



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

Meeting Date: Feb. 20, 2024

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 DECEMBER 19, 2023 MEETING

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20220708), Drayton-Parker Companies (Daniel Ben-Yisrael) represented by EMC Engineering Services (Cody Rogers), requesting to rezone 4.91 acres from "A-5" Agricultural to "B-2" General Commercial zoning district. The property is located at 4307 Belfast River Rd. in the southern end of Unincorporated Bryan County. PIN# 057092.
2. Rezoning (Project 20240029), RaceTrac Inc. represented by Johua Yellin, requesting to rezone 10 acres from "A-5" Agricultural to "C-1" Interchange Commercial zoning district. The property is located at 60 Interchange Centre Blvd. and 11451 E Hwy 280 in the northern end of Unincorporated Bryan County. PIN# 029061 and 029016.
3. Conditional Use (Project 20240027), Judy Price represented by Coleman and Company Inc (Scott Allison), requesting a Conditional Use Permit to operate a mobile concrete batch plant in the "B-2" General Commercial zoning district. The property is located on Highway 204 near Pine Barren Loop Rd. in the northern end of Unincorporated Bryan County. PIN# 03703501.

V. OTHER BUSINESS

None

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: February 13, 2024

Commissioners Meeting Room, Richmond Hill, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: December 19, 2023

Meeting Time: 6:30 p.m.

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

II. APPROVAL OF MINUTES

Commissioner Bowes made a motion to approve the November 21, 2023, minutes. A second was made by Commissioner Guran. Vote 6:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None

Commissioners Meeting Room, Richmond Hill, GA

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.
 - a) Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 6:0, motion carried.
 - b) Amanda Clement presented the rezoning request. She stated that staff recommended approval with conditions.
 - c) Holly Young, applicant, spoke in favor of the request.
 - d) Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 6:0, motion carried.
 - e) Commissioner Pecenka made a motion to approve the rezoning request with the staff recommended conditions outlined on page 13 of the December 19 Planning and Zoning Agenda and Packet. A second was made by Commissioner Guran. Vote 5:1, motion carried. Vice Chairman Floyd voted against the request.

Items 2 (two) and 3 (three) were presented together but voted upon separately.

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.
 - a) Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 6:0, motion carried.
 - b) Brett Kohler presented the rezoning request. He stated that staff recommended approval.
 - c) Matt Hollingsworth, applicant, spoke in favor of the request.
 - d) Jared Mock, representative of the applicant, spoke in favor of the request.
 - e) Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 6:0, motion carried.
 - f) Commissioner Bowes made a motion to approve the rezoning request. A second was made by Commissioner Watson. Vote 5:0, motion carried. Vice Chairman Alex Floyd abstained.
 - g) Commissioner Watson made a motion to approve the conditional use permit request. A second was made by Commissioner Guran. Vote 5:0, motion carried. Vice Chairman Alex Floyd abstained.

Commissioners Meeting Room, Richmond Hill, GA

V. OTHER BUSINESS

1. Adoption of the 2024 Planning and Zoning Commission / Board of Adjustment Meeting schedule.
 - a) Commissioner Bowes made a motion to approve the 2024 Planning and Zoning Commission / Board of Adjustment meeting schedule. A second was made by Commissioner Guran. Vote 6:0, motion carried.
2. Annual Review of the Planning and Zoning Commission By-Laws. The Planning and Zoning Commission By-Laws were reviewed, with no changes or action taken at this meeting.
3. Nominations for Chair and Vice Chair for 2024
 - a) Commissioner Guran voted to keep Chairman Falls and Vice Chairman Floyd appointed in current positions. A second was made by Commissioner Watson. Vote 6:0, motion carried.
4. Ben Kirsch, Legal Director with the Ogeechee Riverkeepers, informed the Commissioners of a grant that was awarded to the Ogeechee Riverkeepers to provide assistance to local governments with updating and reviewing local ordinances.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Floyd at 7:02 p.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 # 20220708

Public Hearing Date: February 20, 2024

REGARDING THE APPLICATION OF: Drayton-Parker Companies, represented by Cody Rogers of EMC Engineering, requesting to rezone approximately 4.91 acres from "A-5" to "B-2". The property is located at 4307 Belfast River Rd, in the southern end of Unincorporated Bryan County, PIN# 057-092.	Staff Report By: Sara Farr-Newman Dated: February 13, 2024
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I. Application Summary

Requested Action: Public hearing and consideration of an amendment to the Official Zoning Map to rezone approximately 4.91 acres from the "A-5" Agricultural Zoning District to the "B-2" General Commercial Zoning District. The property is located at 4307 Belfast River Rd, PIN# 057-092.

Owner: Belfast Ambadi Inc.
c/o Rima Patel
PO Box 201
Odum, GA 31555

Applicant: Drayton-Parker Companies
c/o Daniel Ben-Yisrael
171 Crossroad Parkway
Savannah, GA 31407

Representative: Cody Rogers
EMC Engineering Services
1211 Merchant Way, Suite 201
Statesboro, GA 30548

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 September 8, 2022 and a new applicant with revised documents added August 4, 2023. After reviewing the application, the Director certified the application as being generally complete on January 5, 2024.

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

- A. Legal notice was published in the Bryan County News on **February 1, 2024**.
- B. Notice was sent to Surrounding Land Owners on **February 2, 2024**.
- C. The site was posted for Public Hearing on **February 5, 2024**.

3. Background: The subject property is located southeast of the intersection at Belfast Keller Road and Belfast River Road. The project area consists of a total of 4.91 acres and is currently vacant. The applicant is requesting to rezone from the existing “A-5”, Agricultural Zoning District, to the “B-2”, General Commercial Zoning District, in order to allow for a convenience store with fuel pumps. The concept plan provided by the applicant shows a 5,175 square foot Parker’s Kitchen convenience store and ten (10) fuel pump stations with two pumps at each station for a total of 20 fuel pumps. The plan also includes internal driveways, paved parking, buffers, greenspace, and stormwater management areas.

Ingress and egress will be provided via the addition of two new access points with one on Belfast Keller Road and one on Belfast River Road. Due to the size of the proposed development, the applicant was required to submit a Traffic Impact Analysis (TIA) for review by the County. The TIA 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 August 4, 2023, unless otherwise noted.

“A” Exhibits- Application:

- A-1 Authorization by Property Owner Forms
- A-2 Disclosure Statement
- A-3 Rezoning Criteria Form
- A-4 Concept Plan (Revised January 18, 2024)

“B” Exhibits- Agency Comments:

B-1 DRC Comments (January 19, 2024)

“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 Provided

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

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

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

Staff Findings: The Comprehensive Plan Character Areas and Future Land Use Map of South Bryan County adopted on October 10, 2023, show the subject site as being primarily within the “Suburban” character area and located within a “Village Center”. “Village Centers” refer to areas distinguished by their prime location at a major intersection adjacent to residential areas, making them ideal for many types of development. The request to rezone the property to “B-2” is consistent with the current Future Land Use Map designation as this zoning district is included in the recommended zoning districts for the character area as well as the “Village Center”.

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 following table summarizes the zoning and use of surrounding properties:

Location	PIN/Address	Zoning District	Use
Adjacent to the South	057-091/4267 Belfast River Rd	RR-2.5	Single Family Residence
Partially Adjacent to the East	057-090/4491 Belfast River Rd	A-5	Single Family Residence
Adjacent to the East	057-093	A-5	Vacant
Across Belfast Keller Rd to the North	057-100-02 and 057-100-04	City of Richmond Hill	Vacant
Across Belfast River Rd to the West	057-094/4523 Belfast River Rd and 057-095/4511 Belfast River Rd	A-5	Vacant/Single Family Residence

Immediately adjacent to the south and east of the site are properties zoned “RR-2.5”, Rural Residential, and “A-5”, Agricultural. These properties are vacant or used for large lot single family residential. The properties to the north across Belfast Keller Road are located in the City of Richmond Hill and are vacant. Across Belfast River Road to the west is property zoned “A-5”, Agricultural, that is vacant or used for large lot single family residential.

Based on the concept plan provided, the site will maintain a large portion of the existing wetlands located in the southeast corner of the site to provide buffering to the properties to the east and south. A 50-foot landscape buffer is proposed on the remaining portion of the property to the east and a 40-foot landscape buffer is proposed on the south. These will shield the use from adjacent properties. There will also be a planted street yard or buffer along the front of the property.

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 Belfast Keller Road and one on Belfast River Road. These accesses are both proposed to be two way (entrance/exit) and stop controlled. The Engineering Department noted the right and left turn lanes are too close to the roundabout and must be revised. They also noted additional right-of-way may be required.
 - Parks and Recreational Facilities: Henderson Park and Timber Trail provide public recreation facilities for South Bryan County. It is not anticipated that the rezoning to “B-2” will require an increase in parks or recreational services.
 - Police and Fire Protection: The Bryan County Sheriff’s Office and Bryan County Emergency Services provide police and fire protection for the subject property.
 - Schools: Frances Meeks Elementary, McAllister Elementary, Richmond Hill Elementary, Richmond Hill Primary, Richmond Hill High School, and Richmond Hill Middle School currently serve South Bryan County residents. It is not anticipated that the rezoning to “B-2” will require an increase in school services.
 - Stormwater drainage systems: The storm system will be designed to meet applicable County and state drainage requirements.
4. Water Supply and Wastewater Treatment: The subject property is located within the County’s water and sewer service area, and the County intends to extend services to the area of this site. Therefore, if the rezoning is approved, the Engineering Department will require a water and sewer agreement in order to address the extension of infrastructure needed to serve the development. **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 may require approval and permitting through the Army Corps of Engineers.

- Flood Hazard: FEMA Flood Insurance Rate Map (F.I.R.M.) Panel # 13029C 0375D identifies this property as being in Flood Zone X (shaded and unshaded) with a 0.2% annual risk of flooding.
- 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.

Based on site conditions, Staff does not anticipate adverse impacts from the proposed development.

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

Staff Findings: The current zoning of the property is "A-5" Agricultural District, the purpose of which is to provide for very low-density residential development and agricultural or forestry uses, with residential uses developing at a density of one (1) dwelling unit per five (5) acres. This zoning is generally suited for areas where public water and sewer systems are not available. The area around this property is experiencing significant development pressure due to the accessibility from main roads, planned road improvements, extensions of water and sewer services to the area, and the continuation of more dense residential development requiring services, so commercial development is appropriate for this parcel.

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

Staff Findings: The existing zoning restrictions would limit the development to the approved uses under the "A-5" zoning 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 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 a 5,175 square foot Parker’s Kitchen convenience store and ten (10) fuel pump stations with two pumps at each for a total of 20 fuel pumps with paved parking, greenspace, and stormwater management areas. Ingress and egress will be provided via the addition of two new access points on Belfast Keller Road and Belfast River 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 vacant. The property is located at the intersection of two major roads, making it more suitable for commercial 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: 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. Individual well and septic are not permitted for this site, unless provided for in the Water and Sewer Service Agreement.
2. The developer shall enter into a Transportation Agreement with the County prior to the issuance of any development permits.
3. The owner shall dedicate water and sewer easements, as determined by the Engineering Director.

4. The owner shall dedicate right-of-way, as determined by the Engineering Director.
5. The developer shall revise the proposed auxiliary turn lanes to ensure appropriate spacing from roundabout access points.

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 ±4.91-ACRE TRACT OF LAND (**OWNED BY BELFAST AMBADI INC**) AND LOCATED AT 4307 BELFAST RIVER ROAD REFERENCED BY TAX MAP/PARCEL 057-092 BY CHANGING SAID PROPERTY FROM AN “A-5” AGRICULTURAL ZONING CLASSIFICATION TO A “B-2” GENERAL COMMERCIAL ZONING CLASSIFICATION.

