



BRYAN COUNTY  
PLANNING & ZONING COMMISSION  
MEETING AGENDA

**Meeting Date: October 2, 2018**  
**Meeting Time: 7:00 p.m.**  
**66 Captain Matthew Freeman Drive, Richmond Hill, GA 31324**  
**Commissioner's Meeting Room**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
- III. RECOGNITION OF GUESTS
- IV. PUBLIC HEARINGS

**Z#189-18, Lenox/Buckhead East PH 10 & 11:** Charles Way application, on behalf of East Buckhead, LLC for a one hundred and twenty-two (122) lot Planned Unit Development (PUD) application, for a 54.11 acre parcel, PID# 061-065 & 061-066, of the Bryan Land & Timber, LLC owned property, to be known as Lenox/Buckhead East, Phase 10 & 11 off of Georgia State Highway 144 and Veterans Memorial Parkway, in unincorporated Bryan County, Georgia, currently zoned PUD.

**Comprehensive Plan Map and Text Amendment to the North Bryan Character Area and Future Land Use Map:** The Bryan County Comprehensive Plan Update was recently adopted in June of 2018, with a North Bryan Character Area and Future Land Use Map displaying the majority of the northern portion of the county as Agricultural Low Density Residential. The recent rezone applications, before the Planning Commission in September, with over 300 lots proposed, prompted the reconsideration of the area's future character and subsequent land use.

- V. OTHER BUSINESS

**Planning & Zoning Commission Procedures:** The Planning Commission will review proposed By-Laws, the timing of meetings, posting of materials and other procedural concerns.

- 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 Planning at [ayoung@bryan-county.org](mailto:ayoung@bryan-county.org) or (912) 653-5252. 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 Planning at (912) 653-5252. This information can be made in alternative format as needed for persons with disabilities.

**Posted: September 25, 2018**

**BRYAN COUNTY PLANNING & ZONING COMMISSION**

October 2, 2018

<p>REGARDING THE APPLICATION OF: Charles Way, on behalf of East Buckhead, LLC for a one hundred and eleven (111) lot Planned Unit Development application, for a 54.11 acre parcel, PID# 061-065 &amp; 061-066, of the Bryan Land &amp; Timber, LLC owned property, off of Georgia State Highway 144 and Veterans Memorial Parkway, in unincorporated Bryan County, Georgia, currently zoned PUD.</p>	<p>Staff Report Addendum by Jeff Adams, PhD Dated: August 31, 2018</p>
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**I. Application Summary**

**Requested Action:** Public hearing and consideration of a one hundred and eleven (111) lot Planned Unit Development application for Charles Way, on behalf of East Buckhead, LLC, which proposes to amend a 54.11 acre portion of the previously approved 510 acre East Buckhead PUD, also known as the Bryan Land and Development Project, #1452 Development of Regional Impact, off of Georgia State Highway 144 and Veterans Memorial Parkway, PID# 061-065 & 061-066, in unincorporated Bryan County, Georgia, currently zoned PUD.

**Representative:** Jason Bryant, P.E.  
Pittman Engineering  
**Applicant:** Charles Way  
East Buckhead, LLC  
**Owner:** BRYAN LAND & TIMBER LLC  
C/O EARL BENSON  
5066 TUCKER RIDGE  
MACON GA 31210

**Applicable Regulations:**

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 67. Zoning Proposal Review Procedures, Georgia Code O.C.G.A. 36-67

- Bryan County Zoning Ordinance, Appendix B - Zoning, Article XII. - Planned Unit Development: PUD

## II. General Information

**1. Application:** A PUD application was placed by Charles Way, on behalf of the property owner, Bryan Land & Timber, LLC, 5066 Tucker Ridge, Macon, GA 31210, on June 5, 2018. After reviewing the application, the Administrator certified the application as being generally complete on June 22, 2018.

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

- A. Legal notice was published in the Bryan County News on July 19, 2018.
- B. Notice was sent to Surrounding Land Owners on July 22, 2018.
- C. The site was posted for Public Hearing on July 26, 2018.
- D. The Agenda and notice of the Hearing was posted at the County Courthouse and the County's website on July 31, 2018.

**3. Any disclosures** (i.e. conflicts of interest, site visits or ex parte communications)?

**4. Background:** The original Buckhead East Development of Regional Impact Planned Unit Development (DRI# 1452) was initiated on April 21, 2007, for Bryan Land and Timber, with the Coastal Regional Commission and the Georgia Department of Community Affairs, which kicked-off the five-hundred unit development, on the approximately 510 Acre tract, generally located at the intersection of Georgia Highway 144 and Spur 144. The original application proposed mixed-use development, including residential, light commercial, elementary school, YMCA, church cemetery and large recreational facility, with sufficient parking.

This PUD application, since it is proposed as an amendment to the original application, and proposed an additional 122 units, for a net additional 96 units, bringing the total number of units for the Buckhead East Development to 596 units, was sent to the Coastal Regional Commission and Georgia Department of Community Affairs for Development of Regional Impact consideration on June 13, 2018. Since the Bryan County PUD Ordinance doesn't allow an amendment to a PUD that increases the density, this application triggers a new PUD application. The application is proposed as a 19% increase to the original density, at 1.17 Dwelling Units per Gross Acreage, for the entire Buckhead East, and 2.25 Dwelling Units per Gross Acreage, for the proposed Phase 10 & 11.

A revised Lenox PUD application, with Master Plan was presented on August 24, 2018, with 111 lots and other amendments.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on February 14, 2018 unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Planned Unit Development Rezone Application

A-2 Traffic Impact and Access Study, Pittman Engineering

A-3 Bryan Land & Timber, LLC 510.46 Acres Residential Master Plan Update, April 19, 2012, Revised June 06, 2012, by Thomas & Hutton

A-4 Mater Plan Update, Prepared for MBI, LLC, Pittman Engineering, Jan. 26, 2018

A-5 Buckhead East Phases 10 & 11 PUD Master Plan, with aerial

A-6 Buckhead East Phases 10 & 11 PUD Master Plan

A-7 2018 DRI Application # 2827

A-8 2007 BLT DRI Application # 1452

A-9 Response to Comments: Traffic Impact and Access Study, Buckhead East, South Bryan County/Richmond Hill, Georgia, by David D. Brewer, P.E., July 31, 2018

A-10 Trip Generation Comparison, Buckhead East, Existing Permitted Uses vs. 96 Single Family Units, South Bryan County/Richmond Hill, Georgia, by David D. Brewer, P.E., August 6, 2018

A-11 Lenox PUD Application [Revised], June 5, 2018, Revised August 24, 2018

A-12 Lenox Planned Unit Development Master Plan, prepared for East Buckhead, LLC, by Pittman Engineering, August 28, 2018

A-13 Additional Analyses: Traffic Impact and Access Study, Lenox Residential Development, South Bryan County/Richmond Hill, Georgia, by David D. Brewer, P.E., August 30, 2018

**“B” Exhibits- Agency Comments:**

None as of this report.

