- 2015 Archaeologist/Historian, *Relocation of the Sentell Cemetery, Sandy Springs, Georgia*. Prepared for the City of Sandy Springs, Georgia.
- 2015 Archaeologist, *Phase I Cultural Resources Survey and Phase II Testing of 9FU565. Fulton County Airport-Brown Field Hangar Development Tract, Fulton County, Georgia*. Prepared for Michael Baker International and the Fulton County Airport Authority.
- 2014 Historian/Archaeologist, *Cultural Resources Survey of the MSG Deoniso M. Claudio USARC, Caguas, Puerto Rico*. Prepared for the USACE Louisville District and CH2M Hill Denver, Colorado.
- 2014 Archaeologist and Historian, *Phase I Cultural Resources Survey for the Windsor Parkway at Roswell Road Intersection Improvements Project, Sandy Springs, Georgia*. Prepared for Michael Baker International and the City of Sandy Springs, Georgia.
- 2014 Archaeologist and Historian, *Phase I Cultural Resources Survey of the Ramey Local Training Area (LTA) Tract Aguadilla, Puerto Rico*. Prepared for the: U.S. Army Corps of Engineers, Louisville District and CH2M HILL Denver, Colorado.

- 2013 Archaeologist, *Cultural Resources Survey and Archaeological Deep Testing, New Savannah Bluff Lock and Dam Fish Passage Tract*, Aiken County South Carolina and Richmond County, Georgia. Work performed for Tetra Tech and the USACE Savannah District.
- 2013 Archaeologist, *Archaeological Survey of the Proposed Walther Boulevard Grade Separation, Gwinnett County, Georgia*. Prepared for Atkins North America.
- 2012 Architectural Historian, *Survey of the Heart of Georgia Railroad Corridor, Sumter, Crisp, and Webster Counties, Georgia*. Prepared for Crouch Engineering.
- 2012 Architectural Historian, *Assessment of Effects and Context Development/Public Outreach Preparation for the Lorenzo Benn Youth Development Center, Fulton County, Georgia*. Prepared for the Georgia ARNG.
- 2012 Archaeologist/Historian, *Cultural Resources Survey Reevaluation of the Clairmont Road Sidewalks Corridor, DeKalb County, Georgia*. Prepared for Arcadis and the Georgia DOT.
- 2012 Architectural Historian, *Assessment of Effects, Eastman Railroad Depot Rehabilitation, Eastman, Georgia*. Prepared for the Heat of Georgia Altamaha Regional Commission.
- 2011 Archaeologist and Historian, *Cultural Resources Survey of the Proposed State Industrial Access Road for the Wacker Industrial Park, Bradley County, Tennessee*. Prepared for Volkert and Associates, Inc., Chattanooga, Tennessee and the Tennessee Department of Transportation.
- 2011 Archaeologist, *Archaeological Survey for the Sylvester Georgia Streetscape Project (South Isabella Street and West Kelly Street)*. Prepared for TTL, Inc.
- 2010 Archaeologist and Historian, *Relocation of the Rambo Family Cemetery, Floyd County, Georgia*. Work performed for PBS&J, Atlanta, Georgia and the Georgia Department of Transportation
- 2010 Archaeologist, *Archaeological Survey State Industrial Access (SIA) Road From SR 308, Lauderdale Memorial Highway to Old Lower River Road*. Prepared for Volkert, Inc and the Tennessee Department of Transportation.