

Bryan County Board of Commissioners

Community Development Department



CONCEPT PLAN REQUIREMENTS

All applications for Rezoning, Conditional Use, or Variances must be accompanied by a concept plan no larger than 11" x 17" in size and drawn to a reasonable scale. PDF versions of the plan must be flattened and reduced, prior to submittal. Plans should include the following information:

1. A boundary survey and vicinity map showing the lot's total acreage, zoning classification(s), general location in relation to roads, railroads, and waterways, the date, and north arrow;
2. All existing easements, reservations, and rights-of-way;
3. Proposed location and use of the lot and structures, including the number of residential units and the total square footage of any non-residential development;
4. All yards, buffers, screening, and landscaping either required by this ordinance or proposed by the petitioner;
5. All existing and proposed points of access to public roads;
6. Flood zones;
7. Proposed phasing, if any;
8. The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development; and
9. General traffic, parking, and circulation plans.

In the course of evaluating the proposed use, the Community Development Director, Planning Commission, or County Commission may request additional information from the applicant. This additional information may include, but is not limited to, the following:

1. Proposed number and general location of all structures;
2. Proposed screening, buffers and landscaping over and above that required by this ordinance, as well as proposed treatment of any existing natural features;
3. Existing and proposed topography, at one-foot contour intervals;
4. The location of trees on the subject lot;
5. Scale of proposed structures relative to abutting property;
6. Height of proposed structures;
7. Exterior features of the proposed development;
8. Any other information needed to demonstrate compliance with County ordinances; and
9. Proposed number and location of signs.