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

SECTION 1. FINDINGS The Bryan County Board of Commissioners finds that the property described in Section 3 of this Ordinance was zoned and classified under the Unified Development Ordinance of Bryan County and the official Zoning Map adopted pursuant thereto as an “A-5” zoning classification. The Bryan County Board of Commissioners, with the consent of the owner(s) of the property described in Section 3 of this Ordinance, have submitted to the Bryan County Planning and Zoning Commission proposed changes or amendments to the Unified Development Ordinance of Bryan County and the official Zoning Map adopted pursuant thereto in order to amend the zoning district and classification of the property described in Section 3 of this Ordinance from an “A-5” zoning classification to a “B-2” zoning classification. The Board of Commissioners finds that the Bryan County Planning and Zoning Commission has reviewed the proposed changes or amendments to the Unified Development Ordinance of Bryan County and the official Zoning Map, and the Planning and Zoning Commission has prepared and submitted its recommendations on the proposed amendments and changes, wherein the Planning and Zoning Commission has stated its findings and evaluations of the request.

SECTION 2. ZONING ORDINANCE AND MAPS AMENDED. The Unified Development Ordinance of Bryan County and the official Zoning Map, adopted pursuant thereto, are hereby amended by amending and changing the zoning district and zoning classification of the property described in Section 3 of this Ordinance from an “A-5” zoning classification to a “B-2” 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 4.91-acre tract of land, located at 4307 Belfast River Road referenced by tax map/parcel 057-092, 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: February 13, 2024
P&Z Public Hearing: February 20, 2024
BOC Public Hearing and 2nd Reading: March 12, 2024

“A” Exhibits – Application

AUTHORIZATION BY PROPERTY OWNER*

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

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

- Comprehensive Plan Amendment
- Conditional Use Permit
- Site Plan
- Planned Development
- Administrative Relief
- Rezoning
- Variance
- Administrative Appeal
- Subdivision
- Demolition Permit
- Temporary use/special event

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

Name of Applicant: Drayton-Parker Companies (Daniel Ben-Yisrael)

Address: 171 Crossroad Parkway

City: Savannah State: GA Zip Code: 31407

Telephone Number: 912-677-0593 Email: dbenyisrael@parkersav.com

Rima Patel
Signature of Owner

8/31/2023
Date

Rima Patel
Owners Name (Print)

Personally appeared before me

Jamie Lee Driggers
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 3rd of August EXP. 09-08-25

Jamie Lee Driggers
Notary Public



Name of Representative: EMC Engineering Services - Cody Rogers

Address: 1211 Merchant Way, Suite 201

City: Statesboro State: GA Zip Code: 30458

Telephone Number: 404-276-5091 Email: cody_rogers@emc-eng.com

R. Patel
Signature of Owner

8/03/2023
Date

Rima Patel
Owners Name (Print)

Personally appeared before me
Jamie Lee Driggers
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 3rd of August

(Notary Seal)

Jamie Lee Driggers
Notary Public
Exp. 09-08-2025



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

Bryan County Board of Commissioners



Community Development Department

"Exhibit A-2"

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

A handwritten signature in blue ink, appearing to be "D. A. ...", written over a horizontal line.

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 site plan will be designed based on the minimum standards of the zoning ordinance. During a pre-application meeting with the County, staff identified that the intersection of Belfast Keller and Belfast River Road has been considered a suitable location for neighborhood commercial development.

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

The immediately adjacent properties are currently undeveloped. This proposed development will provide local residents and travelers with a best-in-class convenience store, reliable fueling services and outstanding food service. The intersection of Belfast Keller and Belfast River Road is a sensible location for commercial services due to the proximity to I-95, the nearby K-12 schools as well as being located on an arterial route.

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 subject intersection was recently upgraded with a roundabout to increase traffic circulation. Water and sewer will be provided for the site via Bryan County water / sewer mains. Storm water detention will be provided on site.

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 site is not expected to negatively impact any archaeological, historical, cultural, or environmental resources (including air and water). Water (supplied by well), sewer (septic system), and storm (detention pond) services will be maintained on site.

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

Many of the uses listed as "permitted" in the A-5 district could not be located on the subject lot as it is currently configured. There are uses listed in the UDO that could function on the property, however, those uses would not provide a financial return on the required investment.

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

This area lacks commercial development of any type. This development will facilitate growth of nearby communities by providing a convenience store with fueling stations and food service.

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

A concept plan of the proposed development has been provided with this submittal.

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

The property has not been used for agricultural purposes as it stands. There are plenty of available properties along Belfast Keller Road that can be utilized for agricultural purposes. It is our assessment that if agricultural services are desired, there is adequate land for this purpose in the area.

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

The proposed amendment will benefit the surrounding area by providing local convenience benefits such as fuel, food, and basic necessities.

“B” Exhibits – Agency Comments

Plan Review Comments

**Bryan County Public Schools - Sara Farr-Newman -
snewman@bryancountyga.gov**

No Review Done

Review Comments:

**Fire - Tim Stillwell -
tstillwell@bryancountyga.gov**

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 if septic is needed for this project.

912-756-2636

**Public Works - Keith Page - 912-220-2449
kpage@bryancountyga.gov**

DRC Review Complete

Review Comments:

**Zoning - Sara Farr-Newman -
snewman@bryancountyga.gov**

DRC Review Complete

Review Comments:

1. Provide final information on how water and sewer will be provided.
2. Correct front setback shown as 35 feet along Belfast River Rd. to 75 feet. It is currently labeled as 35 feet.

Advisory Comments:

1. Should the rezoning be approved a more in depth site plan review will be completed that may generate comments. Note that a street yard may be an option for this development, which would reduce the required buffer depth along the front of the property.

**Engineering - Kirk Croasmun -
kcroasmun@bryancountyga.gov**

DRC Review Complete

Review Comments:

1. A water and sewer agreement shall be entered into with Bryan County for the necessary infrastructure required to serve the site.
2. Road improvements shall be provided as necessary to provide access to the site. Access drive locations shall be relocated to provide maximum spacing from the roundabout.

County Commission - Amanda Clement -

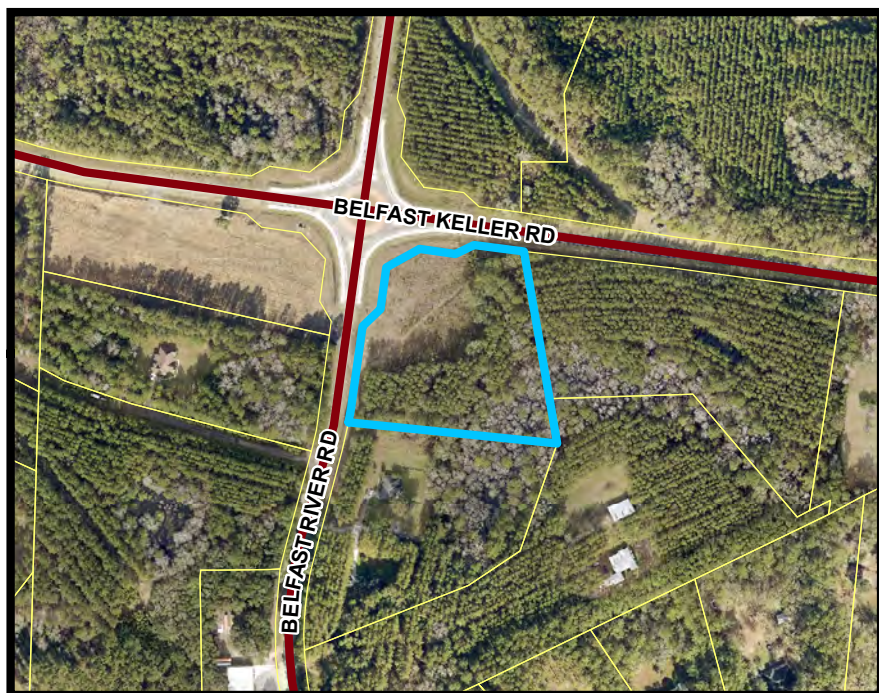
aclement@bryancountyga.gov

Review Comments:

**Planning and Zoning Commission - Amanda Clement -
aclement@bryancountyga.gov**

Review Comments:

“C” Exhibits – Bryan County Supplements



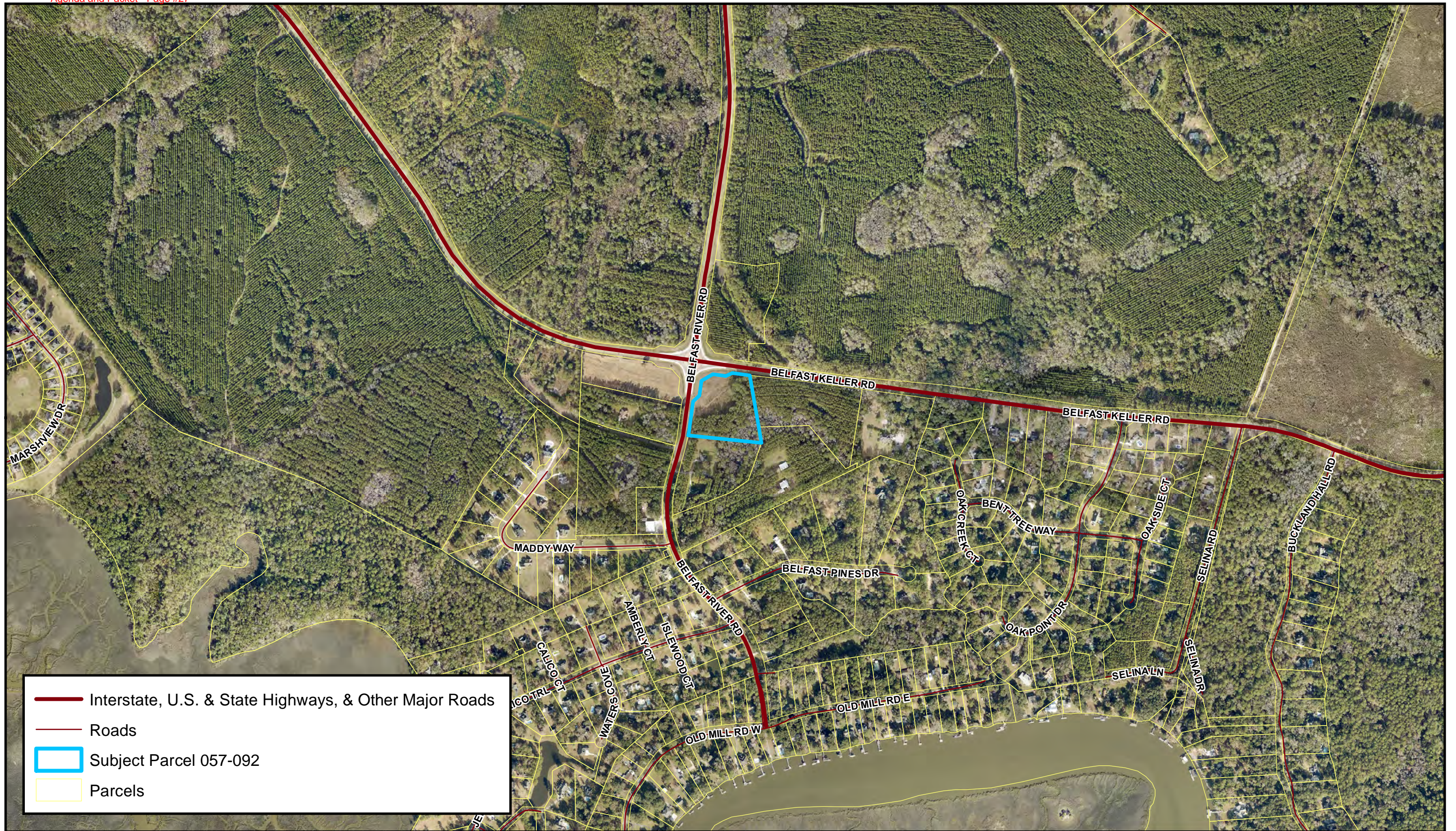
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 057-092
- Parcels

"Exhibit C-1"



**Overview Map
Belfast Ambadi Inc (Patel) - Belfast River Rd
Project # 20220708 - Rezoning**

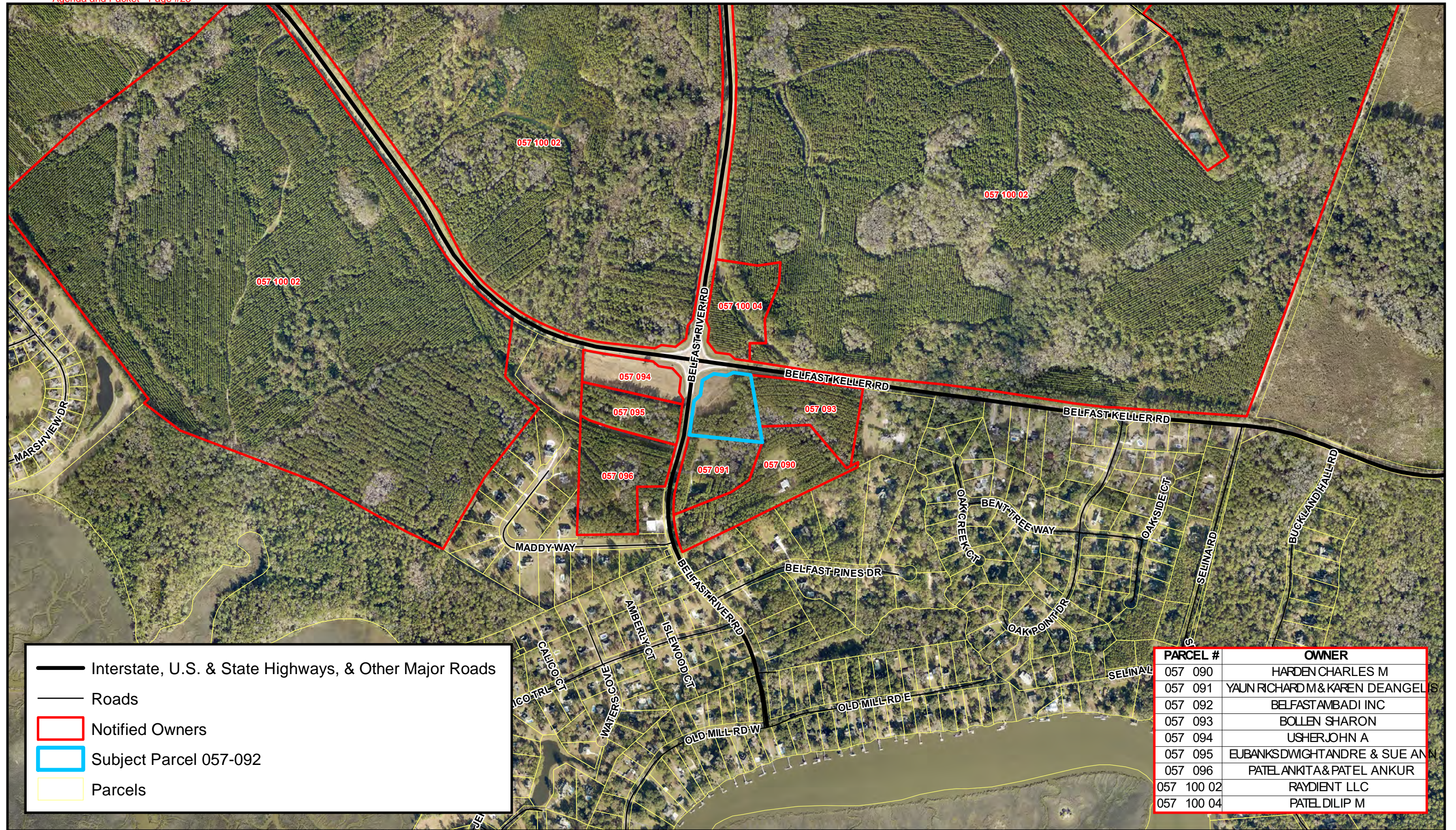
DISCLAIMER
Information represented in this compilation from numerous GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The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



Location Map
Belfast Ambadi Inc (Patel) - Belfast River Rd
Project # 20220708 - Rezoning

"Exhibit C-2"

DISCLAIMER
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- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Notified Owners
- Subject Parcel 057-092
- Parcels

PARCEL #	OWNER
057 090	HARDEN CHARLES M
057 091	YAUN RICHARD M & KAREN DEANGELIS
057 092	BELFAST AMBADI INC
057 093	BOLLEN SHARON
057 094	USHER JOHN A
057 095	EUBANKS DWIGHT ANDRE & SUE ANN
057 096	PATEL ANKITA & PATEL ANKUR
057 100 02	RAYDIENT LLC
057 100 04	PATEL DILIP M

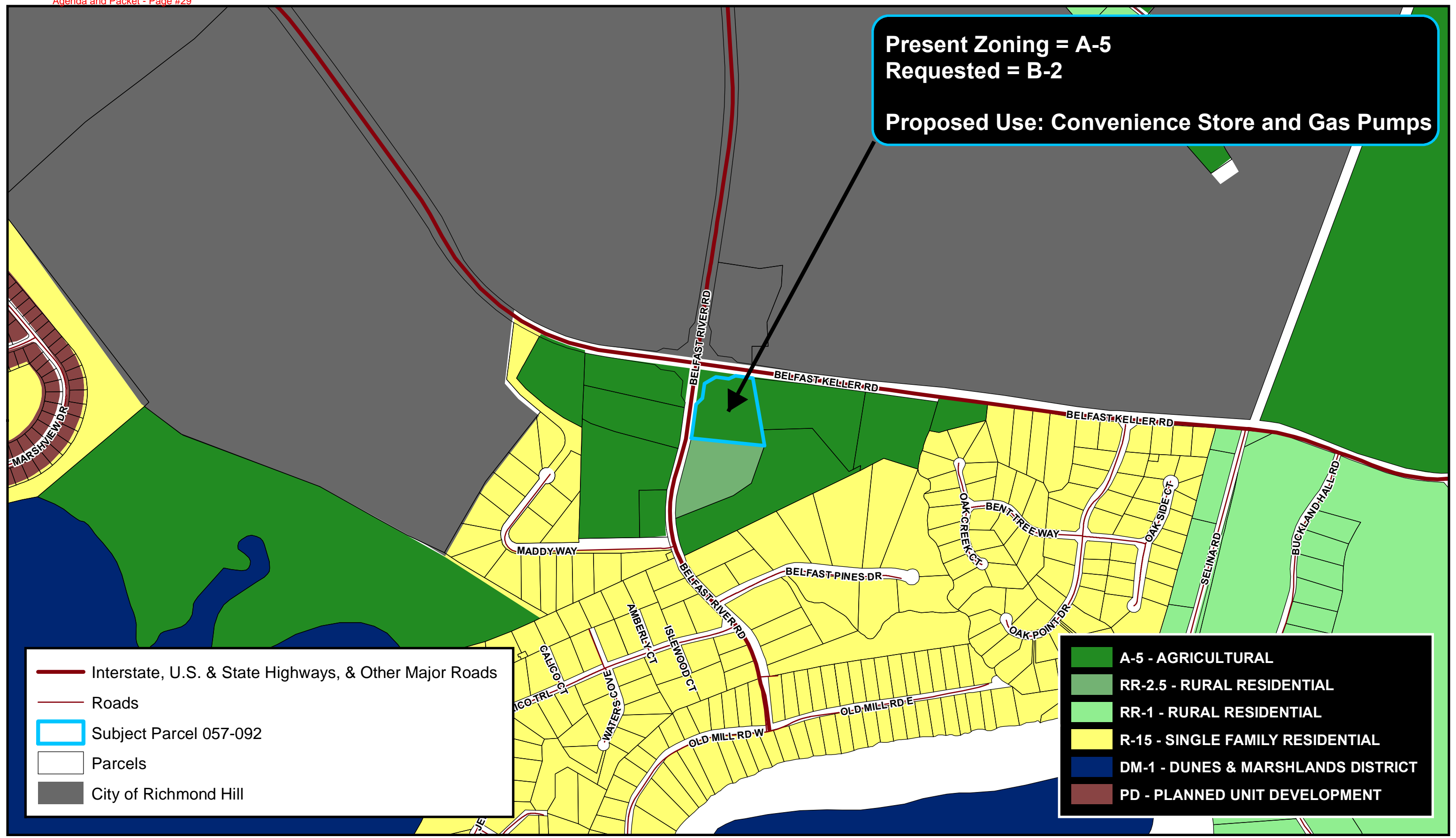
Notification Map

Belfast Ambadi Inc (Patel) - Belfast River Rd "Exhibit C-3"

Project # 20220708 - Rezoning

DISCLAIMER
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**Present Zoning = A-5
Requested = B-2
Proposed Use: Convenience Store and Gas Pumps**



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 057-092
- Parcels
- City of Richmond Hill

- A-5 - AGRICULTURAL
- RR-2.5 - RURAL RESIDENTIAL
- RR-1 - RURAL RESIDENTIAL
- R-15 - SINGLE FAMILY RESIDENTIAL
- DM-1 - DUNES & MARSHLANDS DISTRICT
- PD - PLANNED UNIT DEVELOPMENT



**Zoning Map
Belfast Ambadi Inc (Patel) - Belfast River Rd
Project # 20220708 - Rezoning**

"Exhibit C-4"

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.

“D” Exhibits – Public Comment

None Provided

BRYAN COUNTY PLANNING & ZONING COMMISSION

PROJECT 20240029

Public Hearing Date: February 20, 2024

REGARDING THE APPLICATION OF: Joshua Yellin, representing Race Trac inc. requesting the rezoning of a 10 acre tract of land located on US Hwy 280, PIN# 029 061 & 029 016. The applicant is requesting the property be rezoned to the “C-1”, Interchange Commercial District, from its current “A-5”, Agricultural District, and “B-2”, General Commercial District, zoning.	Staff Report By: Brett Kohler, MPA Dated: February 13, 2024
--	---

I. Application Summary

Requested Action: Public hearing and consideration of a zoning map amendment in unincorporated Bryan County. The application by Joshua Yellin, Representing Race Trac Inc, proposes to change the “A-5” Agricultural zoning for a 5-acre tract of land located at 60 Interstate Centre Blvd, PIN# 029 061, to “C-1”, Interchange Commercial District, and to change the “B-2” General Commercial District zoning for a 5 acre portion of a tract of land located at 11451 E Hwy 280, PIN#029 016 to “C-1”, Interchange Commercial District, in order to construct a gas station.

Representative: Joshua Yellin
200 E. Saint Julian Street
Savannah, GA 31412

Applicant: Race Trac, Inc.
200 Galleria Parkway, Suite 200
Atlanta, GA 30339

Owners: Tammy Fort (Executor to Robert Whittington Estate)
11451 E US Hwy 280
Ellabell, GA 31308

Jeremy Shuman
60 Interstate Centre Blvd
Ellabell, GA 31308

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 January 5, 2024. After reviewing the application, the Director certified the application as being generally complete on January 8, 2024.

