



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

Meeting Date: July 16, 2024
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
42 N. Courthouse Street, Pembroke, Georgia

I. CALL TO ORDER

II. APPROVAL OF MINUTES FOR JUNE 18, 2024, MEETING

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Conditional Use Permit (Project 20240518), Jaime Lawhorn, requesting a conditional use permit to operate a home service business for a cottage food bakery in the "R-15" residential zoning district. The property is located at 91 Woodland Way in the southern end of Unincorporated Bryan County. PIN# 0422-132.
2. Rezoning (Project 20240526), Yamileth Arcos, represented by Jody Riley, requesting to rezone 2.50 acres from the "A-5" agriculture zoning district to "RR-1" rural residential zoning district. The property is located at 316 Old Olive Branch Rd. in the northern end of Unincorporated Bryan County. PIN# 029-047-01.

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.

Agenda Posted On-Site: June 9, 2024

Packet Posted on Website: June 8, 2024

Commissioners Meeting Room, Richmond Hill, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: June 18, 2024

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Alex Floyd, Vice-Chairman
Stacy Watson
Michelle Guran

Absent: Joseph Pecenka
Ronald Carswell
Kevin Bowes

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Guran made a motion to approve the May 21, 2024, minutes. A second was made by Commissioner Watson. Vote 3:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20230334), Stravinski Capital Management, LLC represented by Jason Chambless with Thomas and Hutton Engineering, requesting to rezone 165.2 acres from the "A-5" agricultural zoning district to "I-2" industrial zoning district. The property is located on Hwy 80 in the northern end of Unincorporated Bryan County. PIN# 028-028.

Commissioners Meeting Room, Richmond Hill, GA

- a) Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 3:0, motion carried.
 - b) Sara Farr-Newman presented the rezoning request. She stated that staff recommended approval of the rezoning request with conditions as outlined on pages 15 and 16 of the June 18 agenda packet.
 - c) Jason Chambless, representing the applicant, answered questions regarding the rezoning request.
 - d) Vice-Chairman Floyd made a motion to close the public hearing. A second was made by Commissioner Michelle. Vote 3:0, motion carried.
 - e) Commissioner Watson made a motion to approve the rezoning request. A second was made by Commissioner Guran. Vote 2:1, motion carried. Vice-Chairman Floyd opposed the motion.
2. Rezoning (Project 20240447), Joan Bacot represented by Robby Bacot, requesting to rezone .68 acres from the "B-2" general commercial zoning district to "R-15" residential zoning district. The property is located at 8430 Highway 17 on the southern end of Unincorporated Bryan County. PIN# 014-003.
- a) Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 3:0, motion carried.
 - b) Sara Farr-Newman presented the rezoning request. She stated that staff recommended approval of the rezoning request.
 - c) Robby Bacot, applicant, spoke for the rezoning request.
 - d) Vice-Chairman Floyd made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 3:0, motion carried.
 - e) Commissioner Watson made a motion to approve the rezoning request. A second was made by Commissioner Guran. Vote 3:0, motion carried.

V. OTHER BUSINESS

None.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 6:40 p.m.

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

Stephanie Falls, Chairman

ATTEST:

Dawn Monaco, Secretary to the Commission



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

110 Sgt. Robert W. Crapse Dr
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893

66 Captain Matthew Freeman Drive
Suite 111
Richmond Hill, Georgia 31324
912-756-7962

MEMORANDUM

July 9, 2024

To: Bryan County Planning and Zoning Commission
From: Sara Farr-Newman, Planner II
Subject: Home Service Business in a R-15 Zoning District

Background

The subject property, part of the Bailey Plantation Neighborhood, is located at 91 Woodland Way (PIN# 0422-132) and zoned Single Family Residential, "R-15". The applicant, Jaime Lawhorn, is the homeowner and plans to run a bakery focused on cookies. This bakery has received approval for a Cottage Food License through the GA Department of Agriculture. A bakery is classified as a Home Service Business under the Unified Development Ordinance (UDO), and per Section 114-707 properties zoned "R-15" must get a Conditional Use Permit to operate a Home Service Business. The applicant indicated she plans to sell via a website offering delivery and pickup. Pick up orders will be limited to a maximum of 3 per day between the hours of 8 AM to 6 PM. She will also sell at local events and markets. No alterations are proposed to the home to accommodate the business, which will be run out of the home kitchen.

Request

The applicant is requesting a Conditional Use Permit to operate a bakery as a Home Service Business at 91 Woodland Way (PIN# 0422-132).

Staff Findings

The applicant submitted an impact analysis and indicated no changes to the home are proposed. The business is subject to Section 114-707 of the UDO, specifically the conditions for Home Occupations as well as Home Service Businesses. These regulations focus on maintaining the residential nature of the property and limiting customer traffic and related concerns that are more appropriately located and addressed within a commercial setting.

The proposed bakery will be operated out of the residential kitchen of the home, and no special equipment will be utilized. Additionally, the number and times of customers coming to pick up items will be limited to avoid impact on the residential area. The applicant also does not offer wholesale products, which is not permitted by the Cottage Food License, so there will be no large orders or commercial vehicles picking up products from the home. There is not an HOA for the neighborhood.

Staff Recommendation

Staff recommends approval of the Conditional Use Permit to operate a home bakery as a Home Service Business at 91 Woodland Way.

Attachments:

- 1 Disclosure Statement
- 2 Impact Statement
- 3 Narrative
- 4 County Overview, Location, Notification, and Zoning Map

Bryan County Board of Commissioners

"Attachment 1"



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

A large, stylized handwritten signature in black ink, written over a horizontal line.

"Attachment 2"

Bryan County Board of Commissioners



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.

I will comply.

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.

I will conform to the character of the neighborhood.

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

yes.

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

I will 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.

I will not / business will not be detrimental 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.

yes

"Attachment 3"

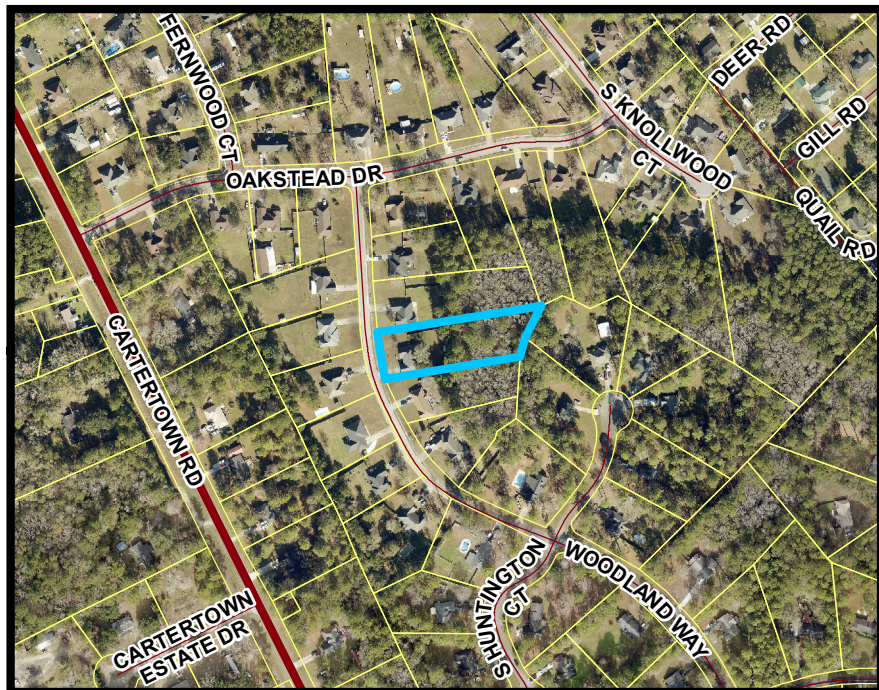
Jaime Lawhorn
91 Woodland Way
Richmond Hill, GA 31324

This request is for conditional use of my home at the above mentioned address. I would like to use my home and home kitchen to create items approved by the Department of Agriculture under the Cottage Law.

I do not intend on making any changes to the property to complete my objective, creating a nuisance or creating additional traffic to the neighborhood. I plan on selling within the community at farmers markets, events and making deliveries for orders.

Thank you for your consideration.

"Attachment 4"




- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0422-132
- Parcels



Overview Map Jaime Lawhorn - Cottage Bakery Project # 20240518 - Conditional Use

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.

