



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

Meeting Date: Dec. 19, 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 NOVEMBER 21, 2023 MEETING

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20220237), Holly Young, representing Shivam Patel, requesting to rezone approximately 9.37 acres from "RR-1" Rural Residential District to "I-1" Light Industrial District. The property is located at 12550 Highway 280 East and 12488 Highway 280 East, in the northern end of Unincorporated Bryan County. PIN# 0341-089 and 0341-090.
2. Rezoning (Project 20230947), Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth requesting to rezone approximately 11.05-acres from "A-5" Agricultural to "B-2" General Commercial District. The property is located on Wilma Edwards Road on the north side of Wilma Edwards Road east of its intersection with GA SR 119, in the northern end of Unincorporated Bryan County. PIN# 019-032-03.
3. Conditional Use (Project 20230947), Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth, requesting a Conditional Use Permit for a "Self-storage facility" (Mini Warehouses) to be located on the north side of Wilma Edwards Road east of its intersection with GA SR 119, in Unincorporated Bryan County, Georgia. PIN# 019-032-03.

V. OTHER BUSINESS

1. Approval of the 2024 Planning and Zoning Commission / Board of Adjustment Meeting Schedule
2. Review of the Planning and Zoning Commission By-Laws
3. Nominations for Chair/Vice-Chair for 2024

VI. 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: December 12, 2023

J. Dixie Harn Community Center, Pembroke, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: November 21, 2023

Meeting Time: 6:30 p.m.

Attendees: Alex Floyd, Co-Chairman
Joseph Pecenka
Stacy Watson
Ronald Carswell
Michelle Guran
Kevin Bowes

Staff: Amanda Clement, Assistant Community Development Director
Brett Kohler, Planner II
Dawn Monaco, Planning Technician

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Commissioner Pecenka made a motion to approve the October 17, 2023, minutes. A second was made by Commissioner Bowes. Vote 5:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20220239), Evan Hall with Marchese Construction, LLC, representing Mt. Sinai Missionary Baptist Church, requesting a variance to reduce the front setback from 45 feet to 35 feet. The property is located at the corner of Port Royal Rd. and Harris Trail Rd., in the southern end of Unincorporated Bryan County. PIN# 055-041.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

J. Dixie Harn Community Center, Pembroke, GA

- b. Brett Kohler presented the variance request. He stated staff recommended approval with recommendations.
 - c. David Allgire, spoke for the applicant Marchese Construction, in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
 - e. Commissioner Pecenka made a motion to approve the variance request with staff's recommendations as outlined in the Memorandum on page 7 of the Agenda and packet. A second was made by Commissioner Watson. Vote 5:0, motion carried.
2. Variance (Project 20230815), Scott Allison with Coleman Company on behalf of Robert Ward, JR, requesting to reduce the side setback requirement of 35 feet in the "RR-1" zoning district to 15 feet. The property is located at 125 Fancy Hall Dr., Lot 10, in the southern end of Unincorporated Bryan County. PIN# 065-055.
- a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
 - b. Brett Kohler presented the variance request. He stated that staff recommended approval.
 - c. Scott Allison with Coleman Company, spoke in favor of the request.
 - d. Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
 - e. Commissioner Bowes made a motion to approve the variance request. A second was made by Commissioner Watson. Vote 4:0, motion carried. Commissioner Pecenka abstained.

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-I". The property is located at 445 Deer Run Rd., in the northern end of Unincorporated Bryan County. PIN# 029-015-09.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
 - b. Brett Kohler presented the rezoning request. He stated that staff recommended denial.
 - c. Zachary Jackson, 445 Deer Run Rd., spoke on behalf of the applicant, in favor of the request.
 - d. Clisty Hall, 565 Deer Run Rd., spoke against the request.
 - e. JoAnn Fortner, 550 Deer Run Rd., spoke against the request.
 - f. Robert Phillips, 164 Deer Run Rd., spoke against the request.
 - g. Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - h. Commissioner Watson made a motion to deny the rezoning request. A second was made by Commissioner Bowes. Vote 5:0, motion carried.

V. OTHER BUSINESS

1. The following items were discussed, with no action being taken:
 - a. 2024 Planning and Zoning Commissioner / Board of Adjustment Meeting schedule.
 - b. Review of the Planning and Zoning Commission By-Laws

J. Dixie Harn Community Center, Pembroke, GA

c. 2024 Nominations for Chair / Vice Chair

VI. ADJOURNMENT

The meeting was adjourned by Chairman Floyd at 7:10p.m.

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

Stephanie Falls, Chairman

ATTEST:

Dawn Monaco, Secretary to the Commission

BRYAN COUNTY PLANNING & ZONING COMMISSION

RE-ZONING

Project # 20220237

Public Hearing Date: December 19, 2023

<p>REGARDING THE APPLICATION OF: Holly Young, representing Shivam Patel, requesting to rezone approximately 9.37 acres from "RR-1" to "I-1". The property is located at 12550 Highway 280 East and 12488 Highway 280 East, in the northern end of Unincorporated Bryan County. PIN# 0341-089 and 0341-090.</p>	<p>Staff Report By: Sara Farr-Newman Dated: December 12, 2023</p>
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I. Application Summary

Requested Action: Public hearing and consideration of an amendment to the Official Zoning Map to rezone approximately 9.37 acres from the "RR-1" Rural Residential Zoning District to the "I-1" Light Industrial Zoning District. The property is located at 12550 Highway 280 East and 12488 Highway 280 East, PIN# 0341-089 and 0341-090

Owners: Cindy Miles and Teresa Rawlinson
12550 Highway 280 East
Ellabell, GA 31308

Brenda Caruthers
12488 Highway 280 East
Ellabell, GA 31308

Applicant: Shivam Patel
990 Bine Barren Road, Suite 101
Pooler, GA 31322

Representative: Holly Young
315 Highway 80 West
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 7. Industrial and Public/Institutional Districts

II. General Information

1. Application: A rezoning application was received by the Director on April 1, 2022. After reviewing the application, the Director certified the application as being generally complete on November 16, 2023.

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

- A. Legal notice was published in the Bryan County News on **November 20, 2023**.
- B. Notice was sent to Surrounding Land Owners on **December 4, 2023**.
- C. The site was posted for Public Hearing on **December 4, 2023**.

3. Background: The subject property is zone “RR-1”, Rural Residential Zoning District, and is located on Highway 280 East, south of the intersection with Highway 80. The project area consists of approximately 9.37 acres and is developed with a single-family residence on each parcel. The concept plan provided by the applicant shows the combined area of the parcels to be approximately 9.19 acres, reflecting a reduction in the property area compared to the tax assessor information. The applicant’s engineer indicated this is due to changes in the property over time and will be confirmed with a survey should the rezoning be approved. The applicant is requesting to rezone to the “I-1” Light Industrial zoning district in order to allow for a warehouse and distribution development. The submitted concept plan proposes one (1) building totaling approximately 76,300 square feet with internal driveways, paved truck/employee parking, greenspace, and stormwater management areas.

Ingress and egress will be provided via the addition of two new access points with one on Highway 280 and one on Old Cuyler road. Due to the size of the proposed development, the applicant was required to submit a Traffic Impact Analysis for review by the County. This report and findings are summarized in this report. The full report is 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 April 1, 2022, unless otherwise noted.

“A” Exhibits- Application:

A-1 Authorization by Property Owner Forms (Revised November 22, 2023)

A-2 Disclosure Statements

A-3 Rezoning Criteria Forms

A-4 Concept Plan (Revised December 7, 2023)

“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

D-1 Petition (June 20, 2022)

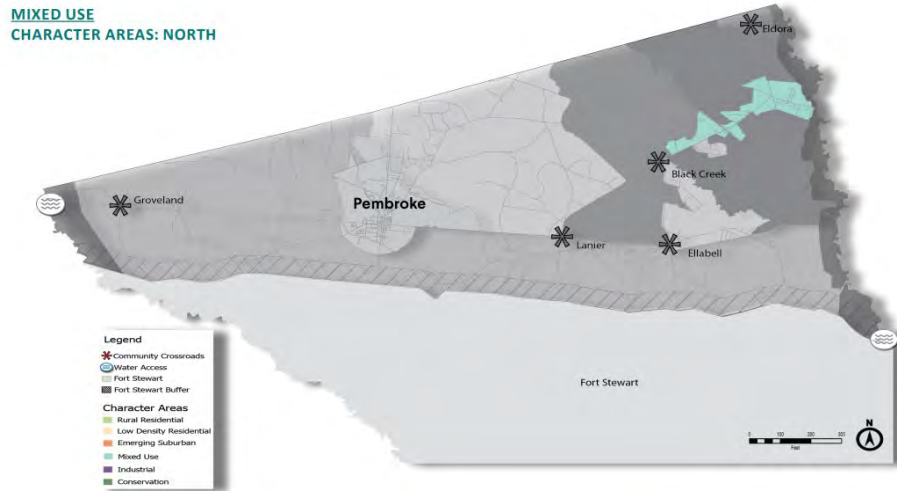
**III. Analysis Under Article III, Division 2. Code Text/Map Amendments
(Rezoning), Section 114-313:**

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 on October 10, 2023, show the subject site as being primarily within the “Mixed Use” character area. The request to rezone the property to “I-1” is therefore consistent with the current

Future Land Use Map designation as this zoning district is included in the recommended zoning districts for the character 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: Immediately adjacent to the south and east of the site are properties zoned “RR-1”, Rural Residential. These properties are vacant or used for single family residential, with many of the homes fronting Old Cuyler Road. The property immediately to the southwest also contains a warehouse/storage building in addition to a single-family home. The property immediately to the north is zoned “B-2”, General Commercial, and is utilized for a Dollar General. Across Highway 280 to the west is property zoned “PD”, Planned Development. The front portion of this property is utilized as a gas station. The remaining property is vacant with the planned “PD” now defunct.

Due to the property being adjacent to heavy commercial use and significant portions of nearby properties having already been rezoned to “I-2”, General Industrial, the proposed rezoning and use will likely have a minimal impact on the overall character of the developing Highway 280 corridor.

There is residential development adjacent to the site as well as across Old Cuyler Road that could be impacted by the access onto Old Cuyler as well as the industrial use. If not properly designed or buffered, the scale of the proposed development could produce negative impacts to those low-density residential lands to the south and east of the site.

Based on the concept plan provided, the site will remain buffered on the southeastern end by

unimpacted wetland areas and existing vegetation. The closest residential uses will be to the east and south of the site. 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-1 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. These buffer standards will be utilized to minimize any impacts on adjacent properties.

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 two access points, one on Highway 280 East and one on Old Cuyler Road. Possible improvements and/or changes recommended by the Engineering Department include making the proposed entrance/exit onto Old Cuyler Road a right only and improvements to Old Cuyler Road. Bryan County Engineering Department is also requiring the driveway on 280 be located as close as possible to the western property line. Additionally, the Engineering Department also recommends exploring shared driveway and connectivity options.

- Parks and Recreational Facilities: Hendrix Park provides public recreation facilities for North Bryan County. It is not anticipated that the rezoning to “I-1” 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-1” will require an increase in school services.
 - Stormwater drainage systems: The storm system will be designed to meet applicable County and state drainage requirements.
 - Water Supply and Wastewater Treatment: While the subject property is not currently served by County water/sewer, the County 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 and in a Flood Zone AE (BFE 71-72 Feet), which is a Special Flood Hazard Area. Any development within the AE Zone will have to meet elevation requirements and provide an Elevation Certificate.

- 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 “RR-1” Rural Residential District: the purpose of which is to provide for large lot single family development and non-commercial agricultural uses, with residential uses developing at a density of one (1) dwelling unit per one acre. 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 development area are anticipated to develop or redevelop into more intense uses needing access to public infrastructure.

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 “RR-1” 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 this development area are anticipated to develop or redevelop into more intense uses needing access to public infrastructure. Having these uses located 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 one (1) warehouse building, totaling approximately 76,300 square feet square feet, with internal driveways, paved truck/employee parking, greenspace, and stormwater management areas. Ingress and egress will be provided via the addition of two new access points on Highway 280 and Old Cuyler 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; however, it is currently used for residential purposes. The applicant highlighted that due to adjacent uses, specifically the recent “I-2” rezonings nearby and existing Dollar General, they anticipate an increase in noise and traffic that would result in being unable to resell for residential use.

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

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.
3. For a full access driveway, due to potential queuing from the US80/US280 intersection along with being the primary truck access to site, the driveway shall be relocated as close as possible to the western property line, subject to review and approval by GDOT.
4. Connectivity and/or a shared access driveway to US 280 shall be coordinated and provided with the adjacent lot to the west.
5. Old Cuyler Road shall be improved to County road paved standards from the end of the southern most driveway curb return to the end of the current paved section adjacent to Dollar General.
6. The parcels shall be combined via a minor plat and recorded prior to site plan approval.

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 ±9.37-ACRE TRACT OF LAND (**OWNED BY BRENDA CARUTHERS, CINDY MILES & TERESA RAWLINSON**) AND LOCATED AT 12550 HIGHWAY 280 EAST AND 12488 HIGHWAY 280 EAST REFERENCED BY TAX MAP/PARCEL 0341-089 AND 0341-090 RESPECTIVELY BY CHANGING SAID PROPERTY FROM AN "RR-1" RURAL RESIDENTIAL ZONING CLASSIFICATION TO AN "I-1" GENERAL INDUSTRIAL 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 "RR-1" 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 "RR-1" zoning classification to an "I-1" 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 "RR-1" zoning classification to an "I-1" zoning classification, with conditions, 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 that certain piece, parcel or tract of land containing approximately a 9.37-acre tract of land, located at 12550 US Highway 280 E and 12488 Highway 280 E referenced by tax map/parcels 0341-089 and 0341-090, respectively, 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 ____, 2024.

BRYAN COUNTY BOARD OF COMMISSIONERS

BY: _____
Carter Infinger, Chairman

ATTEST: _____
Lori Tyson
County Clerk

1st Reading: December 12, 2023
P&Z Public Hearing: December 19, 2023
BOC Public Hearing and 2nd Reading: January 9, 2024

“A” Exhibits – Application

AUTHORIZATION BY PROPERTY OWNER*

I, Teresa S. Rawlinson, 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: Shivam Patel

Address: 990 Pine Barren Rd Ste 101

City: Pooler State: GA Zip Code: 31322

Telephone Number: 912-659-0723 Email: shivam9121@gmail.com

Teresa S. Rawlinson
Signature of Owner

April 21, 2023
Date

Teresa S. Rawlinson
Owners Name (Print)

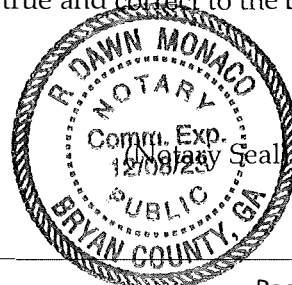
Personally appeared before me

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 21 of April 2023

[Signature]
Notary Public



Name of Representative: Holly S. Young

Address: P.O. Box 369

City: Pooler State: GA Zip Code: 31322

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

Teresa S. Paulinson
Signature of Owner

April 21, 2023
Date

Teresa S. Paulinson
Owners Name (Print)

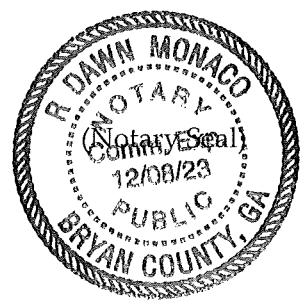
Personally appeared before me

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 21 of April 2023

[Signature]
Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

I, Cindy S. Miles, 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: Shivam Patel + Pooresh Patel

Address: 990 Pine Barton Rd Ste 101

City: Pooler State: GA Zip Code: 31322

Telephone Number: 912-659-0723 Email: shivam9121@gmail.com

[Signature] Cindy S. Miles April 21, 2023
Signature of Owner Date

~~Shivam Patel~~ Cindy S. Miles
Owners Name (Print)

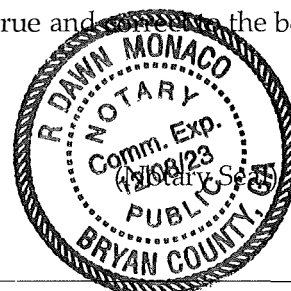
Personally appeared before me

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 21 of April, 2023

[Signature]
Notary Public



Name of Representative: Holly S. Young

Address: P.O. Box 369

City: Pooler, State: GA. Zip Code: 31322

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

Cindy S. Miles
Signature of Owner

4-21-23
Date

Cindy S. Miles
Owners Name (Print)

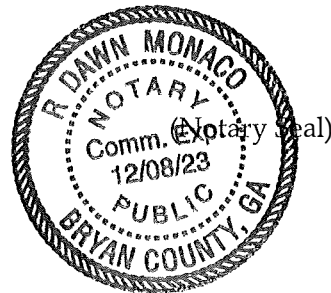
Personally appeared before me

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 21 of April 2021

[Signature]
Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

I, Brenda Caruthers, 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: Shivam (Sam) Patel

Address: 102 Puttenham Crossing

City: Pooler State: Ga Zip Code: 31322

Telephone Number: 912-659-0723 Email: shivam9121@g

Brenda Caruthers
Signature of Owner

11/22/23
Date

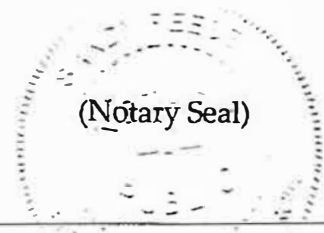
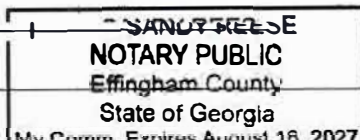
Brenda Caruthers
Owners Name (Print)

Personally appeared before me
Brenda Caruthers
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 22nd of November, 2023

Sammy Reese
Notary Public



(Notary Seal)

Name of Representative: Holly Young

Address: 315 West Highway 80

City: Pooler State: Ga Zip Code: 31322

Telephone Number: 912-667-2537 Email: hyoung1070@e

Brenda Caruthers
Signature of Owner

11/22/23
Date

Brenda Caruthers

Owners Name (Print)

Personally appeared before me

Brenda Caruthers

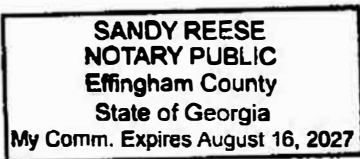
Owner (Print)

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 22nd of November, 2023

(Notary Seal)

Sandy Reese
Notary Public



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

Bryan County Board of Commissioners

"Exhibit A-2"



Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

Cindy S Miles / Torin Perkins

Signature of Applicant

Nydaria P. Sneed
Nydaria P. Sneed
April 1, 2022



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

"Exhibit A-3"



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.

There is a tremendous amount of property in the area rezoned for industrial use. Yes, I feel it is consistent with the plan and carries out the purpose of 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.

No because neighboring properties have been rezoned to heavy industrial.

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.

Industrial development puts much less taxing on public services than residential development. With residential ~~development~~ development services such as schools, recreational, garbage pick up, sewer, water, police and fire protection demands are much greater.

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.

No.

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

Currently residential but trending to industrial.

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

As a resident, heavy truck traffic creates hardship on the property.

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.

Not at this time but much interest in industrial use.

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.

With anticipated heavy truck traffic and noise, selling as residential would be impossible.

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

No relationship.

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.

Yes, I believe this amendment is consistent with the proposed updated Comprehensive Plan and the Industrial development that is currently ongoing and being developed in our immediate area.

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 reclassification will not negatively impart the current overall character or land use pattern on or abutting property or neighborhood near the subject property. All of my neighbors want to be rezoned to Industrial.

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.

The utilities easements are being bought or condemned and are in the process of being run to support these Industrial developments.

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 proposed reclassification should not have any negative effect on any of the above.

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

The property is currently zoned RR-1. The quality of life in this area has diminished to a point that no one want to live here. The truck traffic is a huge safety concern and the noise has become unbearable.

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

Evidently, the relative gain to the public does not exceed the hardship imposed upon the applicant because it will bring job opportunities to Georgia and will significantly increase the tax base for Bryan County,

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 applicant's plans for the property is as follows: to sell as an assemblage with neighboring properties to a developer.

As this property only consist of 2.64 acres it is too small to develop without assemblage.

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.

Thee is absolutely no desire or demand for this property as it is currently zoned. No one would want to live in and among all the noise and truck traffic that we experience daily.

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

The map amendment would alleviate the concern for public safety for those of us would live along the corridor between Highway 280 and I-16

PROJECT INFORMATION

PIN : 0341099
0341090

AREA : 9.19 AC (TOTAL OF BOTH LOTS)

EXISTING ZONE :
PROPOSED ZONE : I-1

PROPOSED BUILDING SETBACKS :
FRONT = 75 FT.
SIDES = 30 FT.
REAR = 40 FT.

PROPOSED BUFFERS :
FRONT = 50 FT.
SIDES (NORTH) = 20 FT.
SIDES (SOUTH) = 30 FT.
REAR = 40 FT.

REQUIRED PARKING : 1/5,000 SF REQUIRED = 16 SPACES REQUIRED
SUPPLIED PARKING : 51 SPACES (3 HC)

PROPOSED ACCESS : ONE ENTRANCE FROM THE HIGHWAY 280 RIGHT OF WAY TO BE ALIGNED WITH THE PARKER'S ENTRANCE AND A SECOND ENTRANCE FROM THE CUYLER ROAD RIGHT OF WAY

PROPOSED DENSITY : (1) BUILDING WHICH IS A 76,300 SF BUILDING

PROPOSED UTILITIES : WATER, SEWER AND GAS FROM BRYAN COUNTY OR PRIVATE SUPPLIER.

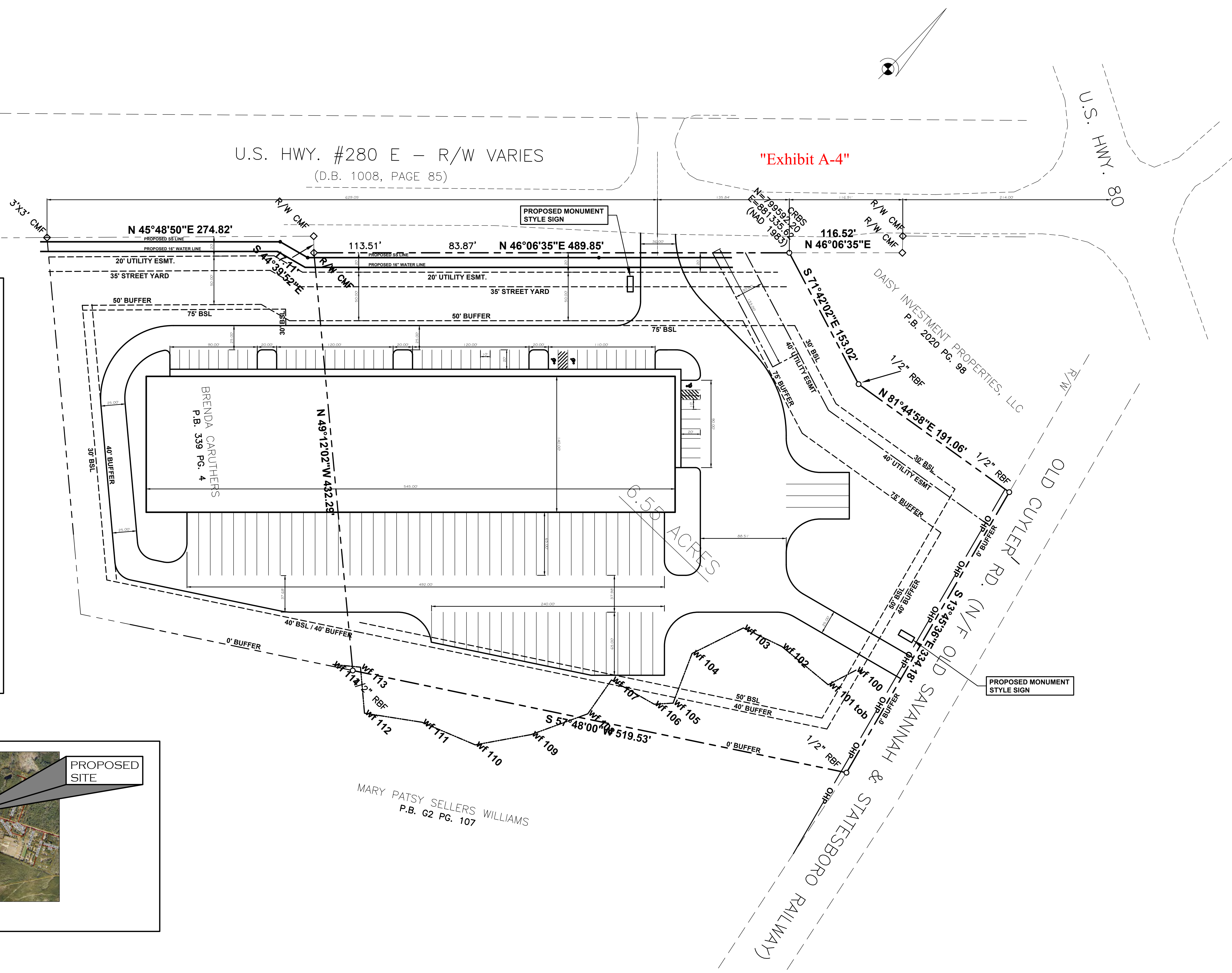
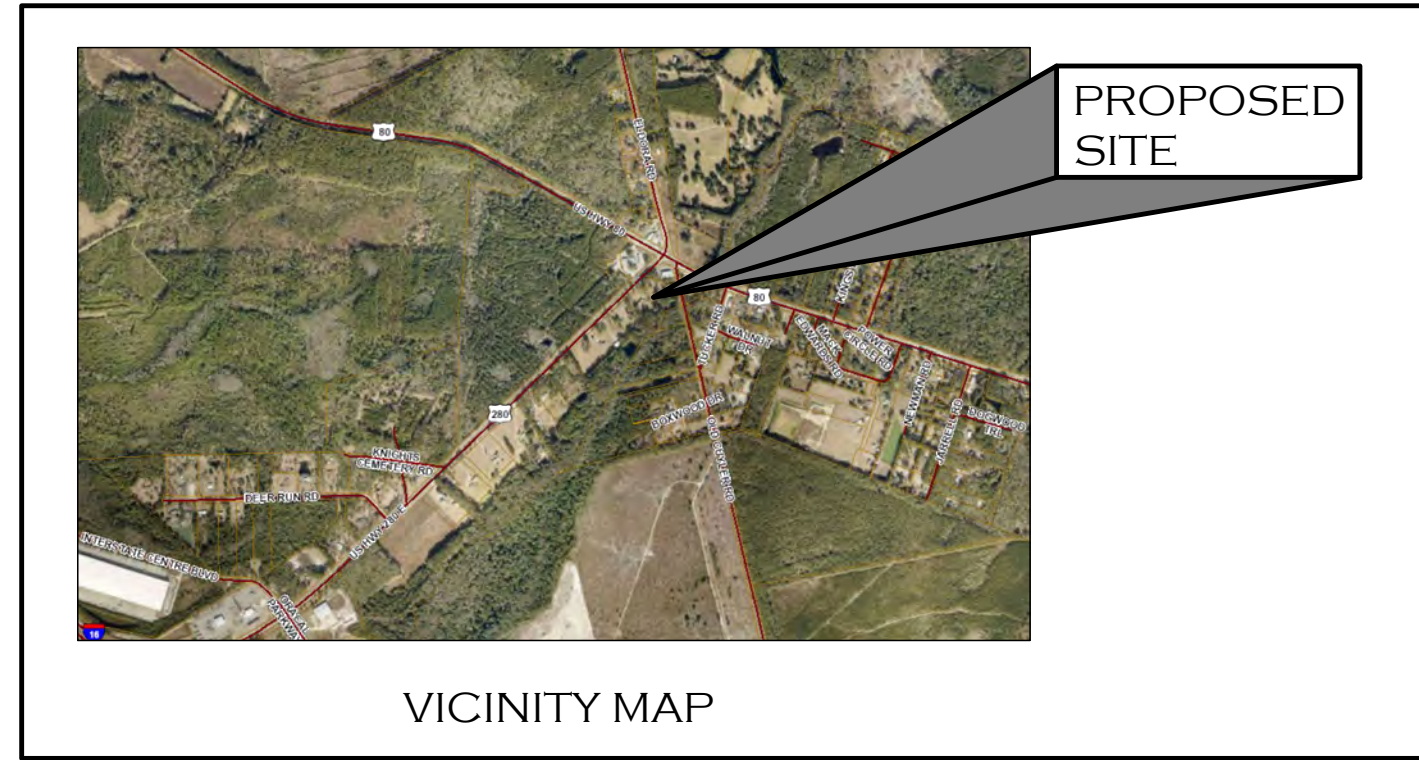
STORM WATER : TO BE COLLECTED BY SHEET FLOW, INLETS AND SWALES AND ROUTED TO A DETENTION POND AND FURTHER ROUTED TO A DISCHARGE POINT TO BE DETERMINED. POSSIBLY USE EXISTING WETLANDS IN THE DESIGN.

DISTURBED AREA : 6 +/- ACRES (+/-)

FLOOD ZONE : "X" AND "AE"

ALLOWED BUILDING HEIGHT : 80 FT
PROPOSED BUILDING HEIGHT : 35 FT

SIGNS : 2 PLANNED MONUMENT SIGNS



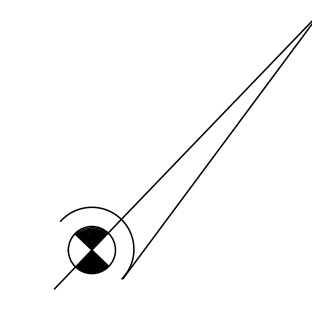
U.S. HWY. #280 E - R/W VARIES
(D.B. 1008, PAGE 85)

"Exhibit A-4"

BRENDA CARUTHERS
P.B. 339 PG. 4

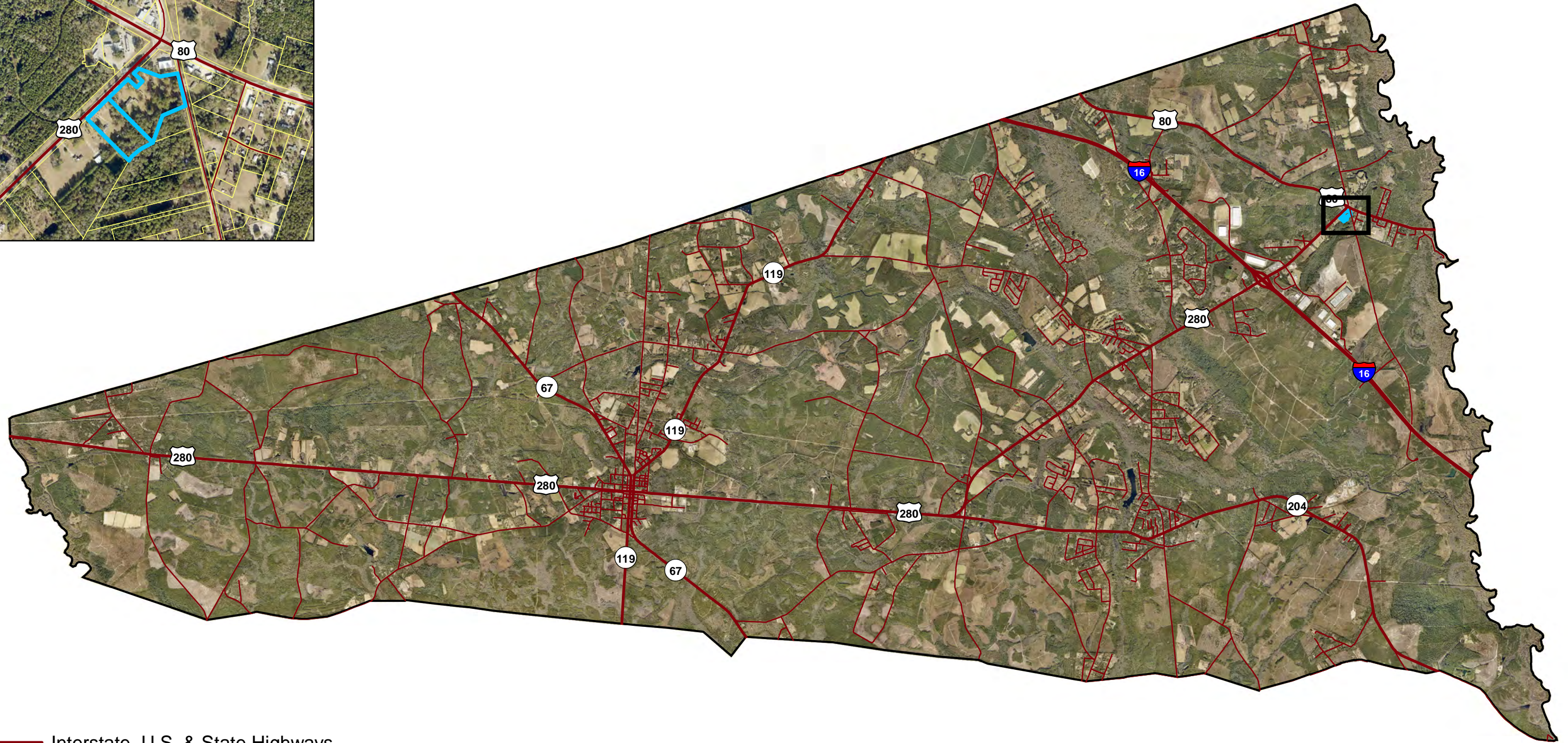
6.58 ACRES

MARY PATSY SELLERS WILLIAMS
P.B. G2 PG. 107



“B” Exhibits – Agency Comments

“C” Exhibits – Bryan County Supplements



-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcels 0341-089 & 0341-090
-  Parcels



Produced by Bryan County GIS
November 2023



Overview Map
Miles/Caruthers - Hwy 280
Project # 20220237 - Rezoning

"Exhibit C-1"

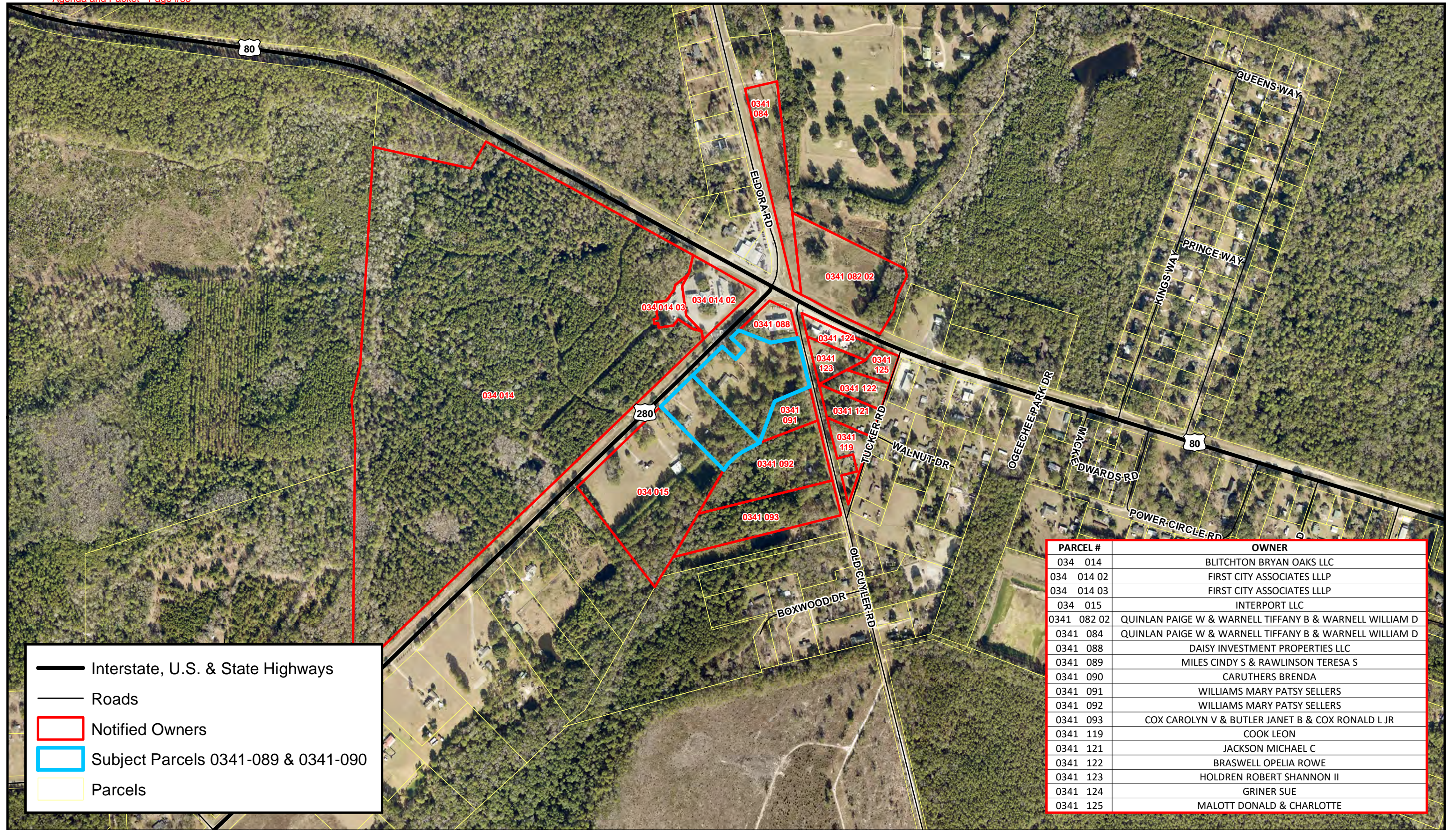
DISCLAIMER
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Location Map
Miles/Caruthers - Hwy 280
Project # 20220237 - Rezoning

"Exhibit C-2"

DISCLAIMER
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-  Interstate, U.S. & State Highways
-  Roads
-  Notified Owners
-  Subject Parcels 0341-089 & 0341-090
-  Parcels

PARCEL #	OWNER
034 014	BLITCHTON BRYAN OAKS LLC
034 014 02	FIRST CITY ASSOCIATES LLLP
034 014 03	FIRST CITY ASSOCIATES LLLP
034 015	INTERPORT LLC
0341 082 02	QUINLAN PAIGE W & WARNELL TIFFANY B & WARNELL WILLIAM D
0341 084	QUINLAN PAIGE W & WARNELL TIFFANY B & WARNELL WILLIAM D
0341 088	DAISY INVESTMENT PROPERTIES LLC
0341 089	MILES CINDY S & RAWLINSON TERESA S
0341 090	CARUTHERS BRENDA
0341 091	WILLIAMS MARY PATSY SELLERS
0341 092	WILLIAMS MARY PATSY SELLERS
0341 093	COX CAROLYN V & BUTLER JANET B & COX RONALD L JR
0341 119	COOK LEON
0341 121	JACKSON MICHAEL C
0341 122	BRASWELL OPELIA ROWE
0341 123	HOLDREN ROBERT SHANNON II
0341 124	GRINER SUE
0341 125	MALOTT DONALD & CHARLOTTE

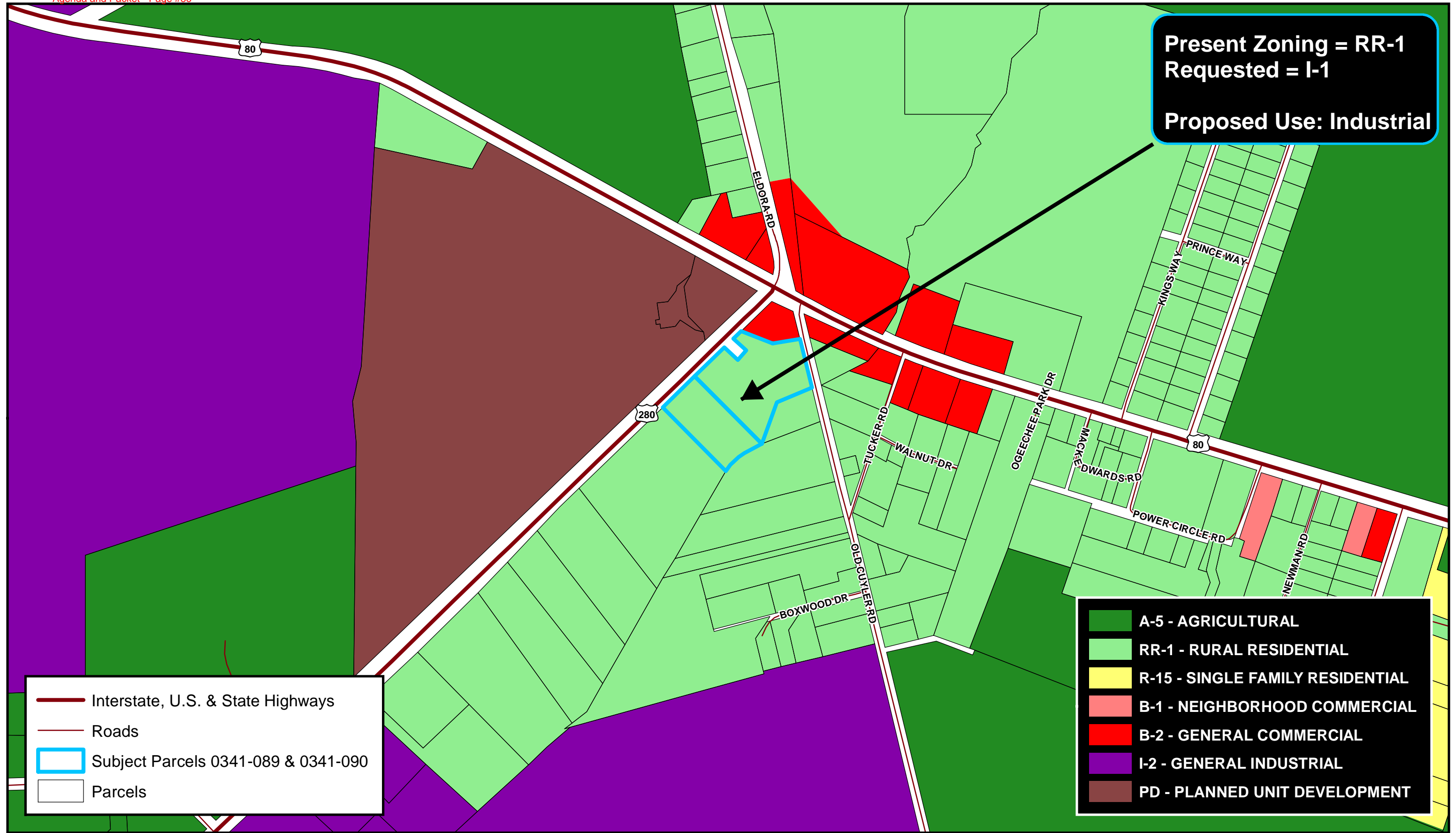


Notification Map
Miles/Caruthers - Hwy 280
Project # 20220237 - Rezoning

"Exhibit C-3"

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Present Zoning = RR-1
Requested = I-1
Proposed Use: Industrial



— Interstate, U.S. & State Highways
— Roads
□ Subject Parcels 0341-089 & 0341-090
□ Parcels

■ A-5 - AGRICULTURAL
■ RR-1 - RURAL RESIDENTIAL
■ R-15 - SINGLE FAMILY RESIDENTIAL
■ B-1 - NEIGHBORHOOD COMMERCIAL
■ B-2 - GENERAL COMMERCIAL
■ I-2 - GENERAL INDUSTRIAL
■ PD - PLANNED UNIT DEVELOPMENT



“D” Exhibits – Public Comment

"Exhibit D-1"

Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.

MARLENE M BALL

5-23-2022

Name

Date

12010 US HWY 280

912-657-3806

Address

Email/Phone Number

Marlene M. Ball

Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy Industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.

JEFFREY T. BALL

5-23-2022

Name

Date

12010 US HWY 280

912-658-8780

Address

Email/Phone Number



Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy Industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.

Harold W. Davis 6-2-22

Name

Date

1213814 W 4280

912 844 6237


Ellabell La 31308
Address

Email/Phone Number

Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy Industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.


Name Angela Davis

6/2/22
Date

12138 US Hwy 280
Ellabell GA 31308
Address

912 272-6477
SavannahPau@gmail.com
Email/Phone Number

Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy Industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.

MICHAEL Holcombe JR.

Name

6/3/22

Date

12206 Hwy 280

Address

MIKEholcombe 75@yahoo.com

Email/Phone Number

~~912-657-5907~~

~~912-657-5907~~

912 - 657-5907

Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy Industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.

Michael H. Henson SR June 3, 2022

Name

Date

12258

~~7228~~

Hy 280 Et Ellabul
GA 31308

658-3021

Address

Email/Phone Number

Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy Industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.

<u>Pamela Caruthers</u>	<u>5/24/22</u>
<u>Pamela Caruthers</u>	<u>5/24/22</u>
Name	Date
<u>12488 U.S. Hwy 280</u>	<u>MAYBE2MARO@ME.COM</u>
<u>ELLABELL, GA. 31308</u>	
Address	Email/Phone Number

Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy Industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.

Cindy S Miles
Name

5/19/2022
Date

12550 Hwy 280

Cindy.miles62@gmail.com

Address Ellabell, Ga
31308

Email/Phone Number (912) 433-2591

Petition

I the undersigned do support the properties along the Highway 280 corridor being rezoned to Heavy Industrial between Interstate 16 and U.S. Highway 80.

I would ask that Bryan County not change the amount that we are charged for our property taxes until the actual property uses are changed from Residential Use to the Industrial Use.

Teresa S. Rawlinson

Name

5-19-2022

Date

12550 Hwy 28 E.
Ellabell, Ga

Address

Jr 897@AOL.COM

Email/Phone Number

BRYAN COUNTY PLANNING & ZONING COMMISSION

PROJECT 20230947

Public Hearing Date: December 19, 2023

<p>REGARDING THE APPLICATION OF: Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth requesting the rezoning of a 11.05-acre portion of a tract of land located on Wilma Edwards Road, PIN# 019 032 03. The applicant is requesting the property be rezoned to the "B-2", General Commercial District, from its current "A-5", Agricultural District, zoning.</p>	<p>Staff Report By: Brett Kohler, MPA Dated: December 12, 2023</p>
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a zoning map amendment in unincorporated Bryan County. The application by Jared Mock of Maxwell Reddick and Associates, Representing Matt Hollingsworth, proposes to change the "A-5" Agricultural zoning for a 11.05-acre portion of a tract of land located on Wilma Edwards Road, PIN# 019 032 03, to "B-2", General Commercial District in order to construct a self-storage facility.

Representative: Jared Mock
Maxwell Reddick and Associates
40 Joe Kennedy Blvd
Statesboro, GA 30458

Applicant: Matt Hollingsworth
211 Pretoria Rushing Rd
Statesboro, GA 30461

Owner: James Stanfield
1252 IG Lanier RD
Pembroke, GA 31321

Applicable Regulations:

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

II. General Information

1. Application: A rezoning application was received by the Director on November 3, 2023. After reviewing the application, the Director certified the application as being generally complete on November 6, 2023.

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

- A. Legal notice was published in the Bryan County News on **November 27, 2023.**
- B. Notice was sent to Surrounding Land Owners on **December 4, 2023.**
- C. The site was posted for Public Hearing on **December 4, 2023.**

3. Background: The subject property is located on the north side Wilma Edwards Road near the intersection with GA Route 119. The property is currently used for agricultural purposes and is zoned “A-5”, Agricultural Zoning District. The applicant is proposing to rezone an 11.05-acre portion of the property, to “B-2”, General Commercial District. The property is being proposed for a phased self-storage development.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on November 3, 2023, unless otherwise noted.

“A” Exhibits- Application:

- A-1 Authorization of Property Owner
- A-2 Disclosure Statement
- A-3 Impact Analysis for Rezoning Requests
- A-4 Concept Plan

“B” Exhibits- Agency Comments:

- B-1 DRC Comments

“C” Exhibits- Bryan County Supplements

- C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

None Received

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

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

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

Staff Findings: The Comprehensive Plan Character Areas and Future Land Use Map of North Bryan County adopted on October 10, 2023, shows the subject site as being within the “Emerging Suburban” character area. This character area consists of mostly residential and commercial developments and is suitable for higher density when infrastructure allows. The proposed development could support residential growth in the area. The proposed “B-2” rezoning is consistent with this character area, as it is close to an intersection and does conform to the current comprehensive plan.

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

Staff Findings: The overall character of the area is large lot residential and agricultural, all surrounding zonings are also “A-5”, Agriculture. The subject lot will be proposed for a mini warehousing development. The rezoning and proposed lot changes will likely have some impact on

adjacent residential properties however, the applicant has shown in the concept plan that required buffers will be met and the project will be screened. Additionally, the estimated trip generation is only 71 trips per day, resulting in a low impact for 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, storm water drainage systems, water supplies, wastewater treatment, and solid waste services, are adequate to serve projected demands from development allowed by the amendment.

Staff Findings:

- a) **Roads:** Access to the property is off Wilma Edwards Road, a County owned, paved road. According to the ITE manual, there are only 71 trips per day anticipated at max build out, which is lower than the threshold required for Traffic Impact Analysis (TIA). Per section 114-428 of the UDO, if after the rezoning, a different use is proposed that would exceed 300 or more trips per day through a single access point then a TIA would be required prior to any development.
- b) **Parks and Recreational Facilities:** Recreational facilities will not be 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:** Bryan County Elementary School, Bryan County Middle School, and Bryan County High School serve North Bryan County. These will not be affected by the rezoning.
- e) **Stormwater drainage systems:** Storm water would be assessed with the submittal of any new development plans. The concept shows the applicants intent to meet these requirements.
- f) **Water Supply and Wastewater Treatment:** The site would be served by private well and septic for a small office.

In general, the rezoning would have low impact on public facilities and services. The concept plan presented shows the applicant intends to meet buffering, tree coverage, lot coverage, and storm water requirements. These would all be verified in the site development plan submittal process.

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 lot is located within a zone X. There are no additional known archaeological, historical, cultural, or environmental resources identified that would be impacted.

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

Staff Findings: The property proposed to be rezoned is an existing lot used for agricultural uses. The surrounding lots include agricultural zonings with residential uses as well. The applicant indicated the portion of the lot proposed to be rezoned is suitable for authorized uses as presently zoned. Staff agrees with this.

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

Staff Findings: While the existing "A-5" zoning district does conform to the overall low-density residential character of the subdivision, the intent of the "Emerging Suburban" character area is to allow for some commercial developments close to intersections to support residential growth. The application materials offer the relative gain to the public for the property to be rezoned to the "B-2" General Commercial District would be to provide for a storage facility in close proximity to residential developments.

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 submitted a concept plan for a self storage development. This would also require conditional use approval as well. Staff finds that the concept plan submitted shows the applicant intends to meet all UDO requirements.

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 used for agricultural purposes, and the applicant indicates that this use has become less desirable as the area develops. Staff finds that this lot is suitable for agricultural purposes but also falls within the “Emerging Suburban” character area that anticipates this kind of development.

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 applicant indicates the proposed amendment does not bear a substantial relationship to the public. Based on the information in this report, staff finds the proposed amendment will not bear a substantial relationship with public health, safety or general welfare.

IV. Staff Recommendation

Based on the findings within this report showing the request’s consistency with the County’s Comprehensive Plan’s Character Area and Future Land Use Map, and using the information received as of the date of this report, staff recommends approval of the requested rezoning.

V. Planning & Zoning Commission Recommendation

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

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

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

“A” Exhibits – Application

AUTHORIZATION BY PROPERTY OWNER*

Exhibit "A-1"

I, James Stanfield, 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: Matt Hollingsworth

Address: 211 Pretoria Rushing Rd

City: Statesboro State: GA Zip Code: 30461

Telephone Number: (912) 425-0133 Email: matt@hollingsworth.homes

James Stanfield
Signature of Owner

11-2-2023
Date

James Stanfield
Owners Name (Print)

Personally appeared before me

James Stanfield
Owner (Print)

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

This Day 2nd of NOV 2023
Angela K Edensfield
Notary Public

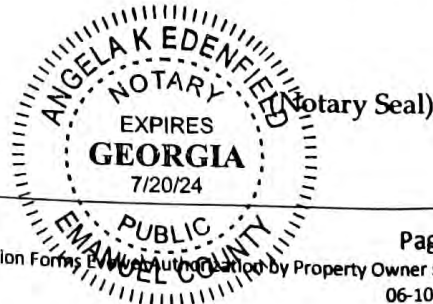


Exhibit "A-1"

Name of Representative: Jared Mock - Maxwell Reddick and Associates

Address: 40 Joe Kennedy Blvd

City: Statesboro State: GA Zip Code: 30458

Telephone Number: (912) 489-7112 Email: jmock@maxred.com

James Starfield
Signature of Owner

11-2-2023
Date

James Starfield
Owners Name (Print)

Personally appeared before me
James Starfield
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 2 of November 2023

Angela K Edensfeld
Notary Public



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

Bryan County
Board of Commissioners

Exhibit "A-2"



Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

Math Hollingsworth

Signature of Applicant



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.

The rezoning classification would help support the continued residential growth in the area and helps carry out the purposes of the 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.

The proposed reclassifying property would not in any way negatively impact the overall character or land use pattern on an abutting property or neighborhood. Because of the natural buffer, the property would have NO negative impact on the abutting property or neighborhood. Reference attached concept plan.

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.

The existing public services that are available are more than adequate to serve the proposed property. The proposed property will have a private well and septic.

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.

There are no known archaeological, historical, cultural, or environmental resources that can be negatively impacted. The land has been predominately used for agriculture.

Exhibit "A-3"

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

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.

The gain to the public far outweighs any hardships. The location of the property would very well serve the community as it's located very closely to the emerging suburban district as shown in the updated 2023 comprehensive plan map. This would allow us to keep our community clean and give the residents a place to store their things.

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.

There are plans attached to this application that are consistent with the UDO.

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.

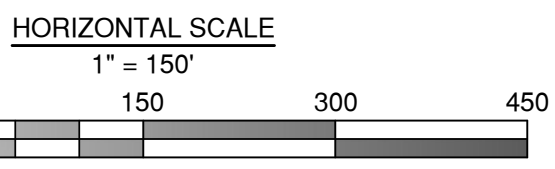
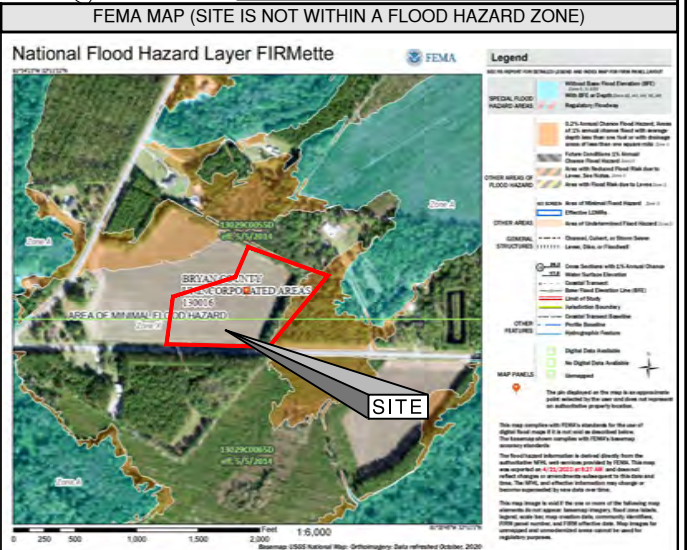
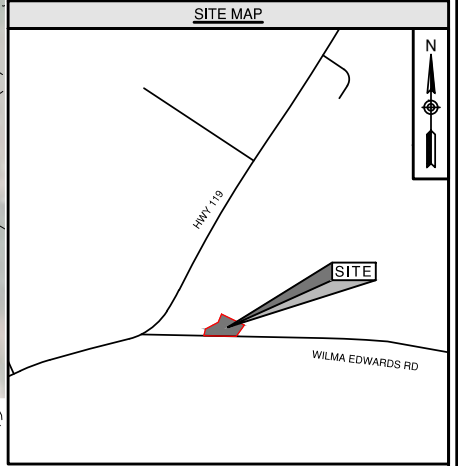
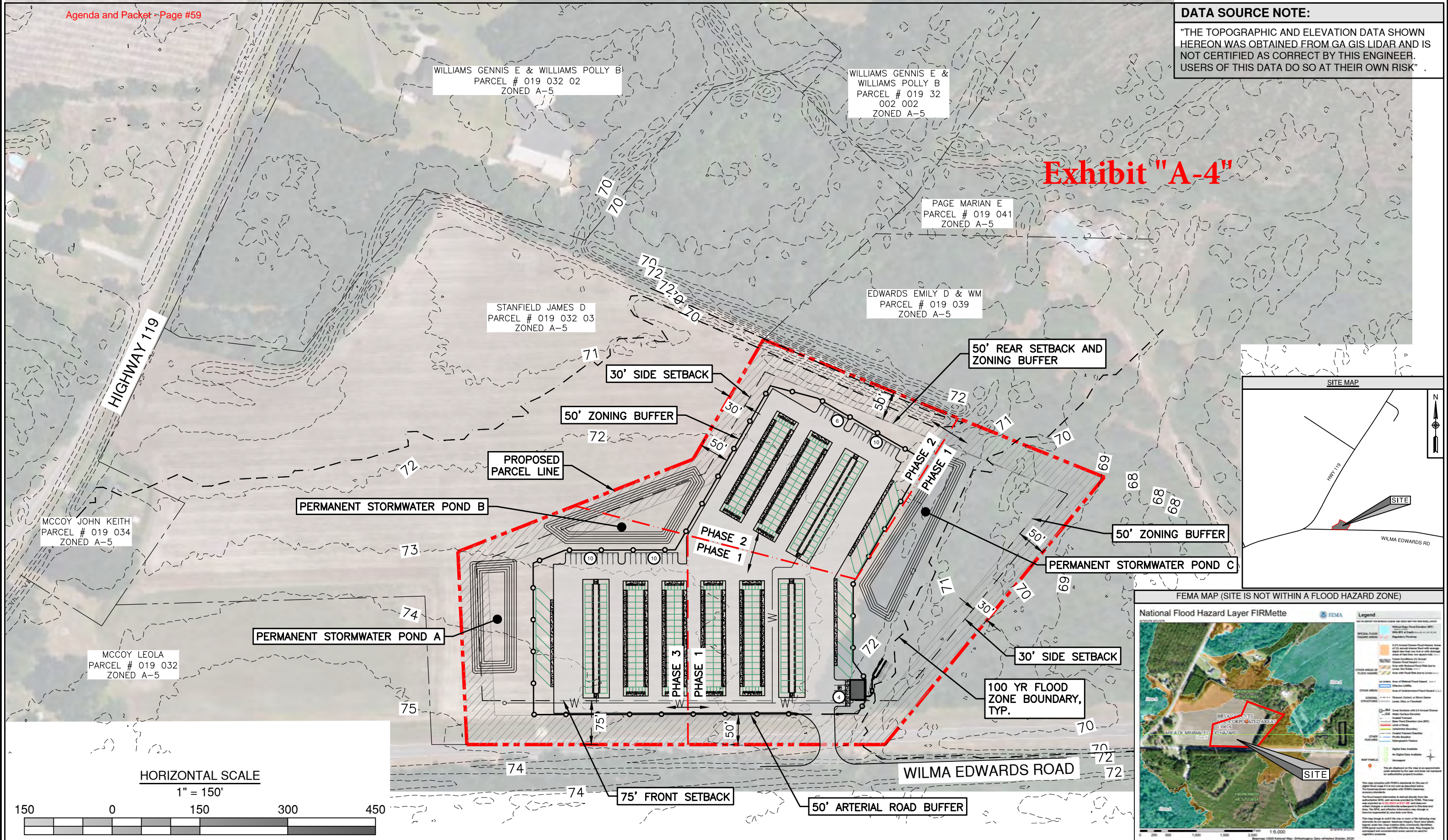
The demand for agriculture land in the area continues to diminish as the area continually grows and develops into a suburban area. Rezoning the parcel would align with the continued growth in the area to meet market demand.

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

The intended use would provide a service to the public, but does not bear a substantial relationship to the public health, safety, or general welfare.

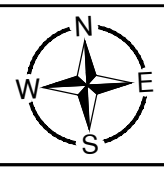
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Exhibit "A-4"



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MAXWELL-REDDICK AND ASSOCIATES
 ENGINEERING • LAND SURVEYING
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 STATESBORO, GA 30458 ALPHARETTA, GA 30009
 (912)489-7112 OFFICE (404)693-1618 OFFICE
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REVISIONS:	
1	

DESIGNED:	DRAWN BY:	CHECKED:
NAM	NAM	
DATE: OCT. 12, 2023		
JOB NO.: 2023-106		

HOLLINGSWORTH HOMES STORAGE
 WILMA EDWARDS ROAD
 BRYAN COUNTY, GA
 MASTER CONCEPTUAL LAYOUT

DRAWING NUMBER
1
 1 OF 3 SHEETS

I:\Maxwell-Reddick & Associates\Jobs\2023\2023-106 Hollingsworth Homes - HWY 119 & Wilma Edwards Bryan County\Engineering\Design\Drawings\HH STORAGE_MAIN_PLOT DATE: 11/16/2023 11:19 AM

I:\Maxwell-Reddick & Associates Jobs 2023-106 Hollingsworth Homes - HWY 119 & Wilma Edwards Bryan County\Design\Drawings\HH STORAGE_MAIN_PLOT DATE: 11/29/2023 1:12 PM

SITE NOTES Agenda and Packet - Page #60

SITE INFORMATION:
EXISTING ZONING: A-5 (AGRICULTURE)
PROPOSED ZONING: B-2 (GENERAL COMMERCIAL DISTRICT WITH CONDITIONS)
PARCEL ID: 019 032 03
LOCATION ADDRESS: WILMA EDWARDS RD.
BRYAN COUNTY, GA
TOTAL AREA: ±25.54 ACRES
PROJECT AREA: 11.05 ACRES

CONDITIONS (SEC. 114-516 b):
1. ONLY ONE RESIDENTIAL DWELLING UNIT PER LOT AS AN ACCESSORY USE WITHIN THE SAME STRUCTURE AS THE COMMERCIAL ACTIVITY.
2. OUTDOOR STORAGE OF INOPERABLE OR JUNK VEHICLES IS PROHIBITED.
3. EXCEPT AS LIMITED IN THE B-1 DISTRICT, DRIVE IN AND DRIVE THROUGH USES MAY BE APPROVED SUBJECT TO THE CONDITIONS IN SEC. 114-730.

SETBACKS:
STREET 35'
REAR 50'
INTERIOR 30'
FRONT 75'

PARKING:
REQUIRED: 40 SPACES*
PROPOSED: 40 SPACES INCLUDING 2 HANDICAP SPACES PER ADA REQUIREMENTS

REQUIRED BUFFERS:
50' BETWEEN B-2 AND A (AGRICULTURE)
50' BETWEEN B-2 AND ARTERIAL ROADS

MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: TBD

MAXIMUM GROSS LAND COVERAGE: 60% (288,803 SF)
PROPOSED GROSS LAND COVERAGE: 52.9% (254,390 SF)

MINIMUM GREENSPACE: 10% (48,134 SF)
PROPOSED GREENSPACE: 28.2% (135,907 SF)

ANTICIPATED TRIPS PER DAY: 71 TRIPS**
ANTICIPATED HIGHEST WEEKDAY PEAK HOUR TRIPS: 9 TRIPS**

*REQUIRED PARKING CALCULATIONS BASED UPON
MINI-WAREHOUSE/SELF-STORAGE: 1 SPACE PER 10 DOOR OPENINGS

**CALCULATIONS BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS
11TH EDITION TRIP GENERATION MANUAL - TRIPS PER STORAGE UNITS ON A WEEKDAY

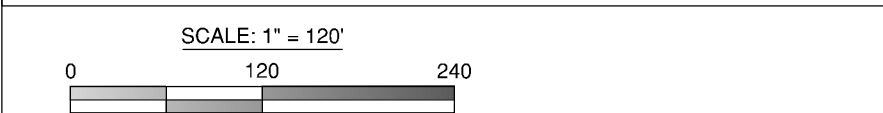
CALCULATIONS INCLUDE PHASE 1, 2 and 3.

AVERAGE RATE OF TRIPS PER DAY PER STORAGE UNIT = 0.181
NUMBER OF STORAGE UNITS = 393 UNITS

0.181 TRIPS PER UNIT PER DAY X 393 UNITS = 71 TRIPS PER DAY

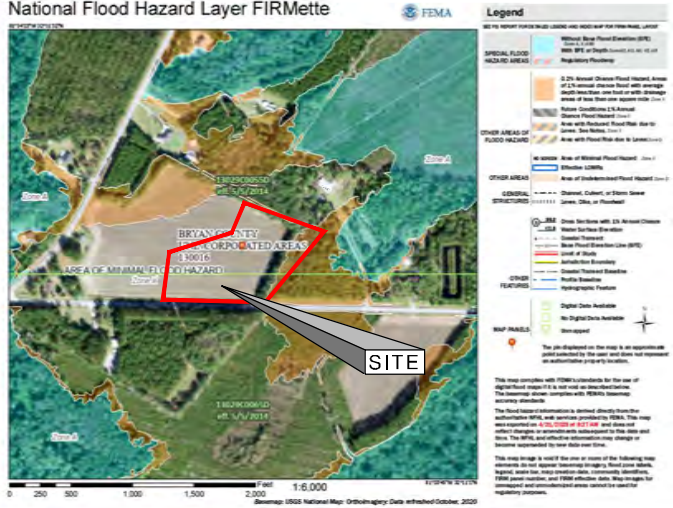
STORAGE BUILDING NOTES:

STORAGE BUILDING 1: 6,100 SF OF NON-CLIMATE CONTROLLED SELF STORAGE UNITS
STORAGE BUILDING 2: 7,100 SF OF CLIMATE CONTROLLED SELF STORAGE UNITS
STORAGE BUILDING 3: 3,800 SF OF BOAT AND RV STORAGE

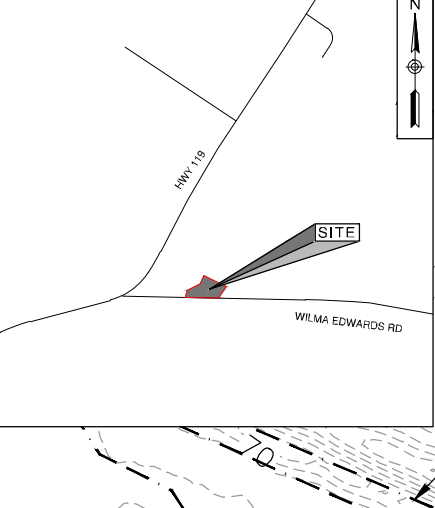


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FEMA MAP (SITE IS NOT WITHIN A FLOOD HAZARD ZONE)



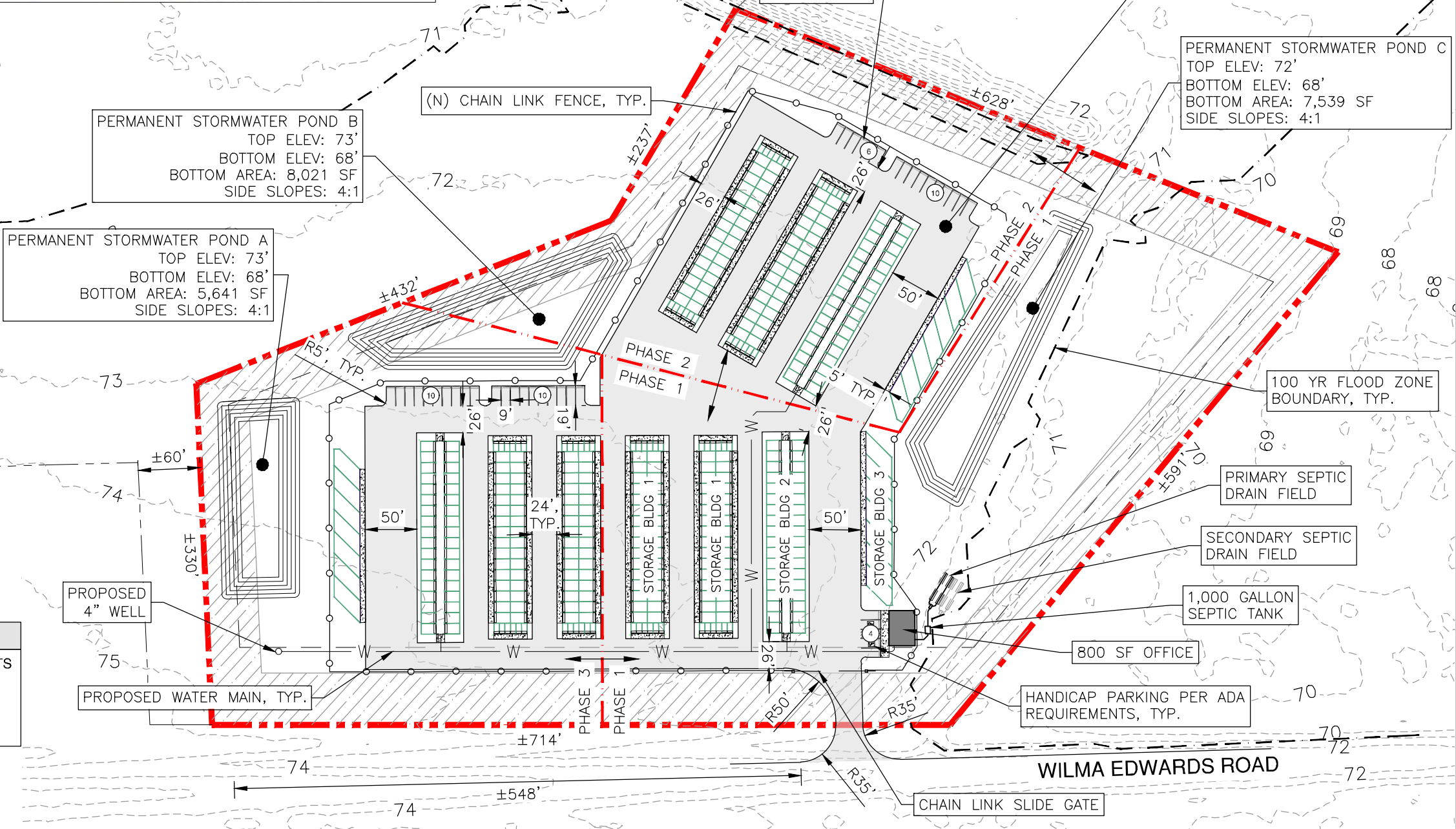
SITE MAP



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PAGE MARIAN E
PARCEL # 019 041
ZONED A-5
EDWARDS EMILY D & WM
PARCEL # 019 039
ZONED A-5

Exhibit "A-4"



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REVISIONS:
1 2023-11-16: COUNTY COMMENTS
2 2023-11-29: ADDED DIMENSIONS

DESIGNED: NAM
DRAWN BY: NAM
CHECKED: _____
DATE: OCT. 12, 2023
JOB NO.: 2023-106

HOLLINGSWORTH HOMES STORAGE
WILMA EDWARDS ROAD
BRYAN COUNTY, GA
CONCEPTUAL LAYOUT

DRAWING NUMBER
2
2 OF 3 SHEETS

NOTES: Agenda and Packet - Page #61

*SEC 114-630(C)(1) AT LEAST 30 PERCENT OF BUFFER TREES AND 50 PERCENT OF SHRUBS SHALL BE EVERGREENS. NOT MORE THAN 25 PERCENT OF REQUIRED TREES OR SHRUBS MAY BE OF THE SAME SPECIES.

*SEC114-634(B)(1) ALL APPLICABLE DEVELOPMENT SHALL BE REQUIRED TO MAINTAIN A MINIMUM TREE CANOPY OF 40 PERCENT. TREES MAY BE TIERED AND GROUPED WITH SMALL CANOPY TREES PLANTED UNDER THE CANOPY OF A NEW OR EXISTING LARGE OR MEDIUM CANOPY TREE; HOWEVER, A MAXIMUM OF THREE SMALL CANOPY TREES PER ONE LARGE OR MEDIUM CANOPY TREE SHALL BE ALLOWED IN CALCULATING TOTAL CANOPY COVERAGE. TOTAL CANOPY COVERAGE SHALL BE COMPUTED FROM SUM OF THE SMALL, MEDIUM, OR LARGE CANOPY TREES RETAINED OR PLANTED.

TREE AND GREENSPACE CALCULATIONS

ITEM	PROVIDED
TOTAL PROJECT AREA	481,500 SQFT
REQUIRED GREENSPACE AREA (10%)	48,150 SQFT
PROVIDED GREENSPACE AREA	135,907 SQFT
REQUIRED TREE CANOPY (40%)	192,600 SQFT
PRESERVED TREE CANOPY AREA	89,582 SQFT
PROPOSED TREE CANOPY AREA	103,900 SQFT
TOTAL TREE CANOPY AREA	193,482 SQFT

TYPE OF PLANT	NUMBER OF PLANTS REQUIRED PER 100 LINEAR FEET OF BUFFER
BUFFER WIDTH (FEET)	50
LARGE CANOPY TREES	4
MEDIUM CANOPY TREES	3
SMALL CANOPY TREES	3
SHRUBS	12

HORIZONTAL SCALE

1" = 120'

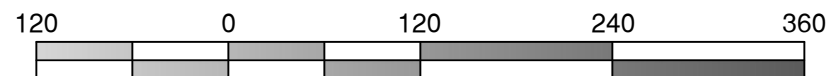
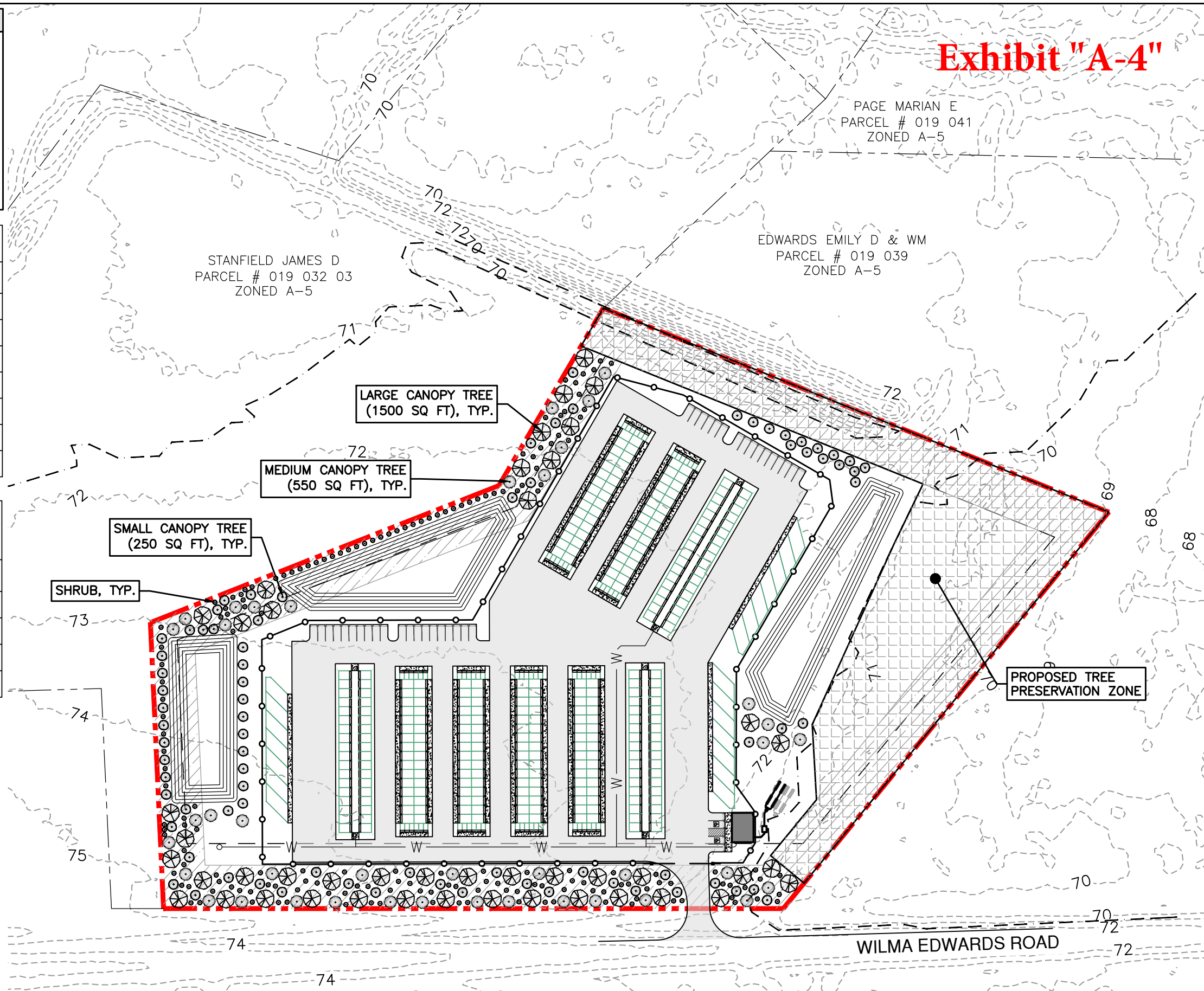


Exhibit "A-4"

PAGE MARIAN E
PARCEL # 019 041
ZONED A-5

EDWARDS EMILY D & WM
PARCEL # 019 039
ZONED A-5

STANFIELD JAMES D
PARCEL # 019 032 03
ZONED A-5



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REVISIONS:

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DESIGNED: NAM	DRAWN BY: NAM	CHECKED:
DATE: OCT. 12, 2023		
JOB NO.: 2023-106		

HOLLINGSWORTH HOMES STORAGE
WILMA EDWARDS ROAD
BRYAN COUNTY, GA
CONCEPTUAL TREE PLAN

DRAWING NUMBER
3
3 OF 3 SHEETS

I:\Maxwell-Reddick & Associates Jobs\2023\2023-106 Hollingsworth Homes - HWY 119 & Wilma Edwards Bryan County\Engineering\Design\Drawings\HH STORAGE_MAIN_PLOT DATE: 11/16/2023 11:19 AM

“B” Exhibits – Agency Comments

Plan 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 assistance with your project concerning well and septic.

912-756-2636

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

DRC Review Complete

Review Comments:

Zoning - Brett Kohler -
bkohler@bryan-county.org

DRC Review Complete

Review Comments:

Below are a summary of the comments from today's DRC meeting;

1. Provide the concept plan with dimensions on boundary lines
2. Please submit the feasibility study for the development
3. Be sure to apply for the conditional use before close of business on November 22.

If you have any questions or concerns please contact to me.

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
-  Roads
-  11.05 Acre Portion of Subject Parcel 019-032-03
-  Parcels



Overview Map

Hollingsworth Homes Storage - Wilma Edwards Rd

Project # 20230947 - Rezoning

Exhibit "C-1"

DISCLAIMER
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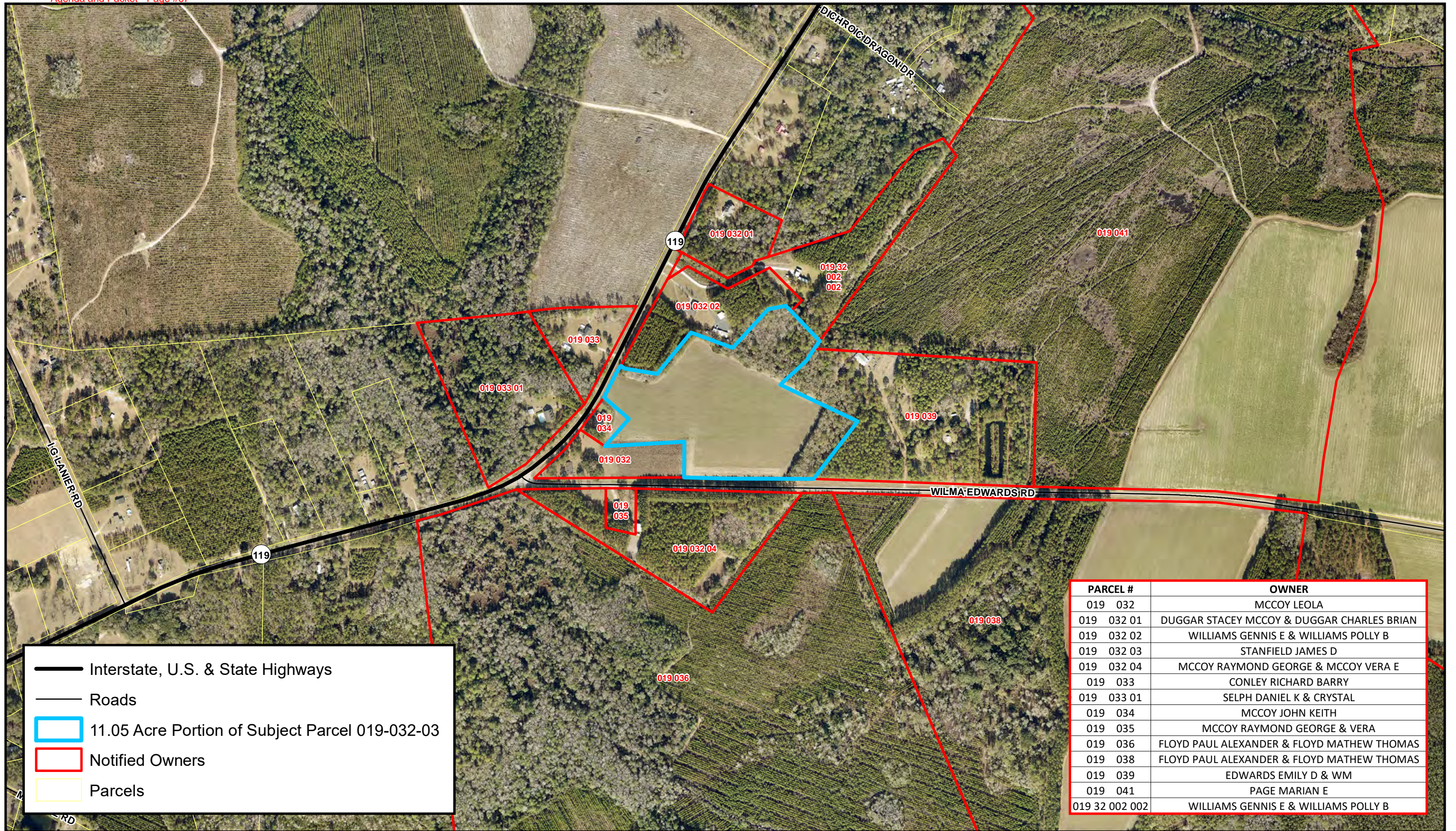
- Interstate, U.S. & State Highways
- Roads
- 11.05 Acre Portion of Subject Parcel 019-032-03
- Parcels



Location Map
Hollingsworth Homes Storage - Wilma Edwards Rd
Project # 20230947 - Rezoning

Exhibit "C-2"

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- Interstate, U.S. & State Highways
- Roads
- 11.05 Acre Portion of Subject Parcel 019-032-03
- Notified Owners
- Parcels

PARCEL #	OWNER
019 032	MCCOY LEOLA
019 032 01	DUGGAR STACEY MCCOY & DUGGAR CHARLES BRIAN
019 032 02	WILLIAMS GENNIS E & WILLIAMS POLLY B
019 032 03	STANFIELD JAMES D
019 032 04	MCCOY RAYMOND GEORGE & MCCOY VERA E
019 033	CONLEY RICHARD BARRY
019 033 01	SELPH DANIEL K & CRYSTAL
019 034	MCCOY JOHN KEITH
019 035	MCCOY RAYMOND GEORGE & VERA
019 036	FLOYD PAUL ALEXANDER & FLOYD MATHEW THOMAS
019 038	FLOYD PAUL ALEXANDER & FLOYD MATHEW THOMAS
019 039	EDWARDS EMILY D & WM
019 041	PAGE MARIAN E
019 32 002 002	WILLIAMS GENNIS E & WILLIAMS POLLY B

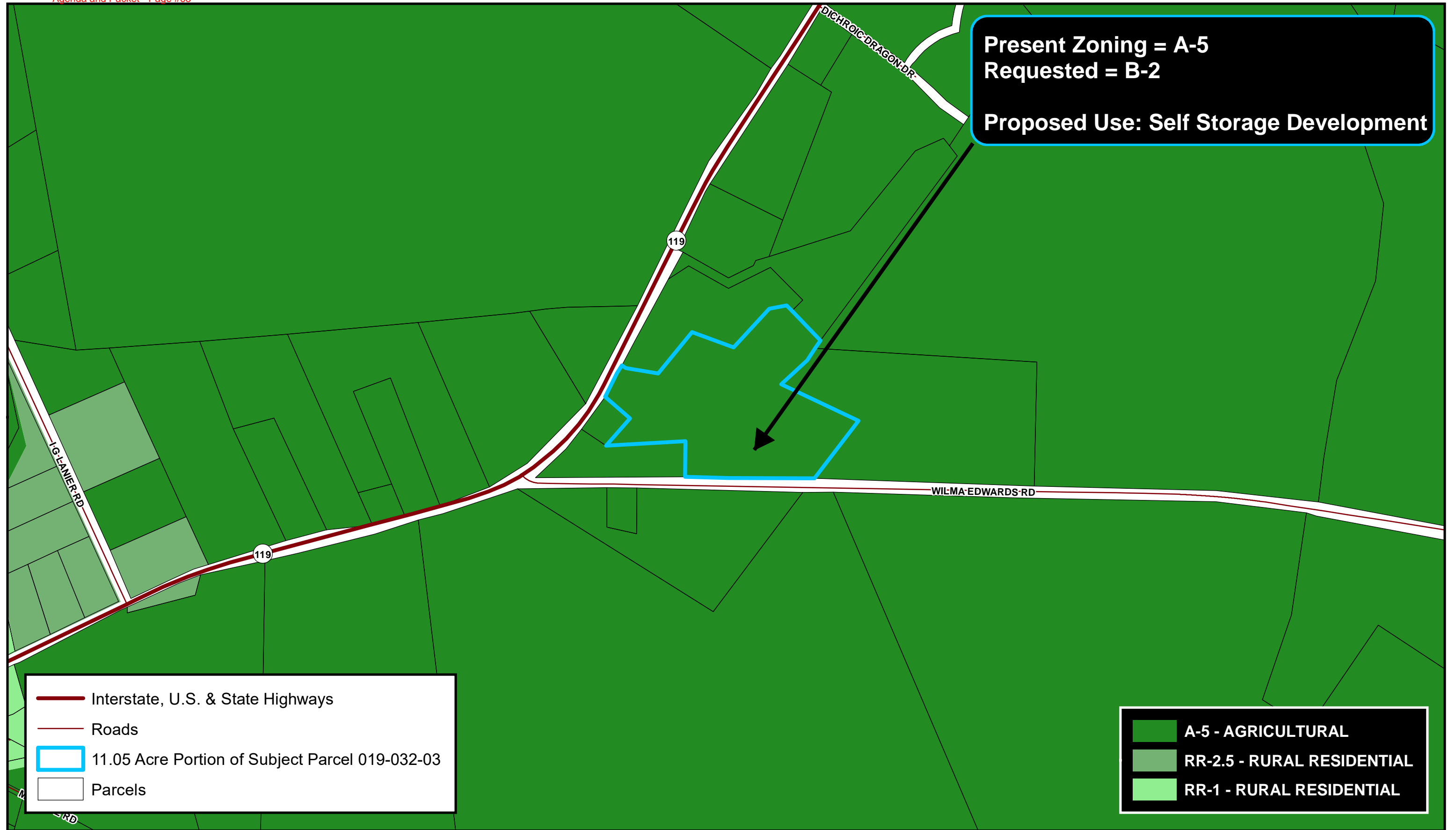


Notification Map

Hollingsworth Homes Storage - Wilma Edwards Rd **Exhibit "C-3"**

Project # 20230947 - Rezoning

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- Interstate, U.S. & State Highways
- Roads
- 11.05 Acre Portion of Subject Parcel 019-032-03
- Parcels

- A-5 - AGRICULTURAL
- RR-2.5 - RURAL RESIDENTIAL
- RR-1 - RURAL RESIDENTIAL



Zoning Map
Hollingsworth Homes Storage - Wilma Edwards Rd Exhibit "C-4"
Project # 20230947 - Rezoning

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“D” Exhibits – Public Comment

None Provided

BRYAN COUNTY PLANNING & ZONING COMMISSION

PROJECT 20230947

Public Meeting Date: December 19, 2023

REGARDING THE APPLICATION OF: Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth, requesting a Conditional Use Permit for a "Self-storage facility" (Mini Warehouses) to be located on the north side of Wilma Edwards Road east of its intersection with GA SR 119, PIN# 019 032 03, in unincorporated Bryan County, Georgia.	Staff Report By: Brett Kohler Dated: December 12, 2023
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a Conditional Use Permit. The application by Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth is requesting a Conditional Use Permit for a " Self-storage facility" (Mini Warehouses) to be located on the north side of Wilma Edwards Road east of its intersection with GA SR 119, PIN# 019 032 03, in unincorporated Bryan County, Georgia

Representative: Jared Mock
Maxwell Reddick and Associates
40 Joe Kennedy Blvd
Statesboro, GA 30458

Applicant: Matt Hollingsworth
211 Pretoria Rushing Rd
Statesboro, GA 30461

Owner: James Stanfield
1252 IG Lanier RD
Pembroke, GA 31321

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Unified Development Ordinance, Article III, Division 4. Conditional Use Permits
- Bryan County Unified Development Ordinance, Article VII, Division 3. Specific Use Standards, Section 114-740. Self-storage facilities.

II. General Information

1. Application: A Conditional Use application was received by the Director on November 22, 2023. The Director certified the application as being generally complete on November 22, 2023.

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

- A. Legal notice was published in the Bryan County News on **November 27, 2023**
- B. Notice was mailed on **December 4, 2023**
- C. An on-site notice was posted on **December 4, 2023**

3. Background: The subject property is located on the north side Wilma Edwards Road near the intersection with GA Route 119 and consists of a total of 25.54 acres. The applicant is requesting conditional use approval for 11.05 acres which are proposed to be rezoned as well. The acreage is proposed for a multi-phased self-storage facility.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on November 22, 2023, unless otherwise noted.

“A” Exhibits- Application:

- A-1 Authorization of Property Owner Form
- A-2 Disclosure Statement
- A-3 Conditional Use Criteria Form
- A-4 Concept Plan
- A-5 Project Narrative

“B” Exhibits- Agency Comments:

- B-1 DRC 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 as of the date of this report

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

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

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

Staff Findings: Per the Unified Development Ordinance (UDO), the proposed use as a “Self-storage facility” (mini warehousing) development is a conditional use within the “B-2” Zoning District, the property is being proposed to be rezoned to “B-2” from “A-5”. The applicant has indicated they will meet or intend to meet the specific supplemental use regulations governing Self-storage facilities as set forth in Section 114-740 of the Unified Development Ordinance. Section 114-740, requires the following:

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

This condition has been met as all access will be from Wilma Edwards Rd, which is classified as an arterial street.

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

The applicant will ensure no such materials are stored on the premises.

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

The applicant has indicated that the site would only be used for self-storage.

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

The applicant plans to build a small office, any items sold would be limited to items that are incidental to self-storage.

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

The applicant plans to build a fence and indicated that they would comply with any design requirements. Adjacent zonings are A-5, with some residential uses.

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

The applicant has indicated that the site will be secure, but no one would reside on the premises. If this changes in the future, the applicant would need to comply with all zoning regulations.

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

The concept plan submitted shows this requirement is met.

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

The concept plan submitted shows this requirement is met.

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

The applicant is aware of this requirement and indicated they would comply with all standards. This standard does prohibit the use of metal siding. This would be checked for compliance at the time of the building permit submission.

- j) Buffering shall comply with the provisions of article VI, division 5.

The concept plan submitted indicates that the applicant can comply with all buffering requirements. This would be checked for compliance at the time of site plan development.

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

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

	Zoning	Existing Land Use
North	"A-5" Agricultural	Residential
South	"A-5" Agricultural	Vacant undeveloped lands
East	"A-5" Agricultural	Residential
West	"A-5" Agricultural	Residential and Vacant undeveloped lands

The immediate vicinity is predominantly rural/agricultural in character and contains some residential uses. The site is proposed to be 11.05 acres on the eastern portion of the existing 25.54-acre tract. The applicant provided a concept plan that shows that buffering requirements along all property lines would be met as required by the UDO.

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

Staff Findings: The proposed use of a self-storage facility will overall have minor impacts on public facilities. According the ITE trip generation manual the proposed development will have an anticipated 71 trips per day, and a peak of 9 per hour. This is below the threshold required by the UDO to conduct a Traffic Impact Analysis (TIA). A TIA may required for further development or expansion. Additionally, the development will be served by private well and septic systems.

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

Staff Findings: The applicant indicated the use would have no effect on surrounding properties. Staff finds that surrounding properties are agriculture with some residential uses. The submitted concept

plan shows the applicant would be able to meet all buffering requirements, which would screen the facility from surrounding properties and have minimal impact.

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

Staff Findings: It is indicated the proposed use would pose no detriments or endangerment. Additionally, section 114-740 of the UDO disallows combustible or other toxic materials to be stored on the site. The site would need to be fenced and properly secured. The applicant has indicated they intend to have gated access for safety.

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

Staff Findings: With more development coming into the area, it is indicated that the use would the community to have more storage options to keep the community clean.

IV. Staff Recommendation

If the associated rezoning is approved, then Staff recommends approval of the conditional use, subject to continued compliance with the specific supplemental use regulations governing Self-Storage Facilities as set forth in Section 114-740 of the Bryan County Unified Development Ordinance.

V. Planning & Zoning Commission Recommendation

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

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

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

“A” Exhibits – Application

AUTHORIZATION BY PROPERTY OWNER*

Exhibit "A-1"

I, James Stanfield, 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: Matt Hollingsworth

Address: 211 Pretoria Rushing Rd

City: Statesboro State: GA Zip Code: 30461

Telephone Number: (912) 425-0133 Email: matt@hollingsworth.homes

James Stanfield
Signature of Owner

11-2-2023
Date

James Stanfield
Owners Name (Print)

Personally appeared before me

James Stanfield
Owner (Print)

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

This Day 2nd of NOV 2023

Angela K Edensfield
Notary Public

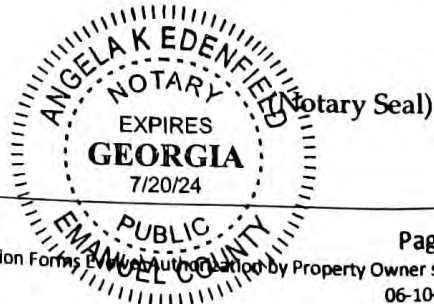


Exhibit "A-1"

Name of Representative: Jared Mock - Maxwell Reddick and Associates

Address: 40 Joe Kennedy Blvd

City: Statesboro State: GA Zip Code: 30458

Telephone Number: (912) 489-7112 Email: jmock@maxred.com

James Starfield
Signature of Owner

11-2-2023
Date

James Starfield
Owners Name (Print)

Personally appeared before me
James Starfield
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 2 of November 2023

Angela K Edensfeld
Notary Public



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

Bryan County
Board of Commissioners

Exhibit "A-2"



Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

Math Hollingsworth

Signature of Applicant



IMPACT ANALYSIS FOR CONDITIONAL USE PERMITS

The standards below shall be considered for any conditional use permit. Applicants must complete this form and include with their application. Attach additional sheets as need.

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

1. Comply with all regulations of the applicable zoning district and any applicable supplemental use regulations unless specifically modified through the approval process.
2. Conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted.
3. Are served by adequate public facilities as set forth herein.
4. Do not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

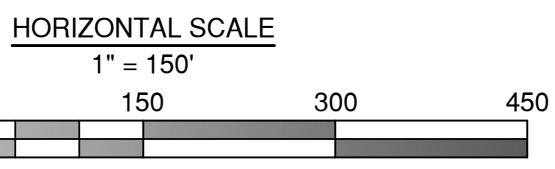
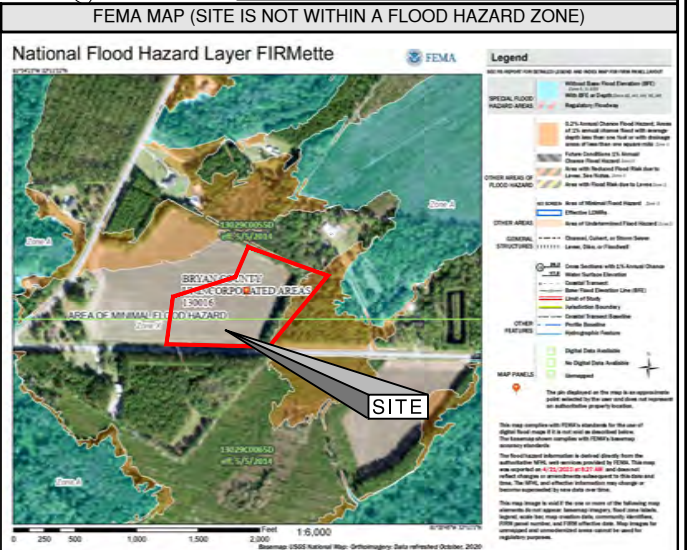
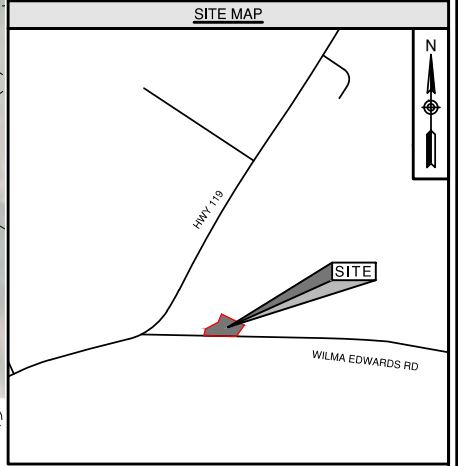
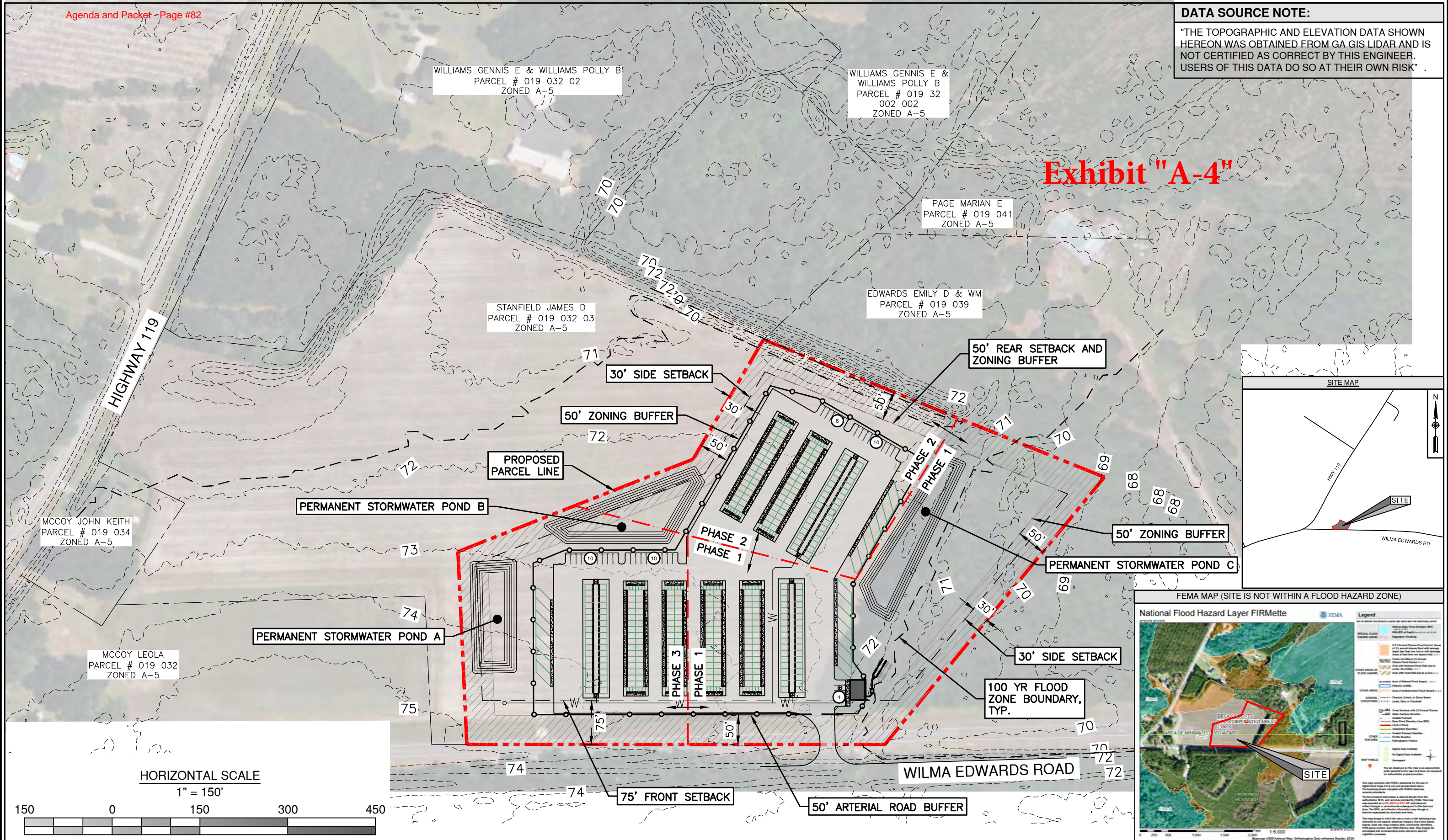
Exhibit "A-3"

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

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

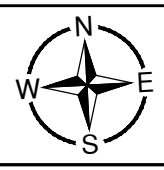
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Exhibit "A-4"



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MAXWELL-REDDICK AND ASSOCIATES
 ENGINEERING • LAND SURVEYING
 40 JOE KENNEDY BLVD SUITE 360
 STATESBORO, GA 30458 ALPHARETTA, GA 30009
 (912)489-7112 OFFICE (404)693-1618 OFFICE
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REVISIONS:	
1	

DESIGNED:	DRAWN BY:	CHECKED:
NAM	NAM	
DATE: OCT. 12, 2023		
JOB NO.: 2023-106		

HOLLINGSWORTH HOMES STORAGE
 WILMA EDWARDS ROAD
 BRYAN COUNTY, GA
 MASTER CONCEPTUAL LAYOUT

DRAWING NUMBER
1
 1 OF 3 SHEETS

I:\Maxwell-Reddick & Associates\Jobs\2023\2023-106 Hollingsworth Homes - HWY 119 & Wilma Edwards Bryan County\Engineering\Design\Drawings\HH STORAGE_MAIN_PLOT DATE: 11/16/2023 11:19 AM

I:\Maxwell-Reddick & Associates Jobs 2023-106 Hollingsworth Homes - HWY 119 & Wilma Edwards Bryan County\Design\Drawings\HH STORAGE_MAIN_PLOT DATE: 11/29/2023 1:12 PM

SITE NOTES Agenda and Packet - Page #83

SITE INFORMATION:
EXISTING ZONING: A-5 (AGRICULTURE)
PROPOSED ZONING: B-2 (GENERAL COMMERCIAL DISTRICT WITH CONDITIONS)
PARCEL ID: 019 032 03
LOCATION ADDRESS: WILMA EDWARDS RD.
BRYAN COUNTY, GA
TOTAL AREA: ±25.54 ACRES
PROJECT AREA: 11.05 ACRES

CONDITIONS (SEC. 114-516 b):
1. ONLY ONE RESIDENTIAL DWELLING UNIT PER LOT AS AN ACCESSORY USE WITHIN THE SAME STRUCTURE AS THE COMMERCIAL ACTIVITY.
2. OUTDOOR STORAGE OF INOPERABLE OR JUNK VEHICLES IS PROHIBITED.
3. EXCEPT AS LIMITED IN THE B-1 DISTRICT, DRIVE IN AND DRIVE THROUGH USES MAY BE APPROVED SUBJECT TO THE CONDITIONS IN SEC. 114-730.

SETBACKS:
STREET 35'
REAR 50'
INTERIOR 30'
FRONT 75'

PARKING:
REQUIRED: 40 SPACES*
PROPOSED: 40 SPACES INCLUDING 2 HANDICAP SPACES PER ADA REQUIREMENTS

REQUIRED BUFFERS:
50' BETWEEN B-2 AND A (AGRICULTURE)
50' BETWEEN B-2 AND ARTERIAL ROADS

MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: TBD

MAXIMUM GROSS LAND COVERAGE: 60% (288,803 SF)
PROPOSED GROSS LAND COVERAGE: 52.9% (254,390 SF)

MINIMUM GREENSPACE: 10% (48,134 SF)
PROPOSED GREENSPACE: 28.2% (135,907 SF)

ANTICIPATED TRIPS PER DAY: 71 TRIPS**
ANTICIPATED HIGHEST WEEKDAY PEAK HOUR TRIPS: 9 TRIPS**

*REQUIRED PARKING CALCULATIONS BASED UPON
MINI-WAREHOUSE/SELF-STORAGE: 1 SPACE PER 10 DOOR OPENINGS

**CALCULATIONS BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS
11TH EDITION TRIP GENERATION MANUAL - TRIPS PER STORAGE UNITS ON A WEEKDAY

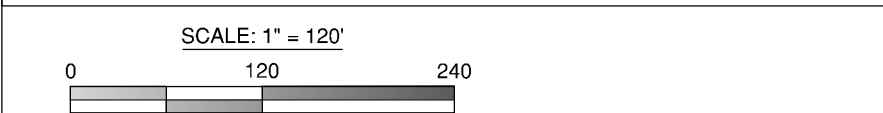
CALCULATIONS INCLUDE PHASE 1, 2 and 3.

AVERAGE RATE OF TRIPS PER DAY PER STORAGE UNIT = 0.181
NUMBER OF STORAGE UNITS = 393 UNITS

0.181 TRIPS PER UNIT PER DAY X 393 UNITS = 71 TRIPS PER DAY

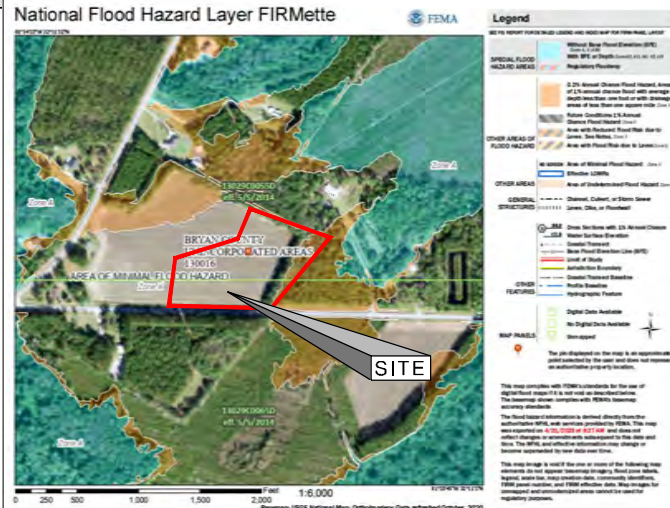
STORAGE BUILDING NOTES:

STORAGE BUILDING 1: 6,100 SF OF NON-CLIMATE CONTROLLED SELF STORAGE UNITS
STORAGE BUILDING 2: 7,100 SF OF CLIMATE CONTROLLED SELF STORAGE UNITS
STORAGE BUILDING 3: 3,800 SF OF BOAT AND RV STORAGE

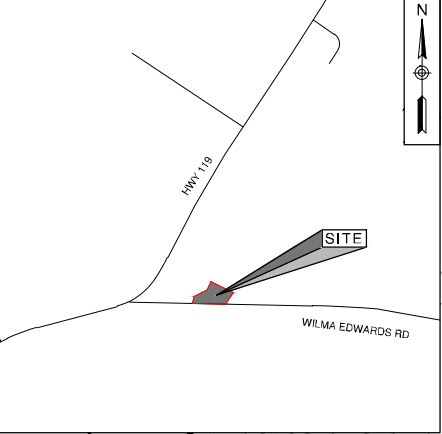


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FEMA MAP (SITE IS NOT WITHIN A FLOOD HAZARD ZONE)



SITE MAP



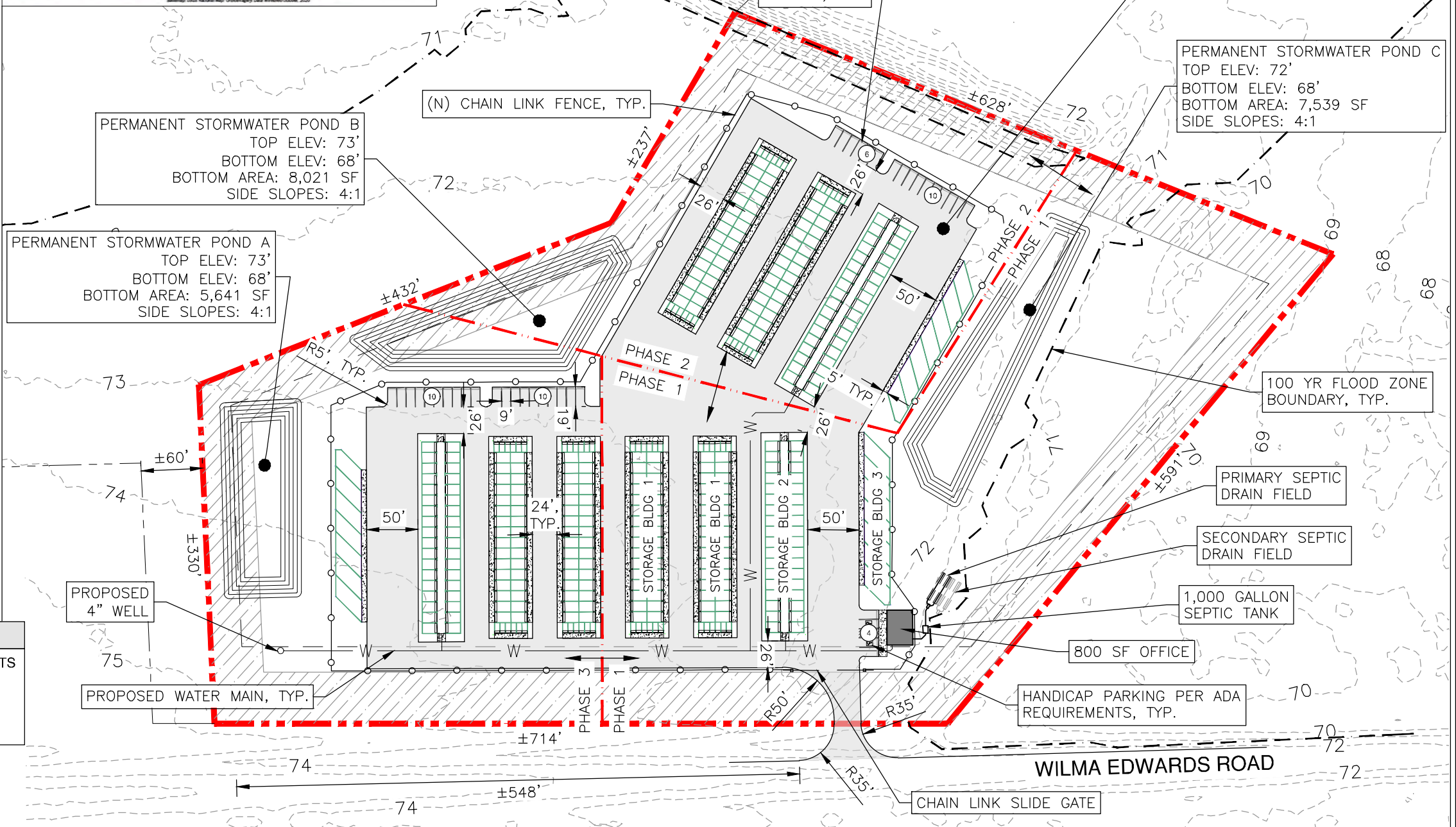
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PAGE MARIAN E
PARCEL # 019 041
ZONED A-5

Exhibit "A-4"

EDWARDS EMILY D & WM
PARCEL # 019 039
ZONED A-5



PERMANENT STORMWATER POND B
TOP ELEV: 73'
BOTTOM ELEV: 68'
BOTTOM AREA: 8,021 SF
SIDE SLOPES: 4:1

PERMANENT STORMWATER POND A
TOP ELEV: 73'
BOTTOM ELEV: 68'
BOTTOM AREA: 5,641 SF
SIDE SLOPES: 4:1

PERMANENT STORMWATER POND C
TOP ELEV: 72'
BOTTOM ELEV: 68'
BOTTOM AREA: 7,539 SF
SIDE SLOPES: 4:1

PRIMARY SEPTIC DRAIN FIELD

SECONDARY SEPTIC DRAIN FIELD

1,000 GALLON SEPTIC TANK

800 SF OFFICE

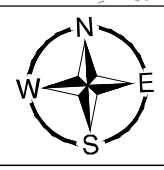
HANDICAP PARKING PER ADA REQUIREMENTS, TYP.

CHAIN LINK SLIDE GATE

PROPOSED 4" WELL

PROPOSED WATER MAIN, TYP.

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REVISIONS:

1	2023-11-16: COUNTY COMMENTS
2	2023-11-29: ADDED DIMENSIONS

DESIGNED: NAM	DRAWN BY: NAM	CHECKED:
DATE: OCT. 12, 2023		
JOB NO.: 2023-106		

HOLLINGSWORTH HOMES STORAGE
WILMA EDWARDS ROAD
BRYAN COUNTY, GA
CONCEPTUAL LAYOUT

DRAWING NUMBER
2
2 OF 3 SHEETS

NOTES: Agenda and Packet - Page #84

*SEC 114-630(C)(1) AT LEAST 30 PERCENT OF BUFFER TREES AND 50 PERCENT OF SHRUBS SHALL BE EVERGREENS. NOT MORE THAN 25 PERCENT OF REQUIRED TREES OR SHRUBS MAY BE OF THE SAME SPECIES.

*SEC114-634(B)(1) ALL APPLICABLE DEVELOPMENT SHALL BE REQUIRED TO MAINTAIN A MINIMUM TREE CANOPY OF 40 PERCENT. TREES MAY BE TIERED AND GROUPED WITH SMALL CANOPY TREES PLANTED UNDER THE CANOPY OF A NEW OR EXISTING LARGE OR MEDIUM CANOPY TREE; HOWEVER, A MAXIMUM OF THREE SMALL CANOPY TREES PER ONE LARGE OR MEDIUM CANOPY TREE SHALL BE ALLOWED IN CALCULATING TOTAL CANOPY COVERAGE. TOTAL CANOPY COVERAGE SHALL BE COMPUTED FROM SUM OF THE SMALL, MEDIUM, OR LARGE CANOPY TREES RETAINED OR PLANTED.

TREE AND GREENSPACE CALCULATIONS

ITEM	PROVIDED
TOTAL PROJECT AREA	481,500 SQFT
REQUIRED GREENSPACE AREA (10%)	48,150 SQFT
PROVIDED GREENSPACE AREA	135,907 SQFT
REQUIRED TREE CANOPY (40%)	192,600 SQFT
PRESERVED TREE CANOPY AREA	89,582 SQFT
PROPOSED TREE CANOPY AREA	103,900 SQFT
TOTAL TREE CANOPY AREA	193,482 SQFT

TYPE OF PLANT	NUMBER OF PLANTS REQUIRED PER 100 LINEAR FEET OF BUFFER
BUFFER WIDTH (FEET)	50
LARGE CANOPY TREES	4
MEDIUM CANOPY TREES	3
SMALL CANOPY TREES	3
SHRUBS	12

HORIZONTAL SCALE

1" = 120'

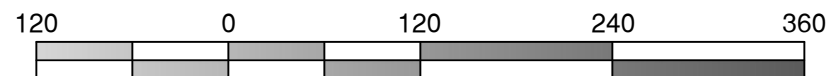
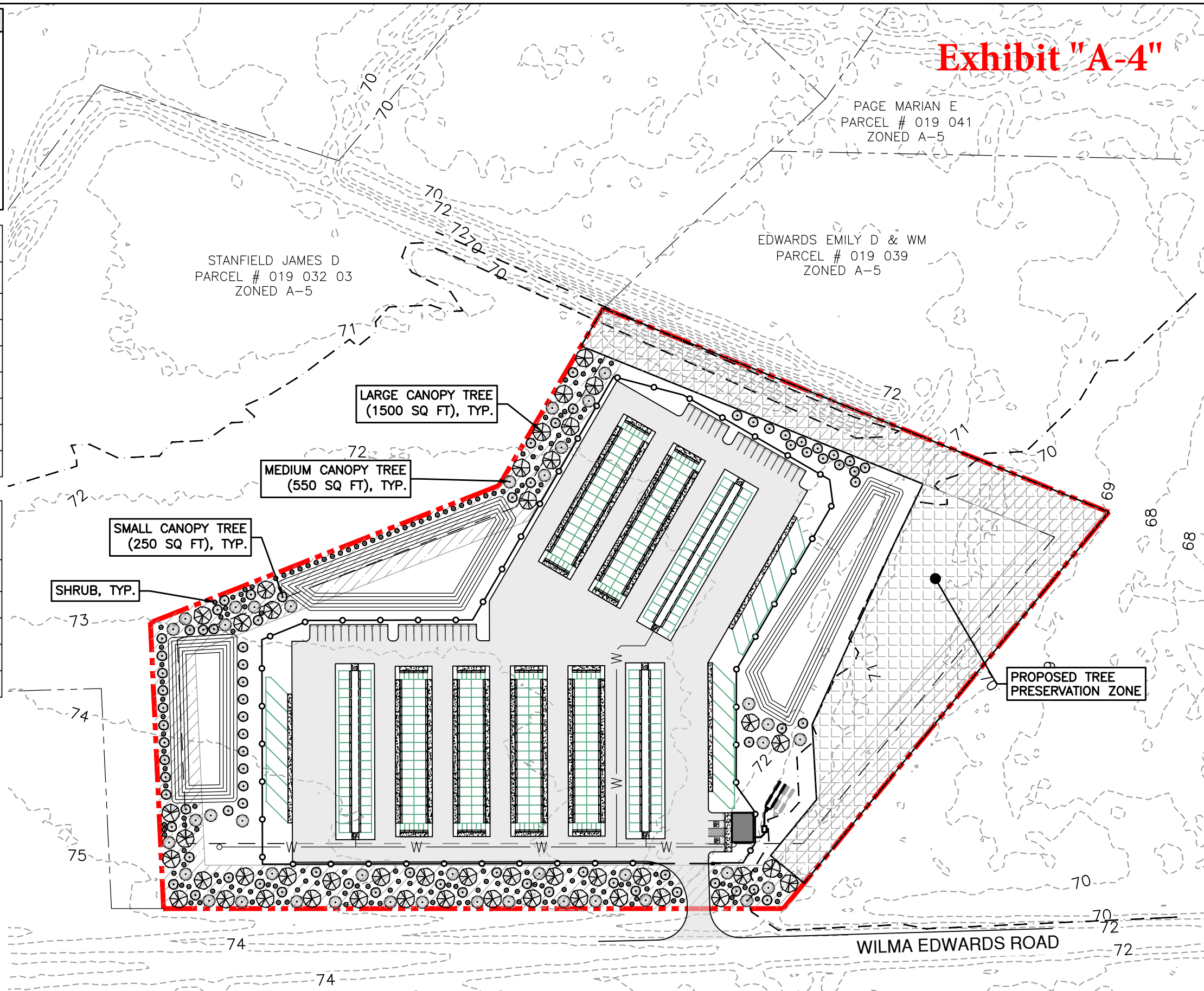


Exhibit "A-4"

PAGE MARIAN E
PARCEL # 019 041
ZONED A-5

EDWARDS EMILY D & WM
PARCEL # 019 039
ZONED A-5

STANFIELD JAMES D
PARCEL # 019 032 03
ZONED A-5



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(912)489-7112 OFFICE

2500 NORTHWINDS PKWY
SUITE 360
ALPHARETTA, GA 30009
(404)693-1618 OFFICE

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REVISIONS:

1	
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DESIGNED: NAM	DRAWN BY: NAM	CHECKED:
DATE: OCT. 12, 2023		
JOB NO.: 2023-106		

HOLLINGSWORTH HOMES STORAGE
WILMA EDWARDS ROAD
BRYAN COUNTY, GA
CONCEPTUAL TREE PLAN

DRAWING NUMBER
3
3 OF 3 SHEETS

I:\Maxwell-Reddick & Associates Jobs\2023\2023-106 Hollingsworth Homes - HWY 119 & Wilma Edwards Bryan County\Engineering\Design\Drawings\HH STORAGE_MAIN_PLOT DATE: 11/16/2023 11:19 AM

Exhibit "A-5"

The purpose of the conditional use is to be able to develop a self storage facility under the B2 zoning criteria

“B” Exhibits – Agency Comments

Plan 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 assistance with your project concerning well and septic.

912-756-2636

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

DRC Review Complete

Review Comments:

Zoning - Brett Kohler -
bkohler@bryan-county.org

DRC Review Complete

Review Comments:

Below are a summary of the comments from today's DRC meeting;

1. Provide the concept plan with dimensions on boundary lines
2. Please submit the feasibility study for the development
3. Be sure to apply for the conditional use before close of business on November 22.

If you have any questions or concerns please contact to me.

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
-  Roads
-  11.05 Acre Portion of Subject Parcel 019-032-03
-  Parcels



Overview Map

Hollingsworth Homes Storage - Wilma Edwards Rd

Project # 20230947 - Conditional Use

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.



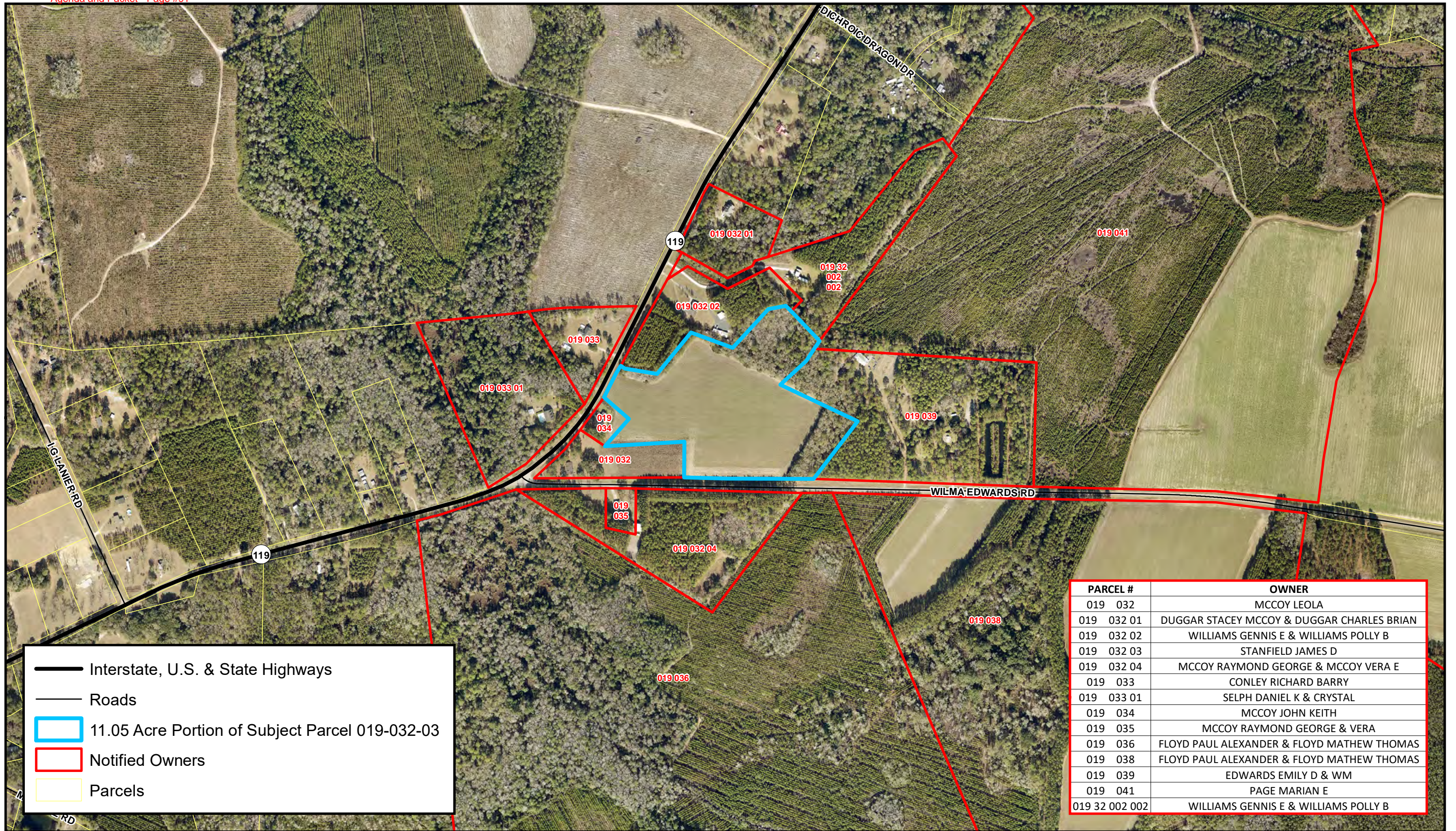
- Interstate, U.S. & State Highways
- Roads
- 11.05 Acre Portion of Subject Parcel 019-032-03
- Parcels



Location Map
Hollingsworth Homes Storage - Wilma Edwards Rd
Project # 20230947 - Conditional Use

Exhibit "C-2"

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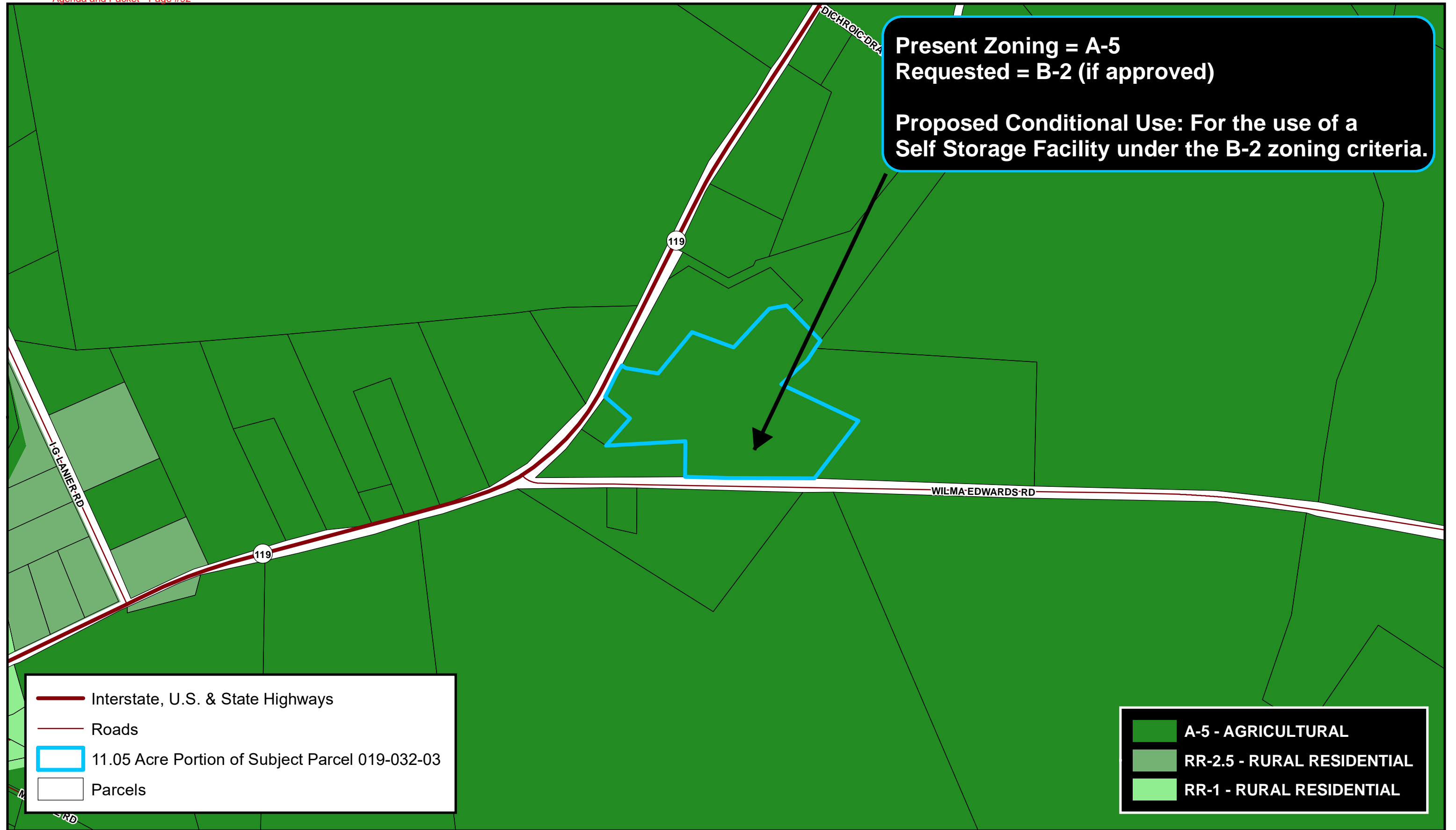
Interstate, U.S. & State Highways
 Roads
 11.05 Acre Portion of Subject Parcel 019-032-03
 Notified Owners
 Parcels

PARCEL #	OWNER
019 032	MCCOY LEOLA
019 032 01	DUGGAR STACEY MCCOY & DUGGAR CHARLES BRIAN
019 032 02	WILLIAMS GENNIS E & WILLIAMS POLLY B
019 032 03	STANFIELD JAMES D
019 032 04	MCCOY RAYMOND GEORGE & MCCOY VERA E
019 033	CONLEY RICHARD BARRY
019 033 01	SELPH DANIEL K & CRYSTAL
019 034	MCCOY JOHN KEITH
019 035	MCCOY RAYMOND GEORGE & VERA
019 036	FLOYD PAUL ALEXANDER & FLOYD MATHEW THOMAS
019 038	FLOYD PAUL ALEXANDER & FLOYD MATHEW THOMAS
019 039	EDWARDS EMILY D & WM
019 041	PAGE MARIAN E
019 32 002 002	WILLIAMS GENNIS E & WILLIAMS POLLY B



Notification Map
Hollingsworth Homes Storage - Wilma Edwards Rd Exhibit "C-3"
Project # 20230947 - Conditional Use

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Present Zoning = A-5
Requested = B-2 (if approved)

Proposed Conditional Use: For the use of a Self Storage Facility under the B-2 zoning criteria.

— Interstate, U.S. & State Highways
 — Roads
 □ 11.05 Acre Portion of Subject Parcel 019-032-03
 □ Parcels

■ A-5 - AGRICULTURAL
 ■ RR-2.5 - RURAL RESIDENTIAL
 ■ RR-1 - RURAL RESIDENTIAL



Zoning Map
Hollingsworth Homes Storage - Wilma Edwards Rd Exhibit "C-4"
Project # 20230947 - Conditional Use

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“D” Exhibits – Public Comment

None Provided

2024 PLANNING AND ZONING COMMISSION MEETING DATES	
P&Z Meeting Date (3rd Tuesday)	P&Z Meeting Location (Alternating)
January 16, 2024	Pembroke
February 20, 2024	Richmond Hill
March 19, 2024	Pembroke
April 16, 2024	Richmond Hill
May 21, 2024	Pembroke
June 18, 2024	Richmond Hill
July 16, 2024	Pembroke
August 20, 2024	Richmond Hill
September 17, 2024	Pembroke
October 15, 2024	Richmond Hill
November 19, 2024	Pembroke
December 17, 2024	Richmond Hill
January 21, 2025	Pembroke

All meetings start at 6:30 p.m. and are held in the Board of Commissioners' Hearing Rooms.

Planning & Zoning Commission Bylaws

**Bryan County Planning & Zoning Commission
Bylaws
Adopted December 16, 2018
Amended May 7, 2019
Amended January 17, 2023**

Article I – Purpose

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

Article II – Members

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

Article III – Officers

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

Article IV – Meetings

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

2. Special meetings of the Commission may be called by the Chair or by any two members upon written request to the Chair or verbal request if the request is made during a regularly scheduled meeting. Notice of a special meeting shall be given in accordance with Title 50, Chapter 14 of the Official Code of Georgia Annotated, known as the Georgia Open Meetings Law (OCGA § 50-14-1 - §50-14-6).
3. The Commission shall prepare and adopt an annual schedule of regular meetings at its last meeting of the calendar year. The Commission's schedule shall be coordinated with the County Board's schedule so referrals of reports and plans to the County Board can be timely.
4. A quorum shall be required for the Commission to hold an official meeting and to take action on any matter before it. A majority (one-half plus one) of the members shall constitute a quorum. No action of the Planning Commission shall be valid unless authorized by a majority vote of those present and voting.
5. In the absence of a quorum, the members present may discuss matters on the agenda and report the discussion to the Commission for action at an official meeting.
6. The Chair shall only vote to break a tie vote.
7. No member shall vote on a subject in which he or she has a financial interest or other conflict. The State and Local Government Conflict of Interests Act applies to all members.
8. In the case of major differences of opinion among members, the minority shall have the right to file a separate report to accompany the majority recommendation or action.

Article V – Sub-Committees

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

Article VI – Records

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

Article VII – Publicity

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

Article VIII – Amendments

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

Article IX – Parliamentary Authority

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