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

A. Legal notice was published in the Bryan County News on **January 29, 2024**.

B. Notice was sent to Surrounding Land Owners on **February 2, 2024**.

C. The site was posted for Public Hearing on **February 5, 2024**.

3. Background: The subject property is located on the north side of US Hwy 280 at the intersection with Interstate Centre Blvd. The property is currently used for Residential purposes and is zoned “A-5”, Agricultural Zoning District and “B-2”, General Commercial. The applicant is proposing to rezone both tracts for a total of 10-acres of property, to “C-1”, Interchange Commercial District. The property is being proposed for a fuel station and convenience store.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on January 5, 2024, 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 (January 18, 2024)

“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 “Mixed Use” character area. This character area consists of properties in close proximity to high traffic roadways such as I-16, US Hwy 280, and US Hwy 80; and is suitable for higher density when infrastructure allows. Additionally, this character area serves as a buffer between industrial development and residential developments. The proposed development could support the high growth in the area. The proposed “C-I” rezoning is consistent with this character area 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 table below summarizes the surrounding zonings of the subject property;

Location	PIN	Zoning
North	PIN# 029-015-07; 029-060	Agriculture (A-5)
East	PIN#029-017	Agriculture(A-5)
South	Various Parcels on the Southside of Hwy 280	Industrial (I-2)
West	PIN# 029-007 (Loves Truck stop)	Interchange Commercial (C-I)

The subject lot will be proposed for a fueling station and convenience store. The rezoning and proposed lot changes will likely have some impact on adjacent properties however, a large area of wetlands would buffer the development from properties to the North. Additional surrounding properties conform to the proposed zoning change.

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 both Interstate Centre Blvd, a County owned, paved road, and US Hwy 280, a GDOT maintained highway. The applicant submitted a Traffic Impact Assessment (TIA), that was reviewed and accepted by the County Engineering department. An adjacent lot has been proposed for development and an updated TIA would be needed to ensure proper access. The applicant would need to dedicate ROW to Bryan County or GDOT as a part of ongoing infrastructure improvement projects.
- 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. While the concept shows the applicants intent to meet these requirements, easements and maintenance agreements for the regional stormwater management would be needed.
- f) Water Supply and Wastewater Treatment: The site would be served by Bryan County Water and Sewer. Easement and agreements for infrastructure may be required as a part of the development.

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 residential purposes. The surrounding lots include agricultural zonings as well as commercial and industrial zonings. The applicant indicated the property proposed to be rezoned is not suitable for authorized uses as presently zoned as its close proximity to other developments would make it difficult to be used for agricultural purposes. Staff finds the lot meets the minimum lot requirements for an A-5 lot, and could be used for agricultural purposes, however this would not meet the intent of the comprehensive plan.

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

Staff Findings: The existing “A-5” zoning district does not conform to the overall character of the developing area. The intent of the “Mixed Use” character area is to allow for mixed used developments and more intense commercial developments closer to the I-16 interchange. The application materials offer the relative gain to the public for the property to be rezoned to the “C-1” Interchange Commercial District would be to provide for a fueling station and convenience store in close proximity to growing industrial developments and to higher traffic areas.

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 fuel station development. Staff finds that the concept plan submitted shows the applicant intends to meet all UDO requirements. Additionally, a Development of Regional Impact report was completed by the Coastal Georgia Regional Commission on November 30, 2023.

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 residential purposes, and the applicant indicates that this use has become less desirable as the area develops. Staff finds that this lot is not suitable for residential purposes as the public infrastructure is available, and the character of the immediate area has recently started developing quickly. Additionally, this parcel also falls within the “Mixed Use” character area that anticipates this kind of development as access to public water and sewer is available.

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 with the following conditions.

1. Right of Way shall be dedicated to Bryan County and/GDOT as required to construct necessary roadway improvements
2. Exclusive water/sewer easements shall be dedicated to Bryan County as required to construct water and sewer improvements along the property frontage and interior.
3. A water and sewer agreement shall be entered into with Bryan County for infrastructure improvements, if necessary.
4. Cross access easements shall be provided as necessary.
5. An updated TIA and GDOT approval shall be provided to address shared access with adjacent tracts.
6. Drainage easements and a maintenance agreement shall be provided for the regional stormwater management facility.

V. Planning & Zoning Commission Recommendation

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

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

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

“A” Exhibits – Application

AUTHORIZATION BY PROPERTY OWNER*

I, Jeremy Shuman, 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
- Zoning Verification Request
- 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: RaceTrac, Inc.

Address: 200 Galleria Parkway, Suite 900

City: Atlanta State: GA Zip Code: 30339

Telephone Number: 770-595-0309 Email: tpease@racetrac.com

Jeremy Shuman Signature of Owner Date 01-17-2024

Jeremy Shuman Owners Name (Print)

Personally appeared before me

Jeremy Shuman 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 17th of January

Megan A. Miley Notary Public



Name of Representative: Joshua Yellin

Address: 200 E. Saint Julian Street, P.O. Box 9848

City: Savannah State: GA Zip Code: 31412

Telephone Number: 912-236-0261 Email: jyellin@huntermaclean.com

Joshua Yellin
Signature of Owner

01-17-2024
Date

Jeremy Shuman
Owners Name (Print)

Personally appeared before me

Jeremy Shuman
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 17th of January

(Notary Seal)

Meghan A Miles
Notary Public



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

AUTHORIZATION BY PROPERTY OWNER*

Tammy Fort, as Executor of the Estate
I, **of Robert Whittington**, 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
- Zoning Verification Request
- Site Plan
- Administrative Appeal
- Planned Development
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Address: 200 Galleria Parkway, Suite 900

City: Atlanta State: GA Zip Code: 30339

Telephone Number: 770-595-0309 Email: tpease@racetrac.com

Tammy Fort
Signature of Owner

1/5/2024
Date

Tammy Fort, as Executor of the Last Will and Testament of Robert Whittington
Owners Name (Print)

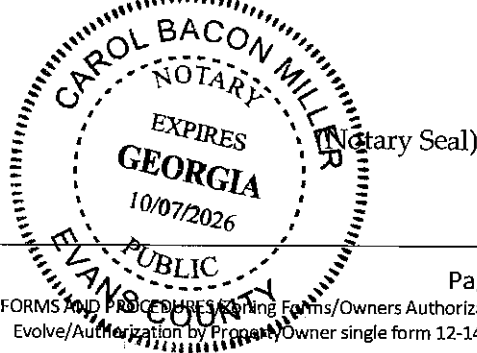
Personally appeared before me

Tammy Fort
Owner (Print)

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

This Day 5th of January, 2024

Carol Bacon Miller
Notary Public



Name of Representative: Joshua Yellin

Address: 200 E. Saint Julian Street, P.O. Box 9848

City: Savannah State: GA Zip Code: 31412

Telephone Number: 912-236-0261 Email: jyellin@huntermaclean.com

Tammy Fort
Signature of Owner

1/5/2024
Date

Tammy Fort, as Executor of the Last Will and Testament of Robert Whittington

Owners Name (Print)

Personally appeared before me

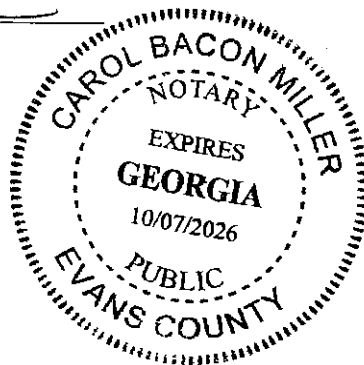
Tammy Fort
Owner (Print)

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

This Day 5th of January, 2024

(Notary Seal)

Carol Be Miller
Notary Public



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

Bryan County
Board of Commissioners

Community Development Department



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



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, the proposed rezoning to C-1 is consistent with the Comprehensive Plan, which shows the parcel as being mixed-use. The proposed rezoning is intended to provide locations for transportation related businesses associated with interstate highway travel and the parcel is located on US HWY 280/SR 30 and in close proximity I-16.

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 rezoning to C-1 is compatible with the overall character and land use pattern of abutting property, which abutting property with frontage on US HWY 280 being zoned C-1 and B-2.

The Comprehensive Plan / Future Land Use Character Area map shows all properties within the vicinity of the subject parcel being either mixed use or 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.

Public facilities and services are adequate to serve the projected demands from the development.

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

No, the proposed rezoning will not adversely affect known archaeological, historical, cultural, or environmental resources. Any development of the property will be in full compliance with Bryan County Ordinances.

Exhibit "A-3"

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

The property is currently zoned A-5, which is intended for use as agricultural and forestry purposes and very-low density residential development compatible with nearby agricultural and forestry uses. Here, the site is not adjacent to agricultural and forestry uses and such uses would not be suitable for property located on US HWY 280, in close proximity to I-16.

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

The property cannot currently be developed similar to adjacent and abutting sites and development, under the current zoning, would not be consistent with the Comprehensive Plan.

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.

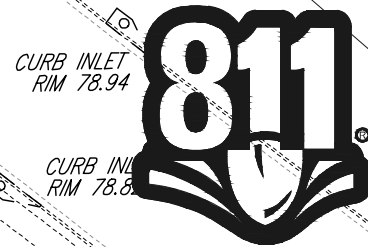
Yes, a concept plan has been submitted with the application.

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

There is limited projected demand for the property as currently zoned and re-development of the site under the current zoning classification would not be in compliance with the Comprehensive Plan.

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

The proposed rezoning does not negatively impact public health, safety, or general welfare.



Know what's below.
Call before you dig.

LIMIT OF CONSTRUCTION
STA 5014+97.71

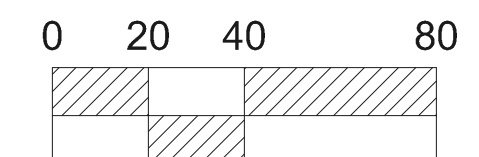
INTERSTATE CENTRE BLVD.
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY

5' SIDEWALK

ESTIMATED
RETENTION AREA
22655 SQ. FT. ±
~2517 SQ. YDS. ±

U.S. HIGHWAY 280
(GEORGIA HIGHWAY 30)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

Exhibit "A-4"



THESE PLANS ARE
SUBJECT TO FEDERAL
COPYRIGHT LAWS: ANY
USE OF SAME WITHOUT
THE EXPRESSED
WRITTEN PERMISSION
OF RACETRAC
PETROLEUM, INC. IS
PROHIBITED.



RACETRAC PETROLEUM, INC.
10000 W. WILLOW CREEK
SUITE 300 ATLANTA, GA 30359
(770) 431-7600

SITE PLAN
PROJECT NAME / INTERSECTION
HWY280@INTERSTATE CENTRE
ELLABELL, GA
BRYAN CO

DRAWN-BY: KBEL
DATE: 12/12/2023
SCALE: 1" = 40'
DRAWING NAME:
1666 - RT18.0K(TC) ELLABELLE V5A.dwg

SHEET NO. VERSION

NO.

DATE

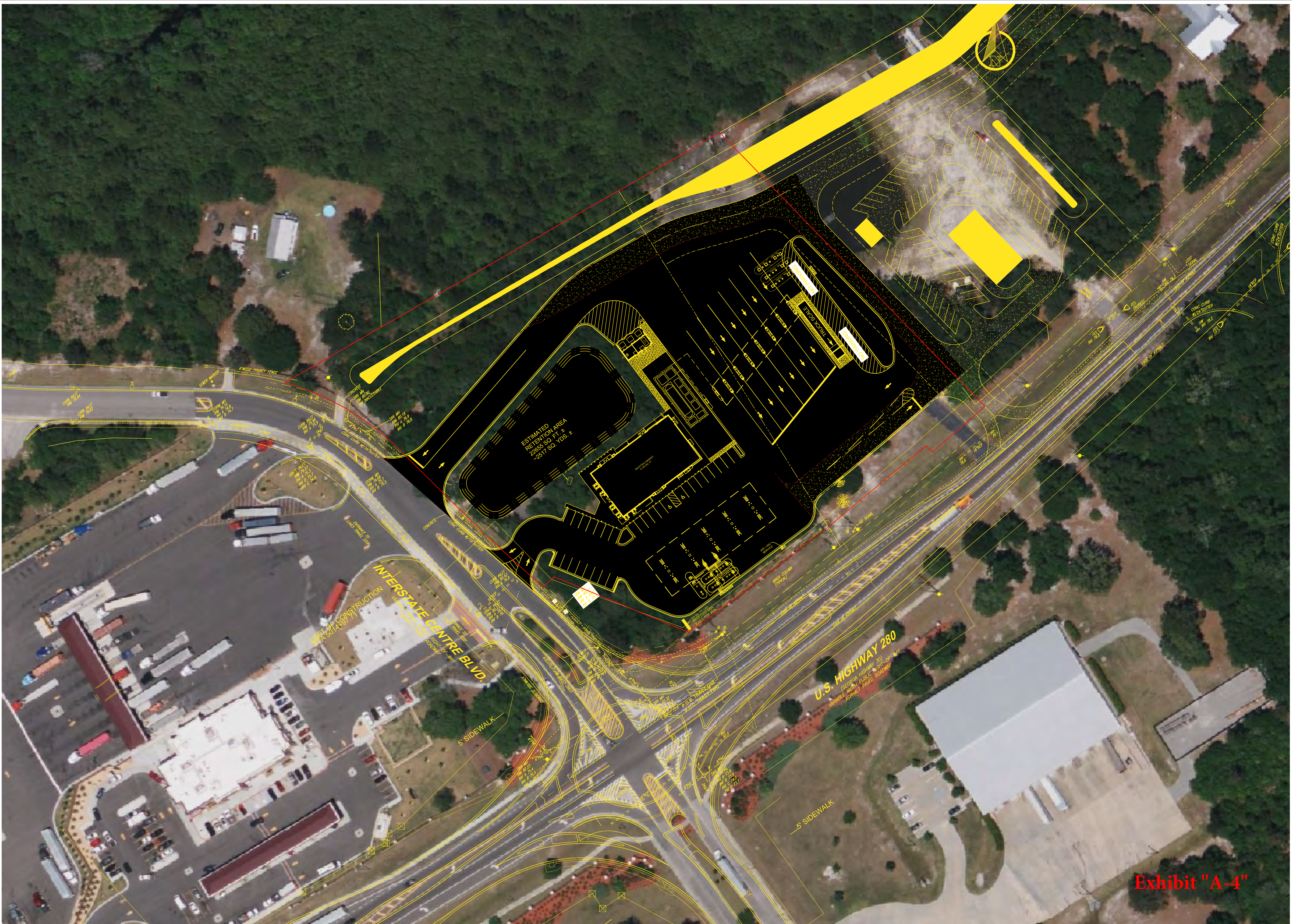


Exhibit "A-4"

<p>THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.</p>	
<p>RaceTrac RACETRAC PETROLEUM, INC. SUITE 300 ATLANTA, GA 30359 (770) 531-7600</p>	
<p>SITE PLAN</p>	<p>PROJECT NAME / INTERSECTION</p>
<p>DATE</p>	<p>HWY 280@INTERSTATE CENTRE</p>
<p>SCALE</p>	<p>ELLABELL, GA</p>
<p>DRAWN BY</p>	<p>BRYAN CO</p>
<p>DATE</p>	<p>12/1/2023</p>
<p>DRAWING NAME:</p>	<p>1666 - RT18.0K(TC) ELLABELLE V18.dwg</p>
<p>SHEET NO.</p>	<p>VERSION</p>
<p>NO.</p>	<p>DATE</p>

“B” Exhibits – Agency Comments

Plan Review Comments

Bryan County Public Schools - Brett Kohler -
bkohler@bryancountyga.gov

No Review Needed

Review Comments:

Fire - Tim Stillwell -
tstillwell@bryancountyga.gov

DRC Review Complete

Review Comments:

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

DRC Review Complete

Review Comments:

No action is required from the Bryan County Health Department.

Public Works - Keith Page - 912-220-2449
kpage@bryancountyga.gov

DRC Review Complete

Review Comments:

ROW shall be dedicated to Bryan County and/or GDOT as required to construct necessary roadway improvements.
Cross access easements shall be provided as necessary.
Updated TIA and GDOT approval shall be provided.
Drainage easements and maintenance agreement shall be provided for the regional stormwater management facility.

Zoning - Brett Kohler -
bkohler@bryancountyga.gov

DRC Review Complete

Review Comments:

1. Send updated survey of the exact acreage to be rezoned to C-I, or if it is both entire parcels.

Engineering - Kirk Croasmun -
kcroasmun@bryancountyga.gov

DRC Review Complete

Review Comments:

1. ROW shall be dedicated to Bryan County and/or GDOT as required to construct necessary roadway improvements.
2. Exclusive water/sewer easements shall be dedicated to Bryan County as required to construct water and sewer improvements along the property frontage and interior.
3. A water and sewer agreement shall be entered into with Bryan County for infrastructure improvements, if necessary.
4. Cross access easements shall be provided as necessary.
5. Updated TIA and GDOT approval shall be provided to address shared access with adjacent tracts.
6. Drainage easements and maintenance agreement shall be provided for the regional stormwater management facility.

County Commission - -

Review Comments:

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject 029-016 & 029-061
- Parcels



Produced by Bryan County GIS
January 2024



Overview Map RaceTrac - Hwy 280 Project # 20240029 - Rezoning

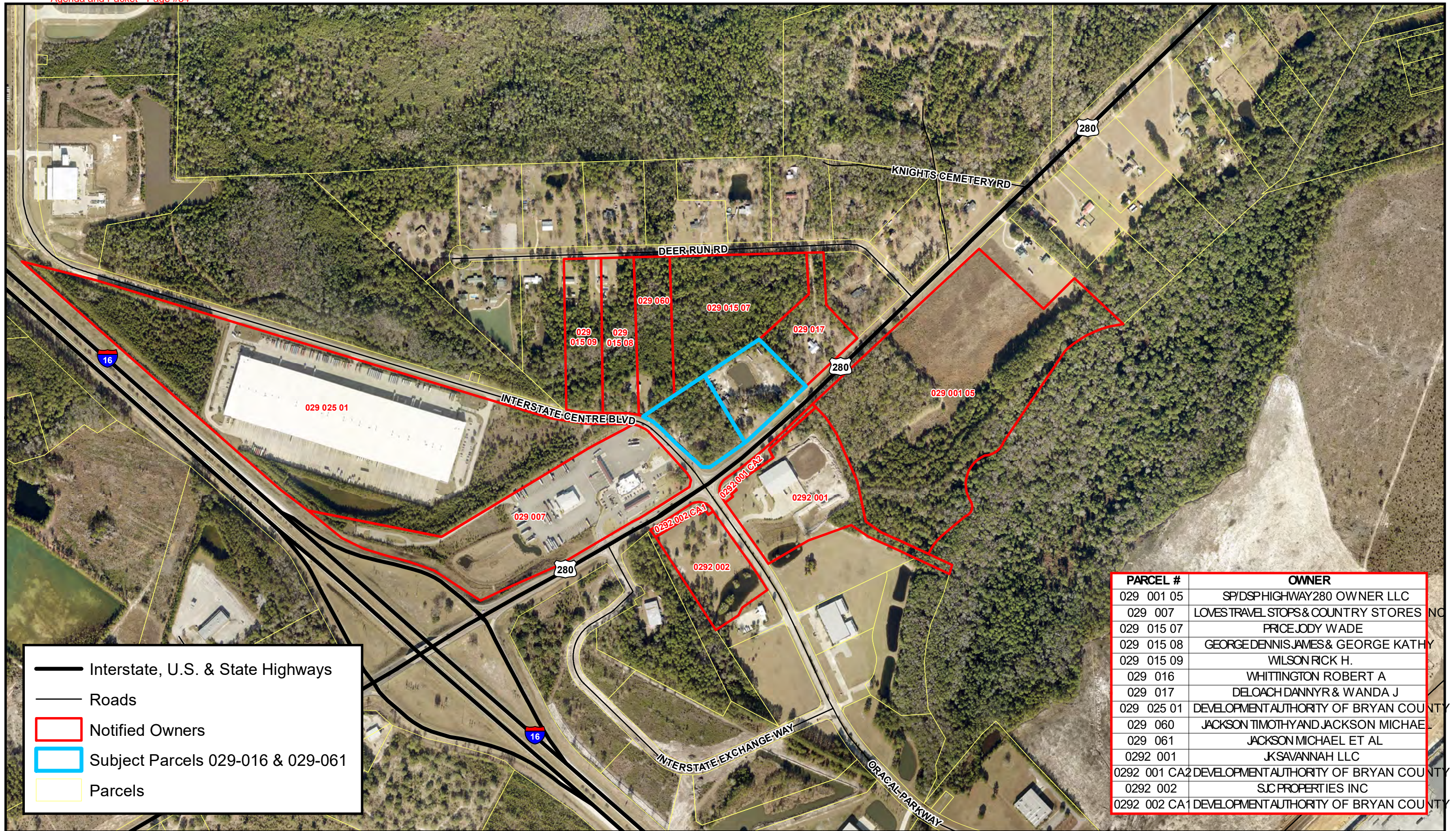
Exhibit "C-1"

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.



Location Map
RaceTrac - Hwy 280
Project # 20240029 - Rezoning

Exhibit "C-2"



- Interstate, U.S. & State Highways
- Roads
- Notified Owners
- Subject Parcels 029-016 & 029-061
- Parcels

PARCEL #	OWNER
029 001 05	SP/DSP HIGHWAY 280 OWNER LLC
029 007	LOVEST TRAVEL STOPS & COUNTRY STORES INC
029 015 07	PRICE JODY WADE
029 015 08	GEORGE DENNIS JAMES & GEORGE KATHY
029 015 09	WILSON RICK H.
029 016	WHITTINGTON ROBERT A
029 017	DELOACH DANNY R & WANDA J
029 025 01	DEVELOPMENT AUTHORITY OF BRYAN COUNTY
029 060	JACKSON TIMOTHY AND JACKSON MICHAEL
029 061	JACKSON MICHAEL ET AL
0292 001	JK SAVANNAH LLC
0292 001 CA2	DEVELOPMENT AUTHORITY OF BRYAN COUNTY
0292 002	SJC PROPERTIES INC
0292 002 CA1	DEVELOPMENT AUTHORITY OF BRYAN COUNTY



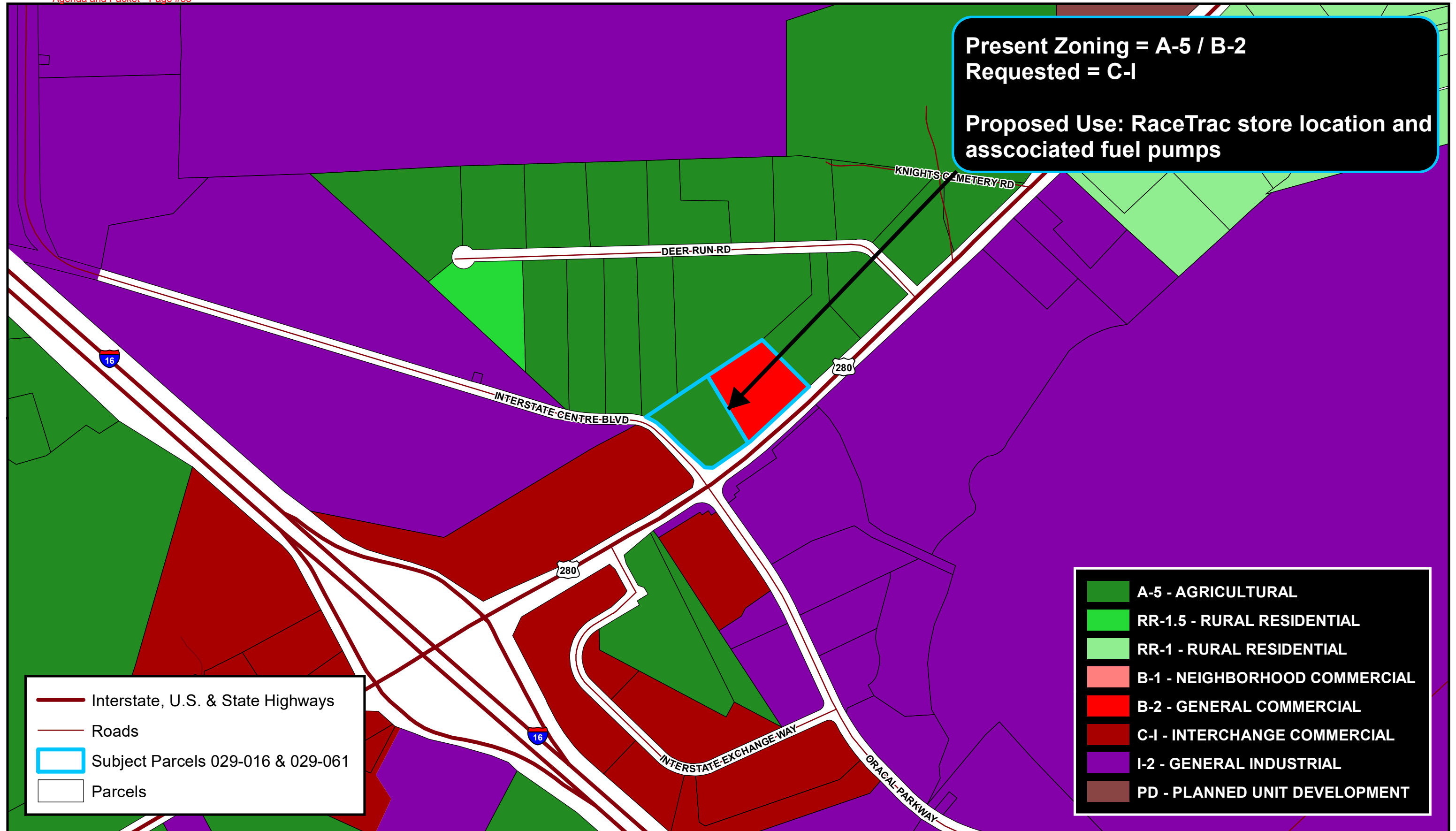
Notification Map
RaceTrac - Hwy 280
Project # 20240029 - Rezoning

Exhibit "C-3"

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Present Zoning = A-5 / B-2
Requested = C-1

Proposed Use: RaceTrac store location and associated fuel pumps



— Interstate, U.S. & State Highways
— Roads
□ Subject Parcels 029-016 & 029-061
□ Parcels

■ A-5 - AGRICULTURAL
■ RR-1.5 - RURAL RESIDENTIAL
■ RR-1 - RURAL RESIDENTIAL
■ B-1 - NEIGHBORHOOD COMMERCIAL
■ B-2 - GENERAL COMMERCIAL
■ C-1 - INTERCHANGE COMMERCIAL
■ I-2 - GENERAL INDUSTRIAL
■ PD - PLANNED UNIT DEVELOPMENT



Produced by Bryan County GIS
January 2024



Zoning Map RaceTrac - Hwy 280 Project # 20240029 - Rezoning

Exhibit "C-4"

DISCLAIMER
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“D” Exhibits – Public Comment

None Provided

BRYAN COUNTY PLANNING & ZONING COMMISSION

PROJECT 20240027

Public Meeting Date: February 20, 2024

REGARDING THE APPLICATION OF: Judy Price, being represented by Coleman Company, LLC, requesting a Conditional Use Permit for a Mobile Concrete Batch Plant to be operated at the corner of Pine Barren Loop Road and Hwy 204, PIN# 037-035-01, in unincorporated Bryan County, Georgia.	Staff Report By: Amanda Clement Dated: February 13, 2024
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a Conditional Use Permit. The application by Judy Price, being represented by Coleman Company, LLC, requesting a Conditional Use Permit for a Mobile Concrete Batch Plant to be operated at the corner of Pine Barren Loop Road and Hwy 204, PIN# 037-035-01, in unincorporated Bryan County, Georgia.

Applicant: Judy Price
210 Freeman Drive
Ellabell, GA 31308

Owner: Price Commercial Holdings I, LLC
1379 Indian Trail Rd
Ellabell, GA 31308

**Engineer/
Representative:** Coleman Company, Inc.
c/o Scott Allison
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

Applicable Regulations:

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

- Bryan County Unified Development Ordinance, Article III, Division 4. Conditional Use Permits

II. General Information

1. Application: A Conditional Use application was received by the Director on January 24, 2024. The Director certified the application as being generally complete on January 25, 2024.

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

A. Legal notice was published in the Bryan County News on **February 1, 2024**

B. Notice was mailed on **February 2, 2024**

C. An on-site notice was posted on **February 5, 2024**

3. Background: The subject property is located at the corner of Pine Barren Loop Road and Hwy 204. The property is approximately 1.63 acres in size and is zoned "B-2", General Commercial District. The owner is requesting a Conditional Use to utilize the property for a mobile concrete batch plant to serve construction and development activities in the surrounding areas. The use of a mobile concrete batch plant is classified under the use category of "Contractors, offices and shops, including outdoor storage", as defined by the Bryan County Unified Development Ordinance.

The proposed use will include a Mobile Concrete Batch Plant located on a 15' x 40' pad, a separate construction office on a 10' x 30' pad, and areas of stockpiles for materials. Water service will be provided by an existing well on site; and the plant will be powered by electricity through the area's electrical service provider.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on January 24, 2024, 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 Narrative

A-6 Example Photos

"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: The property is located in the “B-2” (General Commercial) zoning district. The applicant's use of the property as a mobile concrete batch plant is classified under "Contractors, offices and shops, including outdoor storage" which is a listed conditional use in the “B-2” zoning district. This use does not have any specific supplemental use regulations identified by the ordinance.

In the absence of supplemental use regulations under the ordinance, staff is recommending minimum conditions which should be complied with, if approved. These conditions are specified in the staff's recommendation under Section IV of this report. After receiving public comment, the P&Z Commission may recommend modifying these conditions or imposing additional conditions if deemed necessary to further protect the public health, safety and welfare.

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: This property is across the street from Price's Junkyard and has been operating with heaving commercial uses for over a decade. This property is bordered to the south by Fort Stewart and fronts on a major State Route, HWY 204. The request to operate a mobile concrete batch plant is not a far departure from some of the other uses that have occupied this site, and therefore should

not change the existing character. Additionally, the use of the mobile concrete batch plant is temporary in nature, with no permanent structures being constructed.

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

Staff Findings: Access to this site is provided by Pine Barren Loop Road, which is a County maintained road; and State Route 204, which is a state maintained, arterial highway. As a part of this application submittal, the applicant engaged with a traffic engineer to assess the adequacy of the public routes serving the proposed use. The results of that review concluded that the use of the property for a mobile concrete batch plant would only generate 35 additional daily trips, which in turn, should have minimal impact on the level of service at the intersection of state route 204 and Pine Barren Loop. If the conditional use permit is approved, then final approvals for specific access points onto Pine Barren Loop and State Route 204 will need to be coordinated with the County and GDOT.

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

Staff Findings: All equipment, materials, and uses will have to be contained within the required building setback lines, in order to prevent any infringement on adjacent parcels.

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

Staff Findings: Concrete batch plants have the potential of producing dust and air pollutants referred to as particulate matter (PM). If not controlled, then excessive dust could have a negative impact on adjacent properties and roadways. Depending on the amount of PM emissions that are emitted through the operation of the concrete batch plant, an Air Quality Permit may be required through EPD. As a condition of approval, the applicant should be required to implement dust control measures in order to limit PM emissions and should consult with EPD on whether an Air Quality Permit will be required.

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

Staff Findings: The applicant has indicated that the mobile concrete batch plant will support the construction and development that is occurring in the surrounding area. The proximity of this property to development in the area will thereby reduce the travel time of these concrete trucks, which in turn reduces costs to the owners, contractors, and purchasers of those developments.

While valid points, these benefits should be weighed against the individual interests of anyone that

could be adversely affected by the use of the property. As of the date of this report, staff has not received any public comments on this matter. The findings under this section are subject to change based on public comment which may be received at the public hearing.

IV. Staff Recommendation

Based on the information available as of the date of this report, staff recommends approval of the Conditional Use Permit allowing the mobile concrete batch, subject to the following conditions:

1. All equipment and materials must be contained within the required building setback lines.
2. Hours of operation shall be limited to the hours between sunrise and sunset.
3. The project must comply with best management practices for soil, erosion and sediment control, for the stockpiling of materials.
4. Appropriate dust control measures should be implemented throughout the duration of the Conditional Use Permit to prevent excess dust.
5. Appropriate approvals must be acquired from the County and GDOT, prior to accessing Pine Barren Loop Road and/or Hwy 204 for the proposed use.
6. All necessary State and County permits required for the operation of the mobile concrete batch plant must be obtained prior to commencing operation.
7. The Conditional Use Permit shall remain valid for a period of 5 years from the date of approval. Any request to extend beyond the initial 5-year period, should be processed as a Major Amendment, as required by Section 114-337 of the Unified Development Ordinance (UDO).

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.

AUTHORIZATION BY PROPERTY OWNER*

"Exhibit A-1"

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

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

- Comprehensive Plan Amendment
- Conditional Use Permit
- Site Plan
- Planned Development
- Administrative Relief
- Rezoning
- Variance
- Administrative Appeal
- Subdivision
- Demolition Permit
- Temporary use/special event
- Zoning Verification Request

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: Judy Price

Address: 210 Freeman Drive

City: Ellabell State: GA Zip Code: 31308

Telephone Number: 912-665-1235 Email: jwadeprice@hotmail.com

Judy Price
Signature of Owner

1/3/24
Date

Judy Price
Owners Name (Print)

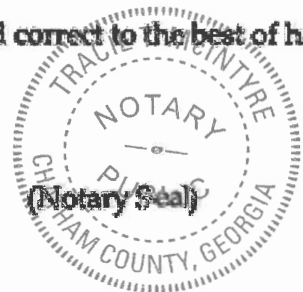
Personally appeared before me
Judy Price
Owner (Print)

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 3RD of January, 2024

Tracie T. McIntyre
Notary Public

TRACIE T. MCINTYRE
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires February 23, 2027



Name of Representative: Scott Allison - Coleman Company, Inc.

Address: 1480 Chatham Parkway, Suite 100

City: Savannah State: GA Zip Code: 31405

Telephone Number: 912-200-3041 Email: sallison@cci-sav.com

Signature of Owner: Judy Price Date: 1/3/24

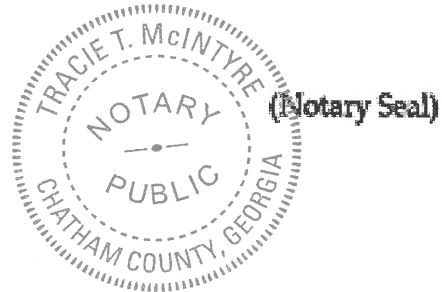
Owners Name (Print): Judy Price Scott Allison

Personally appeared before me
Judy Price
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 3RD of January, 2024

Tracie T. McIntyre
Notary Public



TRACIE T. MCINTYRE
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires February 23, 2027

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

Bryan County Board of Commissioners



Community Development Department

"Exhibit A-2"

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 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.

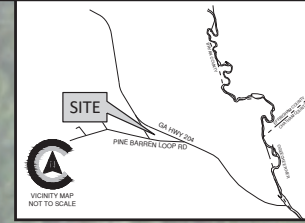
A conditional use is permitted only if the applicant demonstrates the proposed use and its operation:

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.

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.