**“C” Exhibits- Bryan County Supplements**

C-1 Vicinity Map

C-2 Current Zoning Map

C-3 Comprehensive Plan South Bryan Character Area Map

C-4 Bryan Land & Timber, LLC, 510.46 Acres Preliminary Master Plan, 2007



## C-5 Traffic Study Third-Party Review

### **“D” Exhibits- Public Comment:**

- D-1 Kimberly Spoon, August 16, 2018
- D-2 Stephen Peterson, August 17, 2018
- D-3 Shelly Davis, August 17, 2018
- D-4 Larry West, August 17, 2018
- D-5 Jaclyn Arbogast, August 27, 2018
- D-6 Megan Nelson, August 28, 2018
- D-7 Tara Morin, August 29, 2018
- D-8 Chuck Lorimer, August 29, 2018
- D-9 Christopher Cone, August 30, 2018
- D-10 Stephen Peterson, August 31, 2018
- D-11 Joshua Rohlik, August 31, 2018
- D-12 Allen Egerton, August 31, 2018
- D-13 Lauren B. Young, August 31, 2018
- D-14 Paivi Hanvy, August 31, 2018

## **ADDENDUM**

Staff met with the applicant team on August 13 and 24<sup>th</sup> to discuss the proposed amendments to the application.

Items discussed:

- Signed Development Agreement
- Transportation impact on internal Captain Matthew Freeman and external at Hwy-144 Roundabout
- Reduction of alternative transportation outlets and off-site connectivity
- Buffer from Hwy-144 just 30 feet and buffer parcel varies
- Wetlands within Building Envelopes
- Building Materials & Garage Articulation
- Interior sidewalks and paths not indicated
- Multi-use Path along Hwy-144 for potential community connectivity

The applicant team agreed to amend the application and presented new materials from their traffic engineer, which compared a projected commercial development in comparison to the residential development proposed.

The applicant team also said that the proposed development, to be known as Lenox Subdivision, would be totally separate in organization from the existing Buckhead East and proposed the new development would not utilize existing facilities and therefore limit the impact to the neighboring community.

### **III. Staff Recommendation**

Much of the public concern around this amendment to the Buckhead East PUD has focused on traffic issues and the impact on the public schools. Where the County relies on the Bryan County Board of Education to review development proposals and offer their feedback on the anticipated impacts on our schools, for traffic we refer to traffic studies and experts to give us their professional advice. Although it is not for staff to wade through the history of how the east-west spine road, which is now Veteran's Memorial Parkway, was altered and therefore, deprived of offering an alternative route through the development, it is staff's concern that whatever is agreed to in this round, it is done in a contractual agreement.

Staff agrees with the traffic analysis offered that the swap of residential for commercial by all accounts would more than likely alleviate congestion and offer a more amenable 'neighbor' than what potentially could fill commercial space. If the County is concerned with planned and managed growth, it seems there is no better place for growth to occur in the unincorporated areas, as it has the water and sewer capacity and is located within walking distance to schools and park facilities. With the widening of SR 144 and an agreement to improve the roundabout, the entry onto Veteran's Memorial and even the possible improvements to the southern entry onto SR 144, the application could help alleviate some of the congestion now occurring at the peak hours of our daily commutes and be part of the traffic solution for South Bryan County.

Upon the conditions listed below, staff recommends approval of the Lenox PUD Subdivision.

### **IV. Recommendation**

**Recommendation:** The Commission may recommend that the application be granted as requested, or it may recommend approval of the application requested subject to conditions, or it may recommend that the amendment be denied.

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

► **Motion Regarding Compliance with Comprehensive Plan:** Having considered the evidence in the record, upon motion by Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and by vote of \_\_ to \_\_, the Commission hereby finds the proposed application is/is not in accordance with the Comprehensive Plan.

If found in accordance with the Plan, the Commission may recommend the application be granted as requested, or it may recommend approval of the application requested subject to provisions, or it may recommend that the application be denied.

► **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 PUD application.

## **Recommended Conditions of Approval:**

### **From Applicant's submission:**

1. The detention ponds and storm drainage system located outside the road right-of-way is to be owned, operated and maintained by the Lenox Home Owners' Association. All storm drainage systems within the Bryan County Road right-of-way shall be owned, operated and maintained by Bryan County.
2. Lenox Home Owners' Association shall maintain trees and sidewalks within the Bryan County Road right-of-way. This responsibility shall also include pruning trees as necessary to allow emergency vehicle access without scraping of branches against the vehicle.
3. Site Development within the Lenox PUD shall comply with FEMA and Bryan County Flood Zone requirements.

4. The Lenox PUD document shall be transferred and binding on all future ownerships.
5. A ten (10) foot utility easement shall be placed on both sides of the Bryan County Road rights-of-way.
6. As part of the PUD approval requirements, the Lenox Home Owner's Association shall grant the County a 10' wide bike path easement within the 50' undisturbed PUD within the 50' undisturbed PUD Buffer adjacent to the State Hwy 144 R/W as shown on the Master Plan.
7. 54-Acre property is subject to NRCS and EPD Silviculture guidelines for tree harvesting operations. This is specifically noted so as any stream buffer violations occurring during timber operations shall be addressed under exiting State and Federal protocol.
8. Acceptable Building Material for exterior siding for residential structures include the following:
  - Painted or stained wood and fiber-cement in clapboard, lap, butt jointed, board and batten, shingle and flat panel applications.
  - Brick
  - Painted Brick
  - Tabby
  - Stucco
  - Metal used as an accent or secondary material
  - Vinyl may be used for soffits and fascia.
  - Other materials of equal or greater stability and durability as reasonably approved by the Administrator Officer.

**Additional Conditions:**

1. These conditions and the timing of improvements and obligations will be captured by a development agreement between Bryan County and the applicant, as a condition of Board of County Commissioner Approval.
2. Transportation improvements at Veteran's Memorial Parkway will be completed by Final Plat.
3. An addition of a free right-turn movement from Captain Matthew Freeman Drive to northbound SR 144 should be completed at the SR 144/Capt. Matthew Freeman roundabout in coordination with the GDOT schedule for SR 144 widening project. This improvement would necessitate the widening of SR 144 from the roundabout north to meet the future 4- lane divided cross-section that GDOT is planning in the near future and these improvements should be supported by the developer in a pro rata share.

based on the development's impact. Right-of-way in the northeast quadrant of the roundabout will be required as well as a re-configuration of the circumference of the circle, divider median and signage.