LIBERTY COUNTY

-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel 0422-132
-  Parcels



Produced by Bryan County GIS
June 2024



Location Map
Jaime Lawhorn - Cottage Bakery
Project # 20240518 - Conditional Use

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LIBERTY COUNTY

 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 0422-132
 Parcels

PARCEL #	OWNER
0422 008	OMENS, JEREMY
0422 009	GORDON JIMMY L & RUBY J
0422 010	GONZALEZ SOTO LEONEL E & GONZALEZ MARIA D
0422 100	HEO CHANG & HADWIN SAMANTHA
0422 101	SAHR, JEREMY J
0422 102	INSLEY WILLIAM J
0422 103	LISA ANNE TILLY AND LESLIE ALLEN LEONARD ASTRUSTEES OF THE LISA ANNE TILLY AND LESLIE ALLEN REVOCABLE LIVING TRUST
0422 129	ZEGLER CHRISTOPHER G
0422 130	JOHNSON TOMMYE & MARNITA
0422 131	OLMOS ENRIQUE OLMO JR
0422 132	LAWHORN JAMEL & LAWHORN MICHAEL J
0422 133	GANAWAY ARVONDAL SR & GANAWAY BERTA P
0422 134	NEWTON PENNY S & NEWTON HUGH M
0422 135	ASPLUND STEVEN J & YVETTE
0422 136	FORDHAM BRYAN L & AMBER M
0422 137	CORRALES DAVID G & CORRALES JENNIE WILBER
0422 138	BRYAN ROBERT J & MICHELE L
0422 139	ADAM MICHAEL
0422 140	VANDINE MARJORIE E & YAEGER DEBBIE K
0422 141	G3J PROPERTIES LLC
0422 142	TAYLOR ROBERT L JR
0422 154	MARSHALL JEFFREY J & KELLY A
0422 155	WILLIAMS GLEN DALE
0422 156	BENJAMIN JACOBY MARQUEZ & BENJAMIN NATALIE MANNING
0422 157	WARNER REBECCA D
0422 158	KENNEDY DARWIN & MARY NELL KENNEDY
0422 159	KEE CATHY ANN

Notification Map
Jaime Lawhorn - Cottage Bakery
Project # 20240518 - Conditional Use

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**Present Zoning = R-15
Requested = Conditional Use**

**Conditional Use Requested:
Home Service Business - Home Bakery**

LIBERTY COUNTY

-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel 0422-132
-  Parcels

-  A-5 - AGRICULTURAL
-  RR-1 - RURAL RESIDENTIAL
-  R-15 - SINGLE FAMILY RESIDENTIAL
-  B-2 - GENERAL COMMERCIAL
-  I-1 - LIGHT INDUSTRIAL



Zoning Map
Jaime Lawhorn - Cottage Bakery
Project # 20240518 - Conditional Use

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BRYAN COUNTY PLANNING & ZONING COMMISSION

PROJECT 20240526

Public Hearing Date: July 16, 2024

REGARDING THE APPLICATION OF: Yamileth Arcos, represented by Jody Riley, requesting the rezoning of a 2.51-acre tract of land located at 316 Old Olive Branch Rd, PIN# 029 047 01. The applicant is requesting the property be rezoned to the “RR-1”, Rural Residential District, from its current “A-5”, Agricultural District, zoning.	Staff Report By: Brett Kohler, MPA Dated: July 9, 2024
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I. Application Summary

Requested Action: Public hearing and consideration of a zoning map amendment in unincorporated Bryan County. The application by Yamileth Arcos, represented by Jody Riley proposes to change the “A-5” Agricultural zoning for a 2.51-acre tract of land located at 316 Olive Branch Rd, PIN# 029 047 01, to “RR-1” Rural Residential District.

Applicant/Owner: Jesse France and Sherry Arthur
514 I.G. Lanier Rd
Pembroke, GA 31321

Representative: Jody Riley, PLS
114 North Commerce St
Hinesville, GA 31313

Applicable Regulations:

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

II. General Information

1. Application: A rezoning application was received by the Director on May 14, 2024. After reviewing the application, the Director certified the application as being generally complete on May 16, 2024.

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

A. Legal notice was published in the Bryan County News on **June 24, 2024**.

B. Notice was sent to Surrounding Land Owners on **June 28, 2024**.

C. The site was posted for Public Hearing on **July 1, 2024**.

3. Background: The subject property is located at 316 Old Olive Branch Rd, about a third of a mile west of the intersection with Olive Branch Rd. The property currently has one manufactured home on it and is zoned "A-5", Agricultural Zoning District. The property is non-conforming as the existing lot is less than 5 acres and does not meet the minimum requirements for the "A-5" zoning district. The applicant is proposing to rezone the 2.51 acre tract to "RR-1", Rural Residential Zoning, in order to complete a minor subdivision to place an additional home.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 16, 2024, unless otherwise noted.

"A" Exhibits- Application:

A-1 Disclosure Statement

A-2 Impact Analysis for Rezoning Requests

A-3 Concept Plat

"B" Exhibits- Agency Comments:

None Provided

"C" Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

"D" Exhibits- Public Comment:

None Received

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

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

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

Staff Findings: The Comprehensive Plan Character Areas and Future Land Use Map of North Bryan County adopted on October 10, 2023, shows the subject site as being within the “Emerging Suburban” character area. This character area is intended for higher-density suburban development where infrastructure, like water and sewer, is available. However, the site lacks access to necessary infrastructure, making the Rural Residential zoning more compatible. The proposed rezoning is consistent with this character area and maintains the recommended density based on the sites current infrastructure limitations.

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

Staff Findings: The overall character within the immediate area is primarily large lot residential. The subject lot will continue to be used for residential purposes with the existing homes. The rezoning and proposed lot will have minimal impact on adjacent properties. The large lot residential character of the area will be maintained.

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

Staff Findings:

- a) Roads: Access to the property is off Old Olive Branch Rd, a County owned paved road. One additional access is proposed as an easement to the rear lot.
- 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. Only one additional house is proposed and would require little to no additional services.
- d) Schools: Bryan County Elementary School, Bryan County Middle School, and Bryan County High School serve North Bryan County.
- e) Stormwater drainage systems: There are currently no new developments associated with the rezoning, no impact to stormwater will be sought.
- f) Water Supply and Wastewater Treatment: The site is served by well and septic, as infrastructure is not available near this site.

In general, the rezoning and new lot will not impact public facilities and services as minimal changes are being proposed to the existing residential uses.

- 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 shaded zone X. Additionally, there is no indication of wetlands present on the site. 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 a non-conforming "A-5" lot. The surrounding lots include agricultural zonings with residential uses as well as other rural residential zonings. Given the property's location within the "Emerging Suburban" character area, as is defined by the County Comprehensive Plan's Character Area and Future Land Use Map, staff finds the site to be more

suitable for the proposed “RR-1” Rural Residential zoning district, as it will bring the lot into conformance with the UDO standards.

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 is non-conforming as the existing lot is less than 5 acres and does not meet the minimum requirements for an “A-5” lot. Given the intent of the “Emerging Suburban” character area to provide a greater density, and the fact that the lot is currently non-conforming, rezoning and allowing the minor subdivision will have minimal to no impact on the public. The rezoning would also bring the lots into conformity with the UDO lot standards. Minimal to no additional traffic will be generated as no other changes are proposed to the use.

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 intends to complete a minor subdivision as indicated on the submitted concept plan, for the purposes of adding an additional home. This subdivision will be submitted and reviewed at a staff level as a minor plat if the rezoning is approved.

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 owner plans to retain ownership of the property.

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

Staff Findings: The proposed map amendment to rezone this tract in order to allow it to be subdivided does not bear a substantial relationship to the public health, safety or general welfare.

IV. Staff Recommendation

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

V. Planning & Zoning Commission Recommendation

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

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

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

“A” Exhibits – Application

AUTHORIZATION BY PROPERTY OWNER*

Exhibit "A-1"

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

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Temporary use/special event |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Zoning Verification Request |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Administrative Appeal | |
| <input type="checkbox"/> Planned Development | <input checked="" type="checkbox"/> Subdivision | |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Demolition Permit | |

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

Name of Applicant: Yamileth Arcos

Address: 316 Old Olive Branch Road

City: Ellabell State: Georgia Zip Code: 31308

Telephone Number: 912-675-4134 Email: YamilethArcos123@gmail.com

Yamileth Arcos
Signature of Owner

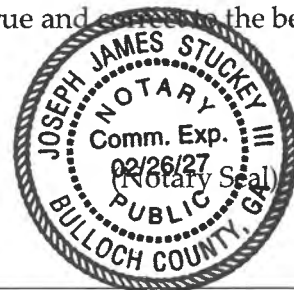
05/06/2024
Date

Yamileth Arcos
Owners Name (Print)

Personally appeared before me
Yamileth Arcos
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 06 of May 2024
[Signature]
Notary Public



Name of Representative: Jody Riley, PLS

Address: 114 North Commerce Street

City: Hinesville State: Georgia Zip Code: 31313

Telephone Number: 912-368-5664 Email: jriley@trlongeng.com

Yamileth Arcos
Signature of Owner

05/06/2024
Date

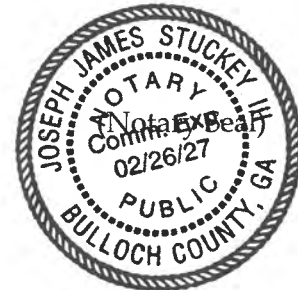
Yamileth Arcos
Owners Name (Print)

Personally appeared before me
Yamileth Arcos
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 06 of May 2024

[Signature]
Notary Public



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

Bryan County
Board of Commissioners

Exhibit "A-2"



Community Development Department

DISCLOSURE STATEMENT

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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

SURVEYOR CERTIFICATION

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



J. C. Riley
 JOSEPH C. RILEY, GA REG. L.S. LIC. NO. 3048
 DATE 6 MAY 2024

THIS BLOCK IS RESERVED FOR THE OFFICE OF THE CLERK OF SUPERIOR COURT

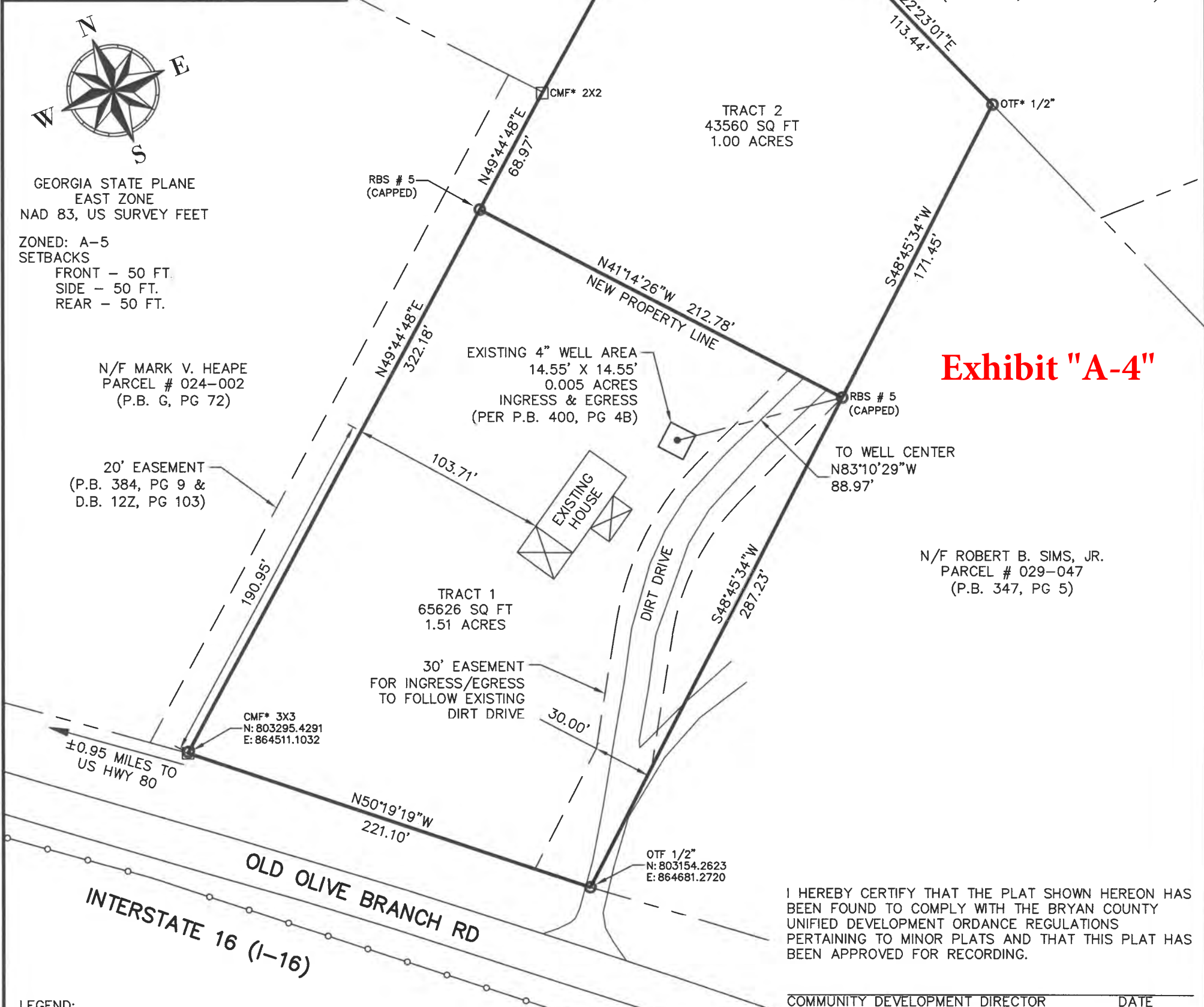
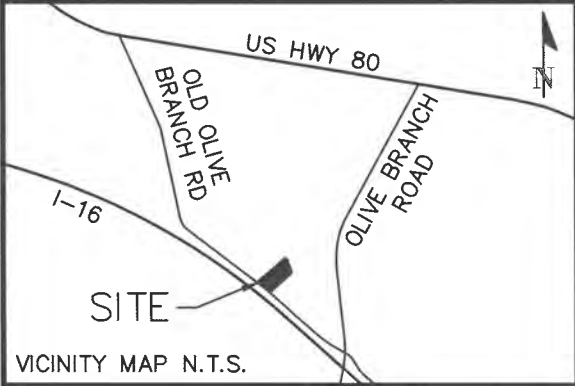


Exhibit "A-4"

GEORGIA STATE PLANE
 EAST ZONE
 NAD 83, US SURVEY FEET

ZONED: A-5
 SETBACKS
 FRONT - 50 FT.
 SIDE - 50 FT.
 REAR - 50 FT.

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

LEGEND:
 CMF CONCRETE MONUMENT FOUND
 OTF OPEN TOP PIPE FOUND
 RBS #5 REBAR SET W/ CAP (RLS # 3048)
 * DENOTES DISTURBED MONUMENT

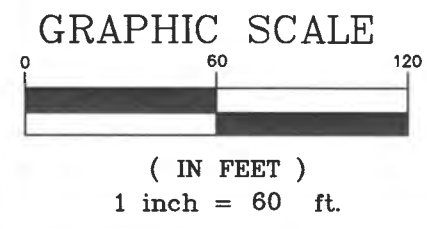
REFERENCE:
 PLAT BOOK 400, PG 4B
 DEED BOOK 1640, PG 52

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

NOTE:
 THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY (MAP NUMBER 13029C0080D) THIS PROPERTY IS IN A FLOOD ZONE "X-SHADED".

MINOR SUBDIVIDE PLAT FOR YAMILETH ARCOS
 316 OLD OLIVE BRANCH ROAD
 ELLABELL, GEORGIA 31308



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 40,000+ FEET.

EQUIPMENT: 1" TOPCON TOTAL STATION & RANGER DATA COLLECTOR

T. R. Long Engineering, P.C.
 114 North Commerce Street
 Hinesville, Georgia 31313
 (912) 368-5664
 (912) 368-7206 Fax
 LSF001309

BRYAN COUNTY, GEORGIA
 1380th G.M. DISTRICT
 TAX PARCEL: 029-047-01
 PLAT DATE: MAY 6, 2024
 FILE NUMBER: 2024-70
 PAGE 1 OF 1

“B” Exhibits – Agency Comments

None Provided

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 029-047-01
- Parcels



Overview Map
Yamileth Arcos - Old Olive Branch Rd
Project # 20240526 - Rezoning

Exhibit "C-1"

DISCLAIMER
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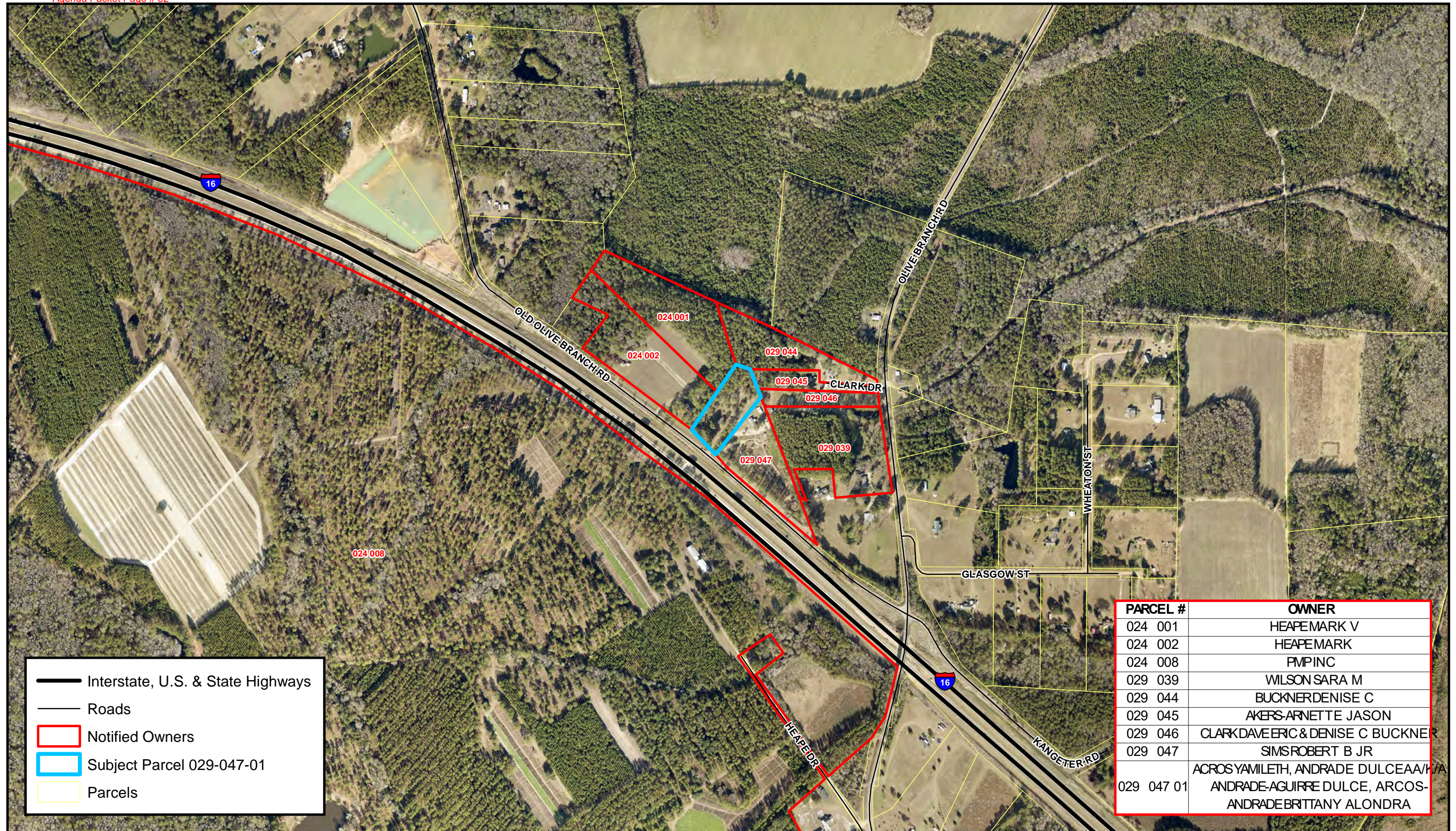
- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 029-047-01
- Parcels



Location Map
Yamileth Arcos - Old Olive Branch Rd
Project # 20240526 - Rezoning

Exhibit "C-2"

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Interstate, U.S. & State Highways
 Roads
 Notified Owners
 Subject Parcel 029-047-01
 Parcels

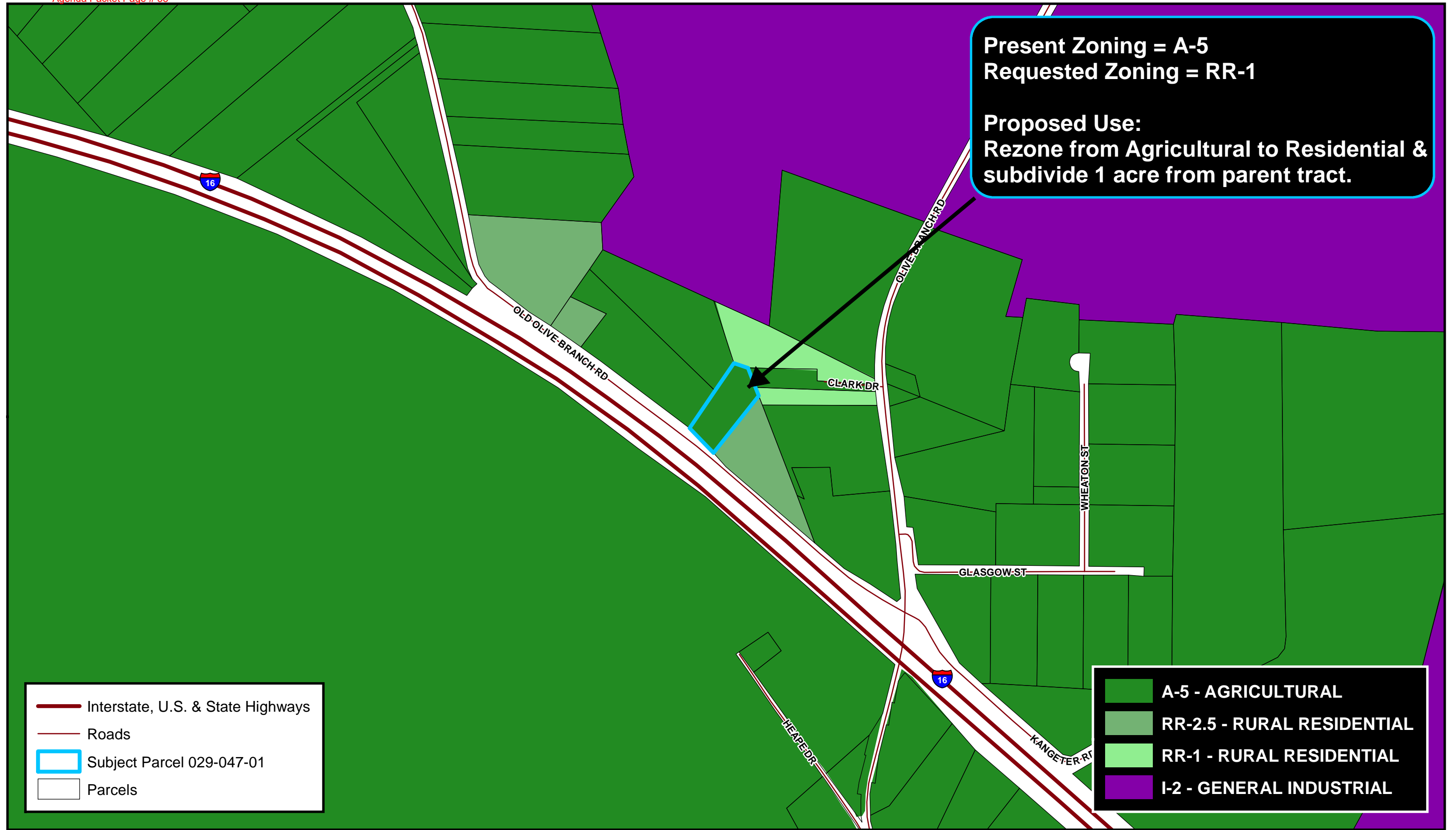
PARCEL #	OWNER
024 001	HEAPE MARK V
024 002	HEAPE MARK
024 008	PMPINC
029 039	WILSON SARA M
029 044	BUCKNER DENISE C
029 045	AKERS-ARNETTE JASON
029 046	CLARK DAVE ERIC & DENISE C BUCKNER
029 047	SIMS ROBERT B JR
029 047 01	ACROS YAMILETH, ANDRADE DULCE A A / K A ANDRADE-AGUIRRE DULCE, ARCOS- ANDRADE BRITTANY ALONDRA



Notification Map
Yamileth Arcos - Old Olive Branch Rd
Project # 20240526 - Rezoning

Exhibit "C-3"

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Present Zoning = A-5
Requested Zoning = RR-1

Proposed Use:
Rezone from Agricultural to Residential & subdivide 1 acre from parent tract.

- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 029-047-01
- Parcels

- A-5 - AGRICULTURAL
- RR-2.5 - RURAL RESIDENTIAL
- RR-1 - RURAL RESIDENTIAL
- I-2 - GENERAL INDUSTRIAL



Zoning Map
Yamileth Arcos - Old Olive Branch Rd
Project # 20240526 - Rezoning

Exhibit "C-4"

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“D” Exhibits – Public Comment

None Provided