"Exhibit A-4"



NOT FOR CONSTRUCTION
 SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

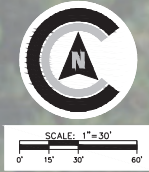
REVISIONS:

CONCEPTUAL PLAN
 PRICE PROPERTY

JOB NUMBER:
 DATE:
 DRAWN BY:
 CHECKED BY:
 SCALE: AS NOTED

CONCEPTUAL PLAN

SHEET:



© 2023 COLEMAN COMPANY, INC. DATE PLOTTED: 12/20/2023 10:48 AM W. John Robinson DRAWING DATE: 03/20/23 16:00:00 Drawing Name: Concept Plan.dwg



**Project Narrative
For
Price Property
Conditional Use Request**

Date: January 21, 2024

Prepared by: Coleman Company, Inc.
1480 Chatham Parkway
Suite 100
Savannah, GA 31405
(912) 200-3041
CCI # 23-746.000

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

Request: Conditional Use Approval

Owner/Petitioner: Judy Price
210 Freeman Drive
Ellabell, GA 31308

Price Commercial Holdings I, LLC
1379 Indian Trail Road
Savannah, GA 31401

Property address: Highway 204
Ellabell, GA 31308

PIN: 037-035-01

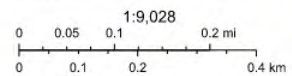
1.0 Introduction

Price Property Location Map



1/4/2024, 4:59:48 PM

- Roads
- Parcels
- Municipal Boundaries
- CITY OF PEMBROKE
- CITY OF RICHMOND HILL



Bryan County GIS

The parcel totals 1.63 acres in size and is located at the corner of SR 204 and Pine Barren Loop. The subject parcel is currently zoned B-2. The property to the west is zoned A-5. The properties to the north across SR 204 are zoned B-2, A-5, and R-15. The property to the south is located within Fort Stewart. Ultimately, the owner would like to utilize the property for a mobile concrete batch plant to serve construction and development activities in the surrounding areas. The applicant's use of the property as a mobile concrete batch plant is considered a "Contractors, offices and shops, including outdoor storage" conditional use in the B-2 district. All regulations and development standards will be adhered to on the property.

Based on review of the criteria for conditional use permits in the County's Unified Development Ordinance, the proposed use meets the criteria for decision making on conditional use permits in many categories. Additionally, the shape and size of the property is not suitable for many other authorized uses in the B-2 zoning district. The mobile concrete batch plant fits within the required setbacks and buffering requirements.

The use will not adversely affect any other adjacent or nearby uses or properties. Providing adequate land for the mobile concrete batch plant supports the construction and development in the surrounding area. The proximity of this property to development in the area reduces travel time for the concrete trucks, thus reducing costs to the owners, contractors, and purchasers of those developments. The property fronts on a major State Route that is adequate to handle the volume and type of traffic generated by a mobile concrete batch plant.

The operator of the proposed mobile concrete batch plant has indicated utilizing the existing well on the property for water service. The plant will be powered by electricity and coordinated through the electrical service provider and the County for proper permitting. The stockpiles of materials and aggregates will be orderly and contained to an area adjacent to the equipment in a manner as shown on the example photo provided in the application. The plant will reside on the 15' by 40' concrete pad indicated on the conceptual site plan. All ingress/egress will be at the existing access point located on SR 204. Additionally, the property owner has indicated the property will be cleaned up and the existing tenant will move out to accommodate for this new tenant and use.

2.0 Conclusion

The above information, along with the required supplemental forms and information provided in the application, demonstrate how the proposed use is consistent with the criteria for decision making listed in the UDO. We respectfully request approval of the Conditional Use Permit for the intended use of a mobile concrete batch plant on the property.





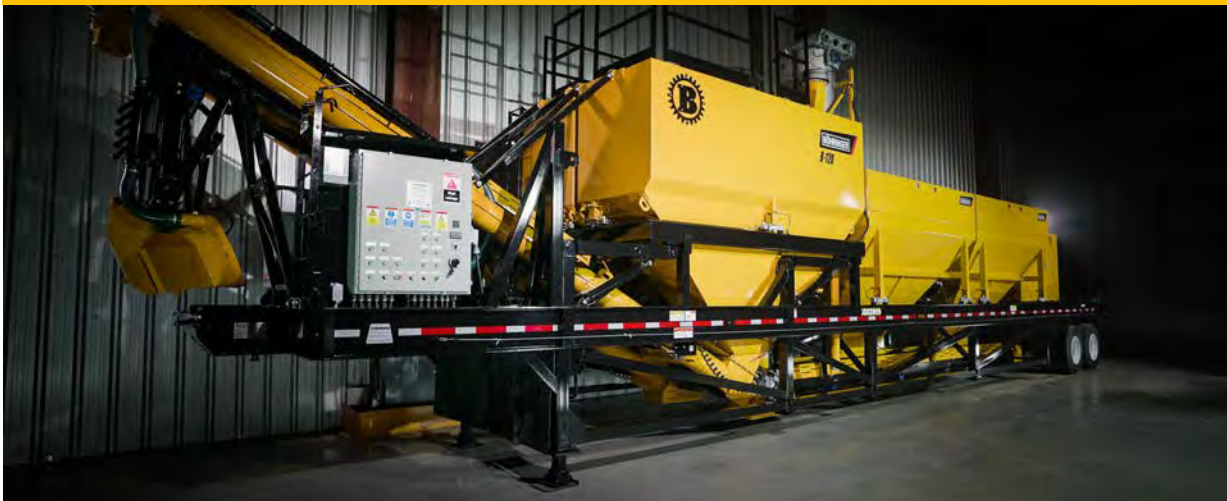




B-120 Concrete Batch Plant



B-120 Concrete Batch Plant



The 6th generation B-120 concrete batch plant is designed and built to Böhlinger’s exacting standards, delivering first in class versatility and performance – with achievable batching times of 2-3 minutes per cycle*.

This high-performance workhorse, offers a condensed footprint, meant to be fed by a front-end loader, without the need for extensive staging or concrete foundations. Quick setup times ensure that your B-120 gets straight to work with no hassle.

** Theoretically 91m³/hr = 120 cubic yards.*

Key Features	
No Permits Required	Applicable to most jurisdictions when running a generator
Fast Setup	Simple sophistication makes the B-120 the industry leader for one person setup and operation
Mobility	Easy to transport – reducing downtime between jobs and getting your concrete batches right to where they need to be
Clam Gates	Ensures prompt and accurate discharge of aggregates
Augers	Clean discharge of material, minimizing unwanted dust
3 rd Aggregate Bin w/ Conveyor	Allows for additional onboard storage and enhanced finished product
Böhlinger Automation	Produces consistent high-quality batches at record speeds. Cloud accessible operation allows for direct integration with leading accounting software and batch ticket backups
Onboard Compressor	Allows for efficient operation of all functions without increasing your footprint
Water Meter	Fast and accurate discharge of water reduces batching time and saves you money
Air Compressor w/ Auxiliary Hookup	No extra compressor needed to run auxiliary equipment or tools
Finger Guards and Ladder Cages	MSHA and OSHA compliant safety guarding – protecting your personnel and maximizing job site safety
Hydraulic Setup	No cranes required!
Gauges	Establish settings, monitor cement fluidizers, dust collectors, water valves and main air supply
Dust Collector w/ 3 Foot Square Personnel Hatch	Allows for easy access to the silos, for inspection and maintenance

B-120 Concrete Batch Plant



Key Features	
No Permits Required	Applicable to most jurisdictions when running a generator
Fast Setup	Simple sophistication makes the B-120 the industry leader for one person setup and operation
Mobility	Fast to transport – reducing downtime between jobs and getting your concrete batches right to where they need to be.
Clam Gates	Ensures prompt and accurate discharge of aggregates
Augers	Clean discharge of material, minimizing unwanted dust
3 rd Aggregate Bin w/ Conveyor	Allows for additional onboard storage and enhanced finished product
Böhringer Automation	Produces consistent high-quality batches at record speeds. Cloud accessible operation allows for direct integration with leading accounting software and batch ticket backups
Onboard Compressor	Allows for efficient operation of all functions without increasing your footprint
Water Meter	Fast and accurate discharge of water reduces batching time and saves you money
Air Compressor w/ Auxilliary Hookup	No extra compressor needed to run auxiliary equipment or tools
Finger Guards and Ladder Cages	MSHA and OSHA compliant safety guarding – protecting your personnel and maximizing job site safety
Hydraulic Setup	No cranes required!
Gauges	Establish settings, monitor cement fluidizers, dust collectors, water valves and main air supply
Dust Collector w/ 3 Foot Square Personnel Hatch	Allows for easy access to the silos, for inspection and maintenance



Böhringer Group. Limited
STE 704, 5319 - 3rd Street SE Calgary,
Alberta CANADA T2H 1J7

403-227-2820
info@bohringergroup.com
www.bohringergroup.com

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Plan Review Comments

**Bryan County Public Schools - Amanda Clement -
aclement@bryancountyga.gov**

No Review Done

Review Comments:

**Fire - Tim Stillwell -
tstillwell@bryancountyga.gov**

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 if assistance is needed with private well and/or septic.

912-756-2636

**Public Works - Keith Page - 912-220-2449
kpage@bryancountyga.gov**

DRC Review Complete

Review Comments:

**Zoning - Amanda Clement -
aclement@bryancountyga.gov**

DRC Review Complete

Review Comments:

Application was discussed at the January 18th DRC meeting. At this meeting it was determined that the use of the property would be better addressed under a Conditional Use application for "Contractors, offices and shops, including outdoor storage" in the "B-2" zoning district.

**Engineering - Kirk Croasmun -
kcroasmun@bryancountyga.gov**

DRC Review Complete

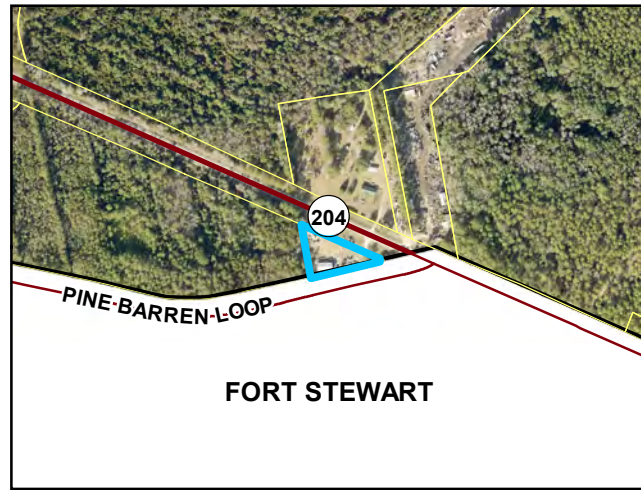
Review Comments:

1. Transportation documentation including trip generation data and traffic counts shall be provided for the proposed access points.
2. GDOT approval is required.

County Commission - -

Review Comments:

Planning and Zoning Commission - -



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 037-035-01
- Parcels



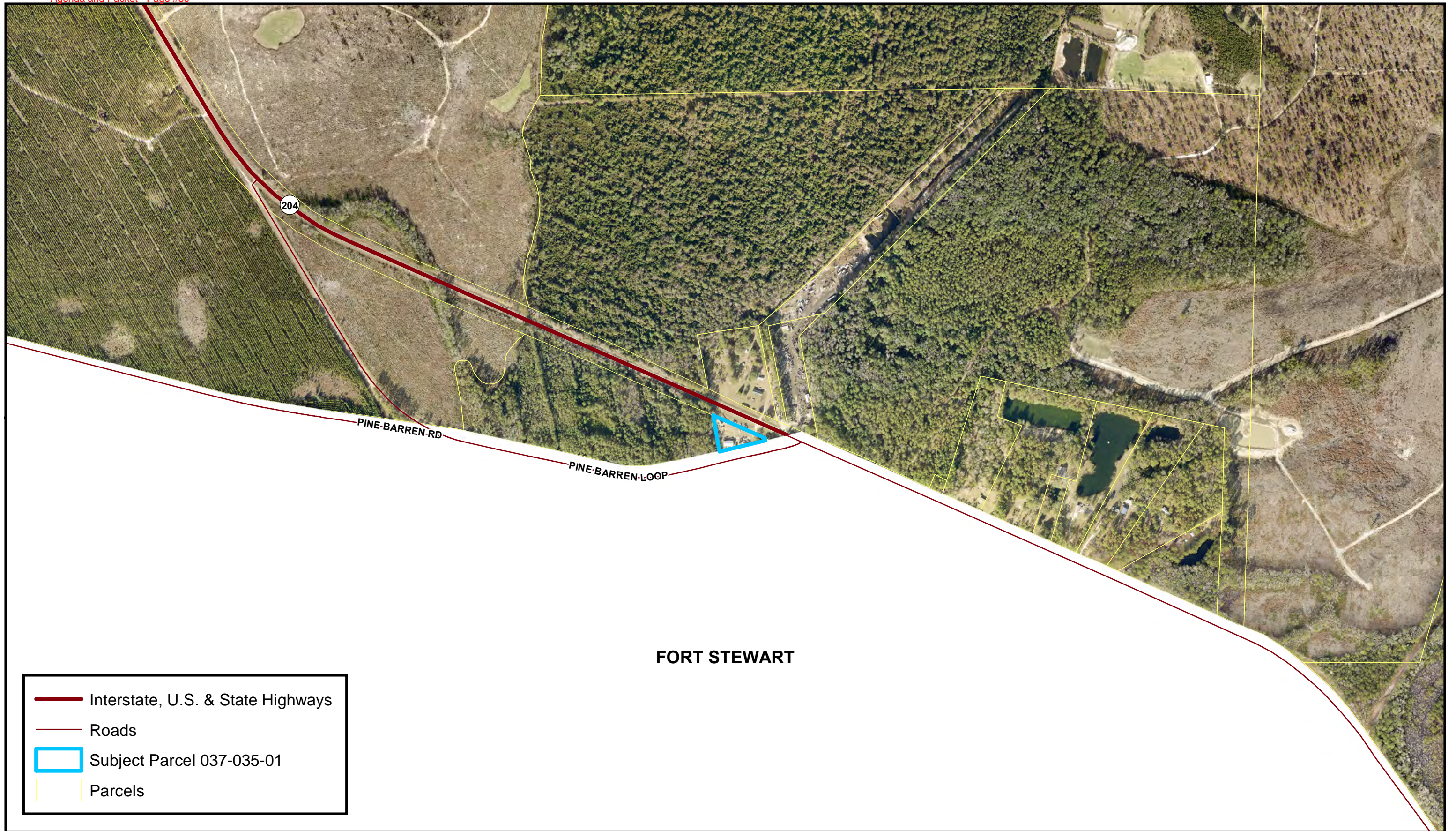
Produced by Bryan County GIS
January 2024



Overview Map
Price Property - SR 204 & Pine Barren Loop
Project # 20240027 - Conditional Use

"Exhibit C-1"

DISCLAIMER
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FORT STEWART

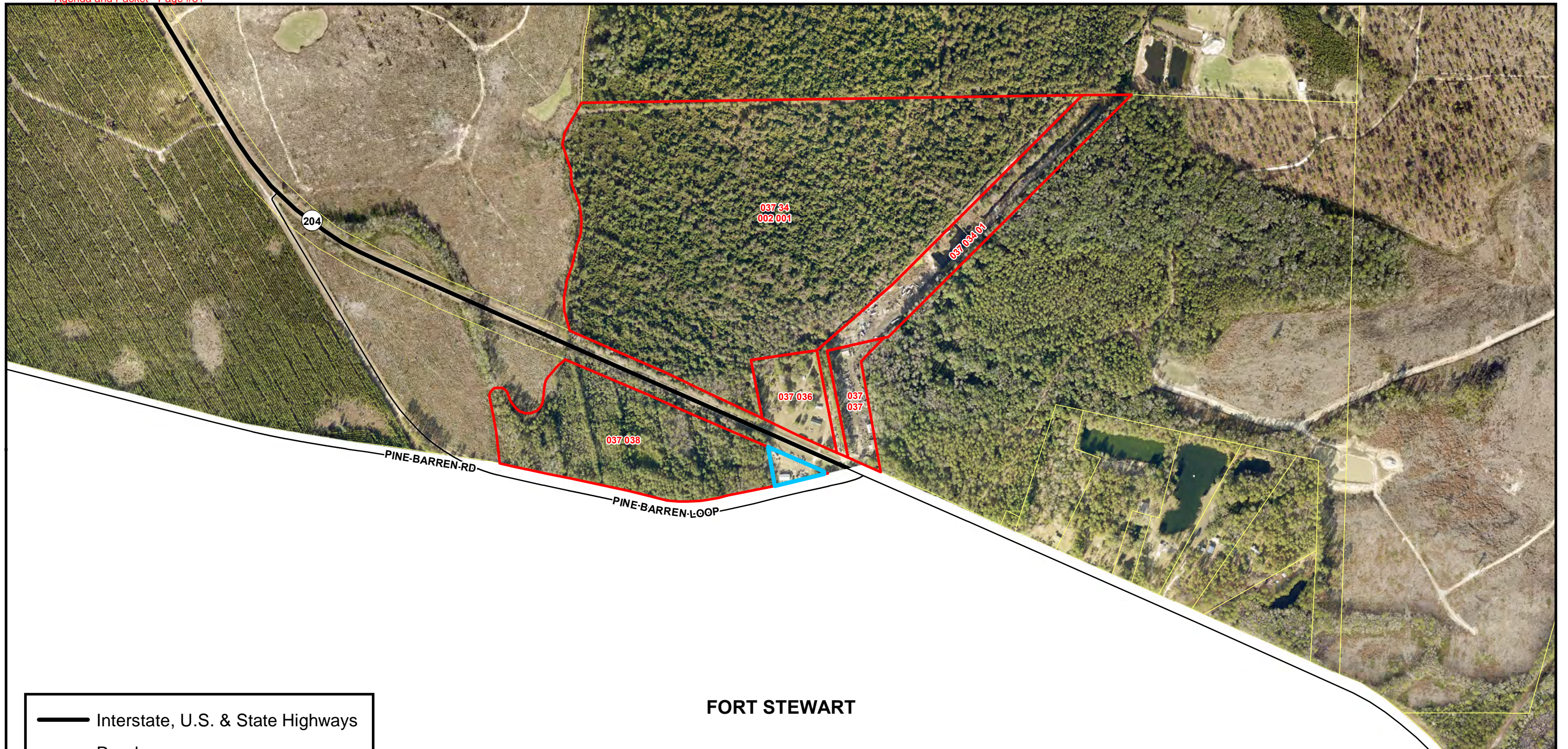
	Interstate, U.S. & State Highways
	Roads
	Subject Parcel 037-035-01
	Parcels



Location Map
Price Property - SR 204 & Pine Barren Loop
Project # 20240027 - Conditional Use

"Exhibit C-2"

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- Interstate, U.S. & State Highways
- Roads
- Notified Owners
- Subject Parcel 037-035-01
- Parcels

PARCEL #	OWNER
037 034 01	PRICE'S JUNKYARD INC
037 035 01	PRICE COMMERCIAL HOLDINGS I, LLC
037 036	PARKER ANN LOIS, SANDRA L PARKER & MARISSA PHAM
037 037	PRICE COMMERCIAL HOLDINGS I, LLC
037 038	JUDY H PRICE TRUST DTD 2-24-2022
037 34 002 001	GEORGIA-ALABAMA LAND TRUST INC



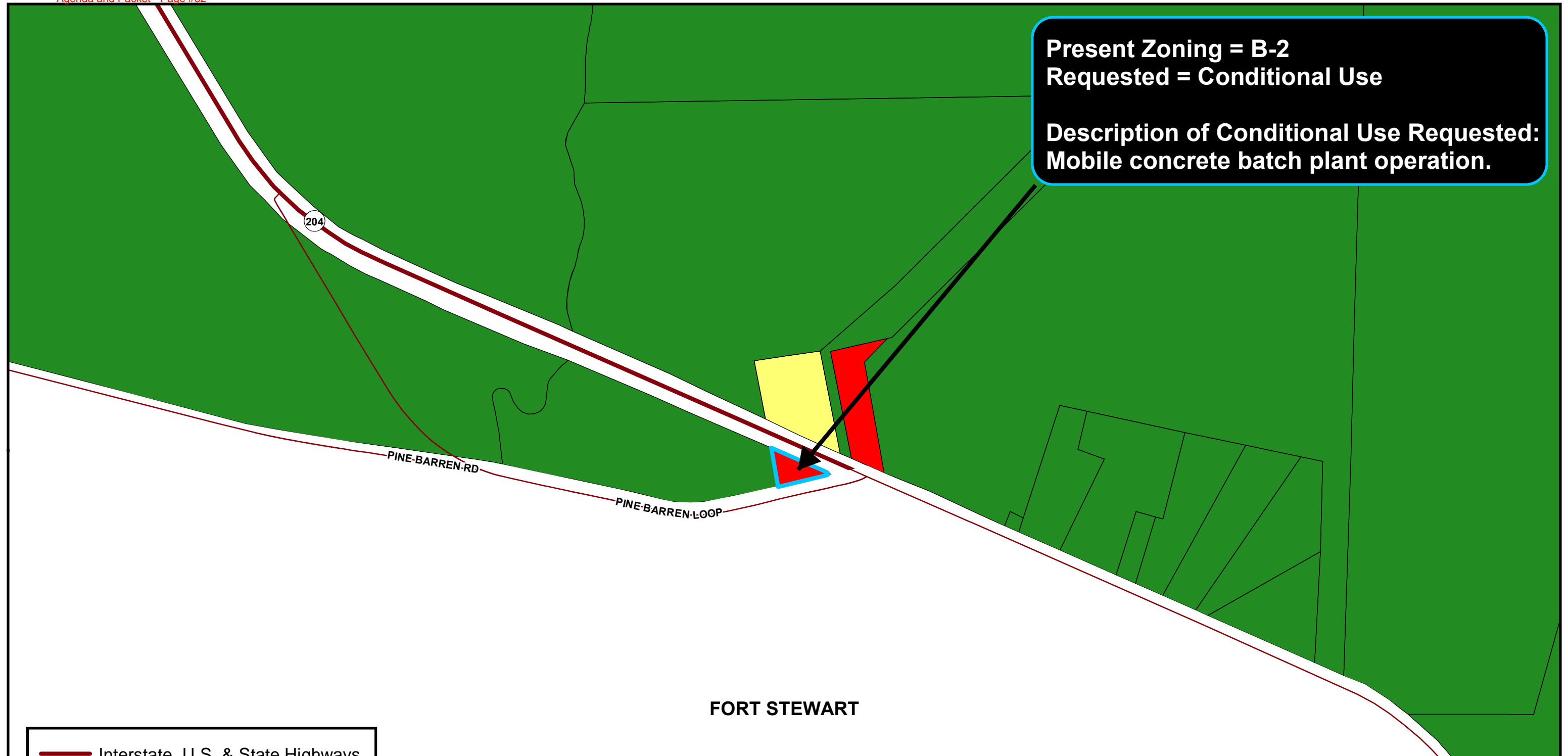
Notification Map
Price Property - SR 204 & Pine Barren Loop
Project # 20240027 - Conditional Use

"Exhibit C-3"

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Present Zoning = B-2
Requested = Conditional Use

Description of Conditional Use Requested:
Mobile concrete batch plant operation.



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 037-035-01
- Parcels

- A-5 - AGRICULTURAL
- R-15 - SINGLE FAMILY RESIDENTIAL
- B-2 - GENERAL COMMERCIAL

FORT STEWART



Produced by Bryan County GIS
January 2024



Zoning Map
Price Property - SR 204 & Pine Barren Loop
Project # 20240027 - Conditional Use

"Exhibit C-4"

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