4. Applicant will fund a third-party traffic study for the secondary entrance by January 1, 2022, and provide any improvements in a pro rata share, based on the development's impact, as required by the findings from that study.
5. The perimeter buffer is undisturbed and is intended to screen Hwy 144 and the view to the storage building. A landscape buffer plan shall be required if the buffer is inadvertently impacted or altered. A landscape buffer plan will be approved by the Planning Director, for the perimeter of the project, prior to Final Plat.
6. Applicant will provide \$600/HH, or \$66,600 to be held in escrow for the completion of a Multi-use Path along the SR 144 property boundary, to be completed by 2025, or refunded to the applicant.
7. ~~Timing of Home Owner's Association investiture of homeowner set at 51% of units Certificate of Occupancy.~~
8. Land-disturbance will be phased in yearly increments, with respects to an approved silviculture plan.
9. All front-facing garages will be setback at least 25-feet from the front parcel line.
10. All other exceptions to the Bryan County Zoning Ordinance provided in the PUD application will be included in the Development Agreement.

# Pittman Engineering Co., LLC

Post Office Box 822  
Richmond Hill, Georgia 31324  
912-445-0578

June 5, 2018

Mr. Jeff Adams, PhD  
Planning & Zoning Director  
Bryan County Board of Commissioners  
66 Captain Matthew Freeman Drive, Suite 201  
Richmond Hill, GA 31324

RE: Buckhead East Phases 10 & 11  
PUD Rezoning Submittal  
Bryan County, Georgia

Dear Jeff,

On behalf of our client, East Buckhead LLC, please find attached the following information for consideration to rezone 44.80 acres within the Bryan, Land & Timber PUD.

1. Check in the amount of \$165.
2. PUD Application (signed Application for Zoning).
3. Signed and notarized Authorization by Property Owner.
4. Signed Verification of Current Paid Property Taxes.
5. PUD Master Plan Checklist.
6. PUD Application Text document containing the Analysis of Impact.
7. Traffic Impact & Access Study
8. PUD Master Plan
9. Adjacent Property Owners Exhibit.
10. Existing Topography Exhibit
11. Proposed Land Use Exhibit
12. Revised 510.46 Acre Bryan Land & Timber Master Plan
13. Property Plats

We request to be placed on the earliest Bryan County Planning and Zoning Board agenda. If you should have any questions, please do not hesitate to contact us.

Sincerely,



Jason J. Bryant, P.E.

cc: East Buckhead, LLC

TRIGRAPH V1 SIT WWW.CHECPRINTINGSOLUTIONS.COM

CCW CONSULTIN INC  
22 MAD TURKEY CROSSING  
SAVANNAH, GA 31411

1267  
38-2013/0612

Date 6/4/18

Pay to the  
Order of Bryan County  
one hundred sixty-five

00  
—

\$ 165.00

Dollars  Security details on back.

For Lutheran Tract Zoning App.  
ISAE PWD





BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-5252
Fax 912-653-3864

66 Captain Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-3177
Fax 912-756-7951

VERIFICATION OF PAID TAXES

The undersigned verifies that all Bryan County property taxes, billed to date to the parcel listed below, have been paid in full to the Tax Commissioner of Bryan County, Georgia.

The undersigned verifies that all Bryan County fire and garbage taxes for the parcel listed below have been paid in full to the Tax Commissioner of Bryan County, Georgia.

061 065 & 061 066

Parcel Identification Number

COMPLETED VERIFICATION
SUBMITTED WITH PAPER SUBMITTAL

Signature of Applicant

Date 6/5/18

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Payment of all taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Name: Title:

Signature: Date:

IF APPLYING FOR A MOBILE HOME PERMIT, PLEASE COMPLETE THE FOLLOWING:

Manufactured Home: Make Model Year Serial #

The undersigned verifies that a current Bryan County Decal has been issued on the mobile home referenced above.

Signature: Date:

\*NOTE: A separate verification form must be completed for each tax parcel.



**APPLICATION FOR ZONING**  
**CASE Z#** \_\_\_\_\_

Date Received: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Applicant: CHARLES WAY / East Buckhead, LLC

Applicant's Address: 5066 TUCKER RIDGE  
MACON, GA 31210

Applicant's Phone No.: 912-547-0671 Fax No.: n/a

Owner of the Property: BRYAN LAND & TIMBER, LLC

Owner's Address: 5066 TUCKER RIDGE  
MACON, GA 31210

Owner's Telephone No.: 478-390-6769 Fax No.: n/a

Contact Person's Name: CHARLES WAY

Contact Person's Phone No.: 912-547-0671 Fax No.: n/a

Address of Property selected for reclassification: SR 144 (not assigned)

\_\_\_\_\_  
(Please provide access road if no address is available)

Tax Parcel Number (PIN): 061 065 & 061 066 Acreage: 44.8

Present Zoning: PUD Requested Zoning: PUD

Existing Structure and/or Use of Property: UNDEVELOPED

Proposed Use(s) including the number of lots: SINGLE FAMILY RESIDENTIAL  
(122 LOTS)

Proposed date of completion: October 2022

  
**Signature of applicant**

6/5/18  
**Date**

## PUD MASTERPLAN CHECKLIST

- The topography of the site and five-foot intervals;
- Conceptual drainage plan showing effect all phases will have on drainage after completion;

### CONCEPTUAL SITE PLAN

- The proposed name or title of the development, and the name of the engineer, architect and applicant;
- A north arrow;
- A vicinity map locating the land proposed for development;
- Existing marshes, natural drainage ways, flood plains and other natural features;
- Identification of the boundaries of the land shown with bearings, distances, and all existing easements, section lines, streets and physical features;
- Existing streets and easements;
- The proposed parks, school sites or other public and private open space;
- The vehicular and pedestrian circulation systems, including off-street parking and loading areas, driveways and access points.
- The site data, including tabulation of the total number of gross acres in the development, the acreage to be devoted to each of the several types of residential, non-residential uses, and open space uses, the total number of residential and nonresidential lots, minimum lot size, setbacks, number of dwelling unites and square feet of gross non-residential building area;

### DOCUMENTATION

- Assurance that adequate public facilities and services will be available;
- A statement of how open space and recreational facilities will be preserved and maintained;
- A certificate of survey completed by a professional land surveyor;
- Proposed architectural and landscape deed restrictions that clearly reflect the compatibility of the variety of primary and secondary uses proposed;
- A development schedule;
- Calculation of the number of average daily and peak hour trips produced by the proposed PUD;
- Traffic impact analysis. (if required)



**AUTHORIZATION BY PROPERTY OWNER**

I, JAMES R MASSEY, 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.

He/She authorizes the person named below to act as applicant in the pursuit of a rezoning of this property.

I hereby authorize the staff of the Bryan County Department of Planning and Zoning to inspect the premises which are subject of this zoning application.

Name of Applicant: East Buckhead, LLC

Address: 5066 Tucker Ridge

City: Macon State: GA Zip Code: 31310

Telephone Number: 912-547-0671 Fax Number: \_\_\_\_\_

JRM  
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

JAMES R MASSEY  
Owners Name (Print)

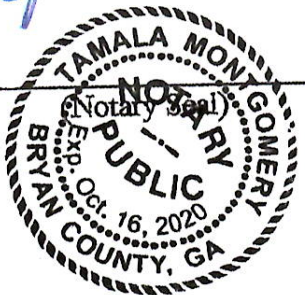
Who swears before that the information contained  
In this authorization is true and correct to  
The best of his/her knowledge and belief.

Personally appeared before me this

Tamala Montgomery

Notary Public  
Sworn to this 5 day of June, ~~2009~~ 2018

6-5-18  
Date



# Buckhead East Phases 10 & 11 PUD Application

East Buckhead, LLC | Bryan County, Georgia  
Analysis of Impact of Proposed Zoning | June 5, 2018

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The Buckhead East Phases 10 & 11 PUD Application (PUD) includes 44.8 acres located to the east of the Highway 144 and south of Veterans Memorial Parkway in unincorporated Bryan County, Georgia. The current zoning for the property is PUD; the current use is undeveloped. Figure 1 below shows the project area highlighted in red on the Vicinity Map.



*Figure 1. Vicinity Map. Project area is highlighted in red*

The 44.8-acre project contains approximately 7.29 acres of wetlands. The topography ranges from elevation 11 to 23 (NAVD 88). The bulk of the property is in FEMA Flood Zone X and the northern corner is in Zone AE 13 and Zone X-Shaded (0.2% chance of annual flood). The site boundary, wetland delineation and topography are shown on the attached exhibits and the Master Plan. Please note the PUD Master Plan Figure 2 is preliminary and is subject to change.

The proposed PUD shall consist of single-family detached homes and a recreational area. The PUD will allow development of the property in a more thoughtful and meaningful way. By carefully preserving wetlands, attention to natural drainage characteristics and creative placement of open space; a more natural use of a limited land resource can be achieved. This,



# Buckhead East Phases 10 & 11

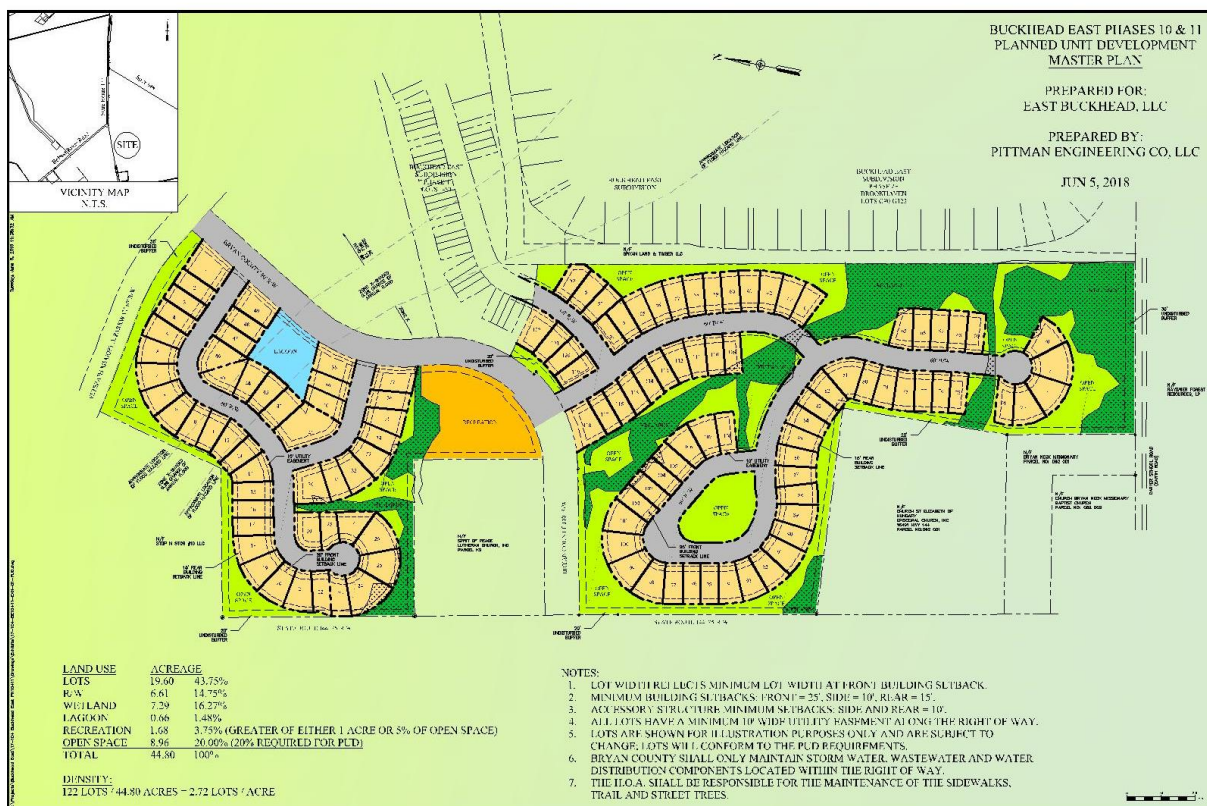
## PUD Application

East Buckhead, LLC | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | June 5, 2018

along with 5 feet wide sidewalks instead of the required 4 feet sidewalks will provide a walkable community. The PUD density shall be 2.72 dwelling units per gross project acreage, with 122 dwelling units total. A Development of Regional Impact is required for the PUD, since the 44.8 acres was part of the original Bryan Land & Timber project.

Figure 2. Development Master Plan



# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia  
 Analysis of Impact of Proposed Zoning | June 5, 2018

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Guidelines for the PUD are listed in the below table:

• Total Site Acreage	44.8 Acres
• Density	2.72 Dwelling Units per gross acreage (122 Lots Total)
• Open Space	20% of gross project acreage (8.96 acres)
• Recreational Area	Greater of 1 acre or 5% of required Open Space (0.45 ac)
• Minimum Lot Width	52 feet at building setback
• Minimum Lot Size	6,240 square feet
• Front Building Setback	25 feet
• Side Building Setback	10 feet
• Rear Building Setback	15 feet
• Project Perimeter Buffer	30 feet Undisturbed
• Accessory Building Side Setback	10 feet
• Accessory Building Rear Setback	10 feet
• Accessory Building Exterior Finishes	Match Home's Exterior Finish

The standards of development for the PUD will follow the Design Standards of the Bryan County Subdivision Regulations except for the following itemized variations:

### **Bryan County Zoning Ordinance Variations**

- Section 1207-4      Preliminary Plat and Construction Plans  
 This section shall be revised to eliminate the invalidation of the PUD should a preliminary development plan not be submitted within a year of the rezoning. The rezoning shall not be invalidated based on any measure of time or development plan submittal requirement.
- Section 1016(c)      Swimming Pools and Ponds  
 Class A Ponds are allowed in PUD Zoning Districts and setback requirement shall be 15' from adjacent property line (current Zoning requirement is 50'). Additionally, there shall be no minimum lot size requirement for Class A pond installations (current Zoning requires minimum 5-acre lot).

# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia  
Analysis of Impact of Proposed Zoning | June 5, 2018

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### **Subdivision Regulations of Bryan County, Georgia**

Section 508

Lots

Lot Standards shall be as established in this text.

### **Bryan County Environmental Regulations**

6-403(6)

Exemptions

Delete section in its entirety. Silviculture operations shall have NO time restriction clause. Current Regulations may be interpreted to indicate there is a 3-year waiting period where no land disturbing activity may be performed except silviculture.

### **Storm Drainage System**

The stormwater runoff primarily drains to the existing onsite ditches now partially classified as wetlands. The onsite ditches and wetlands outfall into the Buckhead East master planned drainage ditches and lagoons, discharging into Green Creek and eventually outfall to the Ogeechee River. To retain the existing drainage pattern for the site as much as practical, the storm drainage system layout is anticipated to follow the existing natural topography and drain into the Buckhead East master planned drainage system. The roadway drainage shall be collected in curb and gutter sections and drained to curb inlets. The curb inlets are anticipated to drain to storm water detention ponds, ditches and wetlands. The site will be designed to comply with the current Bryan County storm drainage requirements.

### **Water and Sewer Service**

Bryan County is the water and sewer provider. The water supply for the PUD is anticipated to extend from the existing 12-Inch water line on Veterans Memorial Parkway and the 8-Inch water line at the end of Lake Lily Drive. Sewer generated by the PUD is anticipated to be collected and conveyed by gravity sewer extending from the existing gravity sewer located between Veterans Memorial Parkway and Lake Lily Drive.

# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia  
Analysis of Impact of Proposed Zoning | June 5, 2018

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### **Existing Soil Characteristics**

According to the Bryan and Chatham Counties Soil Survey, the soils consist of Albany fine sand, Ellabelle loamy sand, Ocilla complex and Olustee fine sand. Albany Fine Sand typically has good structural characteristics. Ellabelle loamy sand and Ocilla complex are silty sands with varying percentages of clays. Olustee fine sand contains a small percentage of clay and silt. The soils are similar to the existing Buckhead East development. During the design phase, Owner will hire a geotechnical engineer to determine the ground water table depth and provide general geotechnical services.

### **Wetlands**

Wetlands have been delineated and a Jurisdictional Determination obtained. Wetlands are shown on the Survey and the Master Plan.

### **Traffic**

A traffic impact and access study were prepared for the PUD per Bryan County's request. Based on the ITE Trip Generation manual, 10<sup>th</sup> edition, the PUD is anticipated to generate 73 AM Peak-Hour trips and 98 PM Peak-Hour trips. The study recommended constructing the Veterans Memorial Parkway intersection as a three-lane intersection, with one lane entering and two lanes exiting as separate left and right-turn lanes. The study also recommended considering the addition of a right-turn deceleration lane for traffic entering the PUD from Veterans Memorial Parkway. Please see the Traffic Impact and Access Study for additional information.

### **Restrictive Covenants**

Restrictive Covenants will be applied to the PUD. The Developer will create and record the Restrictive Covenants prior to the sale of any lots.

### **Recreation Area**

The PUD will reserve the required 1.0 acre minimum for recreation. Active components of the PUD recreation may consist of a pool, slide, swings, free-play lawn. The passive components for PUD recreation may consist of a pavilion, seating under pavilion, charcoal grill and fire pit. Please note, the actual recreational components are subject to change based upon the final site plan.



# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia  
Analysis of Impact of Proposed Zoning | June 5, 2018

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### **Infrastructure Dedications to Bryan County**

a. Dedication of Roads

The Owner will construct all roads in accordance with Bryan County and all other applicable standards. All roads that are accessible by the public will be dedicated to Bryan County. Should any of the residential communities be planned as gated, the Developer will establish a Home Owners Association (HOA) to own and maintain the roads and drainage system within the gated community.

b. Water, Sewer and Storm Drainage Systems

The proposed water, sewer and storm drainage systems will be designed and constructed to meet or exceed Bryan County Specifications. The systems are to be dedicated to Bryan County for Ownership.

### **ANALYSIS OF IMPACT OF PROPOSED ZONING CHANGE FOR BUCKHEAD EAST PHASES 10 & 11, BRYAN COUNTY, GEORGIA PUD (Responses in italics)**

i. Whether the proposed reclassification is in conformance with the Comprehensive Plan;

*Yes, the plan is consistent with the Bryan County future land use plan which shows this subject area as "Suburban Area Developing" along with the neighboring Buckhead East Development.*

ii. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purpose of this Ordinance;

*This proposed zoning change will improve the overall county zoning scheme by concentrating development in an area that has been planned and projected for growth. The proposed concentration of development will allow for a sustainable development. Additionally, this area is also adjacent to existing water, sewer, drainage and road infrastructure.*

iii. Whether the proposed reclassification is compatible with or would negatively impact the overall character and land use pattern or a particular piece of property or neighborhood within one (1) mile of the subject lot;

# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | June 5, 2018

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*This proposed zoning change is compatible with the adjacent properties. The intensity of development reflects a similar residential density as the neighboring Buckhead East.*

iv. The adequacy of public facilities and services to serve the lot proposed to be reclassified, 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;

*The PUD will have negligible impact on the existing public facilities and services. This statement is reiterated by the fact that the Belfast River Road Corridor has become the primary Bryan County Development Corridor due to the recently installed water and sewer systems, the Devaul Henderson Park, County Administration Building, McAllister Elementary School, Richmond Hill Middle School and the future Richmond Hill High School. For the PUD, the only anticipated off-site infrastructure improvements include connecting to Bryan County water and sewer infrastructure.*

*Upon 100% build out, the existing roadway network will be minimally impacted by the proposed development. The project's anticipated roadway will connect to Veterans Memorial Parkway and Lake Lily Drive.*

*Bryan County's trash is disposed at the Broadhurst Environmental landfill in Wayne County. Per online research, the landfill accepts between 1,300 and 1,500 tons of trash per day and could, by some estimates, have one hundred thirty (130) years of capacity remaining.*

*The students generated by this development will attend the existing Richmond Hill Schools. It is anticipated that the development's student body will attend McAllister Elementary, Richmond Hill Middle School and Richmond Hill High School. Due to the size of the development, no school facility modifications are anticipated.*

*The water supply for the PUD is anticipated to extend from the existing 12-Inch water line on Veterans Memorial Parkway and the 8-Inch water line at the end of Lake Lily Drive.*

*Sewer generated by the PUD is anticipated to be collected and conveyed by gravity sewer extending from the existing gravity sewer located between Veterans Memorial Parkway and Lake Lily Drive.*

*Finally, this project has a projected build out of approximately three years. As indicated above, the only anticipated infrastructure improvements shall consist of the PUD connecting to the County's existing water and sewer facilities. These connections are anticipated to be made during the initial site development of the PUD.*

# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia  
Analysis of Impact of Proposed Zoning | June 5, 2018

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v. Whether the proposed reclassification will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage, soil erosion and sedimentation and flooding;

*The project site includes jurisdictional wetlands. Jurisdictional wetlands will be protected and preserved in accordance with USACE Guidelines. Minimal impact is expected due to two proposed road crossings anticipated to be permitted under the Nationwide Permit process and the control of storm water runoff by using Best Management Practices. No significant groundwater recharge areas, water supply watersheds or protected river corridors exist within the development.*

*The project area does not have any known significant historical or cultural value to the local community, region, or state.*

vi. Whether the proposed reclassification will adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of any adjacent neighborhoods;

*The majority of the adjacent existing uses bordering the PUD are residential, commercial and churches. The opposite side of Hwy 144 is mostly undeveloped. As previously mentioned the Belfast River Road Corridor has become the primary Bryan County Development Corridor due to the recently installed water & sewer systems, the Devaul Henderson Park, County Administration Building, McAllister Elementary School and the Richmond Hill Middle School. Therefore, the PUD is not anticipated to adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of any adjacent neighborhoods.*

vii. Whether the proposed reclassification could adversely affect market values of nearby lots;

*This project is not anticipated to adversely affect the market values of the nearby lots.*

viii. Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to: schools, parks and recreational facilities, storm water drainage systems, water supplies, wastewater treatment, solid waste services, roads or police and fire protection beyond the existing ability of the County or Board of Education to provide;

*Public facilities are expected to be minimally impacted as the size of the PUD does not anticipate the need for the expansion of existing facilities. Recreational facilities and open spaces are required to be built within the PUD per Bryan County's PUD requirements.*

# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | June 5, 2018

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*Upon 100% build out, the existing roadway network is adequate to accommodate the proposed development. Hwy 144 is being widened to four lanes by the Georgia Department of Transportation. The PUD will connect to existing roads internal to the existing Buckhead East PUD, including Veterans Memorial Parkway and Lake Lily Drive without having to impact Hwy 144.*

*Bryan County's trash is disposed at the Broadhurst Environmental landfill in Wayne County. Per online research, the landfill accepts up to 1,500 tons of trash per day and could, by some estimates, have one hundred thirty (130) years of capacity remaining.*

*Recently, both the Richmond Hill Middle School and McAllister Elementary Schools were constructed. A new high school is under development, too. These schools are anticipated to serve students living within the PUD.*

ix. Whether there are other existing or changing conditions affecting the use and development of the lot proposed to be reclassified which give supporting grounds for either approval or disapproval of the proposed reclassification;

*There are not any known existing or changing conditions in the immediate area. The improvements made to Hwy 144 to accommodate travel, the existing DeVaul Henderson Park, new schools and County Complex are in place to support existing and future growth in the immediate area.*

x. The existing uses and zoning of nearby lots;

*The existing uses of nearby lots are residential, commercial and churches. The zoning of nearby lots consists of A-5, BN, B-1 and PUD.*

xi. The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning;

*Upon reclassification and 100% build out of this project, the project is projected to have a value of approximately \$30.5 million. Without the reclassification, 54% of the property would have a cemetery land use and only 46% of the property would have value as commercial and multi-family.*

xii. The extent that any diminished property value of the lot proposed to be reclassified resulting from its existing zoning restrictions promotes the health, safety, morals and

# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | June 5, 2018

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general welfare of the public;

*There are not any anticipated diminished property values.*

xiii. The relative gain to the public, as compared to the hardship imposed upon Petitioner, by the existing zoning restrictions;

*There are not any known gains to the public regarding the existing zoning of this parcel. However, upon rezoning, the public will gain additional public and private facilities and services. Also, jobs will be created as a result of the development, connection fees will be paid to Bryan County to debt service existing County loans and property taxes will be generated.*

xiv. The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes;

*Prior to the current and projected growth, the land use was suitable. However, due to the current and projected growth in the region, the property is situated such that the proposed uses provide a better solution for the Owner and the County. The proximity of the PUD to schools, parks, water and sewer infrastructure, along with the transportation network, makes the site an ideal area for a PUD. Also, note that the PUD is required to provide 20% dedicated open space. The 20% open space, coupled with less impervious coverage, less infrastructure, less environmental impact and buffers, promotes rezoning to the proposed PUD.*

xv. The length of time the lot proposed to be reclassified has been non-income producing as zoned;

*The project site has remained undeveloped and non-income producing for eleven years, except for nominal income produced from silviculture. However, the proposed uses will generate significantly increased income for the county. As above indicated the tax assessed value of silviculture versus development for this site are respectively \$31 thousand versus \$30 million.*

xvi. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby districts;

*The proposed rezoning will create compatible land uses. The nearby properties are used for residential purposes.*

# Buckhead East Phases 10 & 11

## PUD Application

East Buckhead, LLC | Bryan County, Georgia  
Analysis of Impact of Proposed Zoning | June 5, 2018

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xvii. Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification;

*In order to provide the uses necessary to develop the community as proposed, rezoning is necessary. The PUD classification allows for the protection of the adjacent property owners and public, while allowing for creative alternatives to typical development patterns and zoning standards.*

xviii. Applications for a Zoning Map Reclassification which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme.

*As part of this zoning submittal, a conceptual land use master plan and application indicating maximum development density, minimum setbacks, minimum lot dimensions, minimum open space, minimum buffers and minimum recreation space has been included. Upon further development, specific site development plans will be submitted to Bryan County for review and approval.*



DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604

Regulatory Division  
SAS-2017-00205

MAY 02 2017

Mr. Earl Benson  
Bryan Land and Timber, LLC  
5066 Tucker Ridge  
Macon, Georgia 31210

Dear Mr. Benson:

I refer to a letter dated March 15, 2017, and supplemental information received on April 25, 2017, submitted on your behalf by Mr. Charles Way of Coleman Company, Incorporated, requesting a delineation of aquatic resources for your 16.46 acre tract (1.21 acres of aquatic resources, 15.22 acres of upland). The project site is located off of Veterans Memorial Parkway, near the City of Richmond Hill, Bryan County, Georgia (Latitude 31.8790, Longitude -81.2604). This project has been assigned number SAS-2017-00205 and it is important that you refer to this number in all communication concerning this matter.

The enclosed survey entitled "16.43 ACRES, PARCEL J5, SHEET 1 OF 3 THROUGH SHEET 3 OF 3, dated, April 25, 2017, and signed by Registered Land Surveyor, Thomas G. Gammon, 3005, identifies the delineation limits of all aquatic resources within the review area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date.

Please be advised, aquatic resources that are under the jurisdiction of Section 404 of the Clean Water Act (33 United States Code (U.S.C.) § 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403) may require a permit for the placement of dredged or fill material or mechanized land clearing of those aquatic resources may require prior Department of the Army authorization pursuant to Section 404.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or

denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

A copy of this letter is being provided to the following party: Mr. Charles Way, Coleman Company, Incorporated, 17 Park of Commerce, Suite 201, Savannah, Georgia 31405.

Thank you in advance for completing our on-line Customer Survey Form located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey). We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call me at 912-652-5048.

Sincerely,



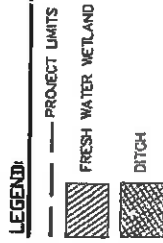
Sarah F. Spatzer  
Regulatory Specialist, Coastal Branch

Enclosures





THOMAS G. GAMMON  
GA. REG. LAND SURVEYOR  
LICENSE NO. 3005



USAGE - U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION  
LINE SURVEY OF:

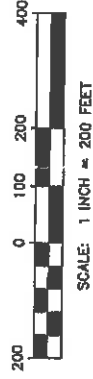
**16.43 ACRES, PARCEL J6**

20TH G.M. DISTRICT, CITY OF RICHMOND HILL  
BRYAN COUNTY, GEORGIA

PREPARED FOR:  
**BUCKHEAD EAST, LLC**

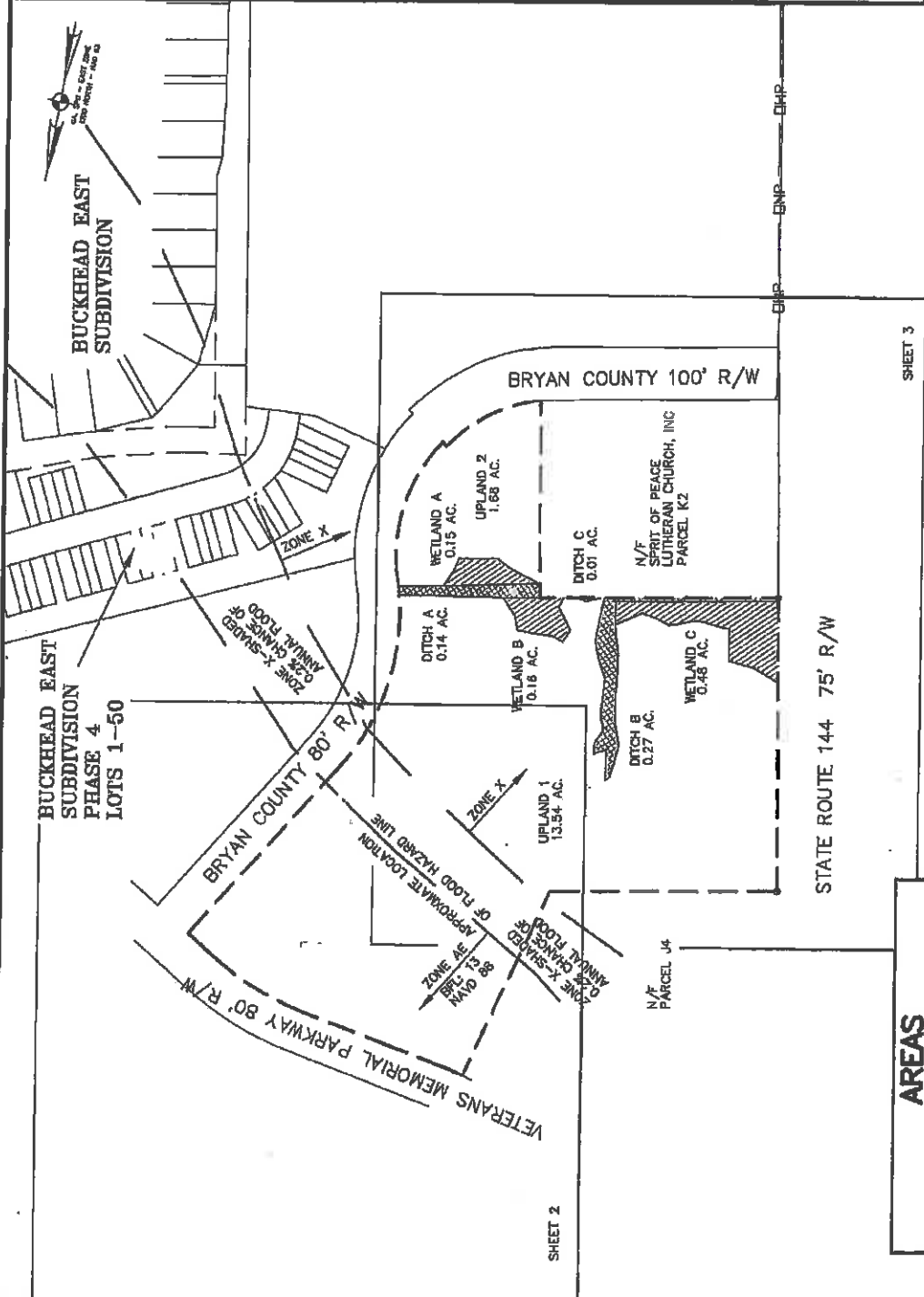
PREPARED BY:  
**GAMMON SURVEYING & ASSOCIATES, LLC**

6 RIVER BLUFF DRIVE  
SAVANNAH, GEORGIA, 31406 / (912) 655-4891



PLAT DATE 2/14/2017  
FILE NUMBER D0333\_16-WET

SHEET 1 OF 3



- NOTES:**
1. USACE JURISDICTION LINES SHOWN HEREON WERE ESTABLISHED BY COLEMAN COMPANY, INC. JANUARY, 2017.
  2. THE COORDINATES SHOWN HEREON ARE BASED UPON THE GEORGIA STATE PLANE (EAST ZONE NAD83), AND WERE OBTAINED USING RTK-GPS TECHNOLOGY UTILIZING A CHAMPION TR0 RECEIVER AND EGPS SOLUTIONS (IRS NETWORK).
  3. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION.

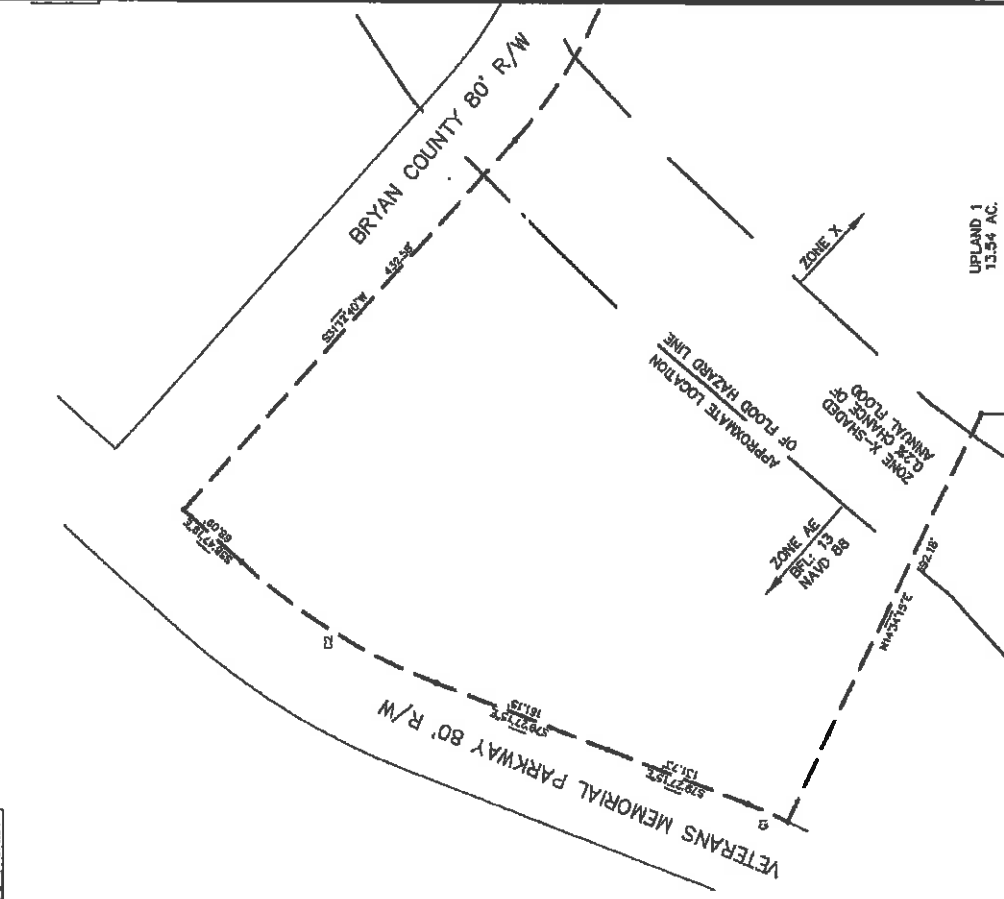
AREAS	
UPLAND . . . . .	15.22 ACRES
WETLAND . . . . .	0.79 ACRES
DITCH . . . . .	0.42 ACRES
<b>TOTAL . . . . .</b>	<b>16.43 ACRES</b>

SHEET 3

SHEET 2

CURVE	LENGTH	RAIUS	ORD. BEG.	CHORD
C1	57.82	540.00	877+25.27E	37.91
C2	201.86	250.00	888+27.17W	200.87
C3	16.53	243.00	897+25.17W	16.48
C4	16.53	243.00	897+25.17W	16.48
C5	13.34	443.00	897+25.17E	13.34
C6	228.33	310.00	897+25.17E	275.36
C7	208.51	500.00	897+25.17E	204.34

LINE	BEARING	LENGTH
L1	195°32'29"W	15.00
L2	195°32'29"W	15.00
L3	87°25'27"E	187.82
L4	87°25'27"E	187.82
L5	89°25'17"W	30.83
L6	89°25'17"W	29.83
L7	87°25'17"W	30.83
L8	87°25'17"W	26.74
L9	87°25'17"W	26.74
L10	172°41'58"W	8.92
L11	172°41'58"W	8.92
L12	186°54'00"E	26.49
L13	186°54'00"E	45.72
L14	188°19'32"E	48.05
L15	188°19'32"E	50.43
L16	187°21'39"E	49.93
L17	187°21'39"E	49.93
L18	184°58'40"E	25.30
L19	184°58'40"E	26.70
L20	186°48'17"E	43.15
L21	186°48'17"E	27.54
L22	182°01'44"E	26.89
L23	182°01'44"E	46.18
L24	182°01'44"E	46.18
L25	182°01'44"E	25.46
L26	177°04'37"E	311.26
L27	180°20'12"W	44.84
L28	180°20'12"W	34.20
L29	182°52'05"E	30.53
L30	182°52'05"E	91.52
L31	182°52'05"E	44.38
L32	182°52'05"E	26.68
L33	182°52'05"E	23.17
L34	182°52'05"E	23.17
L35	182°52'05"E	23.17
L36	182°52'05"E	23.17
L37	182°52'05"E	23.17
L38	182°52'05"E	23.17
L39	182°52'05"E	23.17
L40	182°52'05"E	23.17
L41	182°52'05"E	23.17
L42	182°52'05"E	23.17
L43	182°52'05"E	23.17
L44	182°52'05"E	23.17
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L49	182°52'05"E	23.17
L50	182°52'05"E	23.17
L51	182°52'05"E	23.17
L52	182°52'05"E	23.17
L53	182°52'05"E	23.17
L54	182°52'05"E	23.17
L55	182°52'05"E	23.17



THOMAS G. GAMMON  
 GA. REG. LAND SURVEYOR  
 LICENSE NO. 3005

**LEGEND:**

- PROJECT LIMITS
- FRESH WATER WETLAND
- DITCH

USACE - U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION  
 LINE SURVEY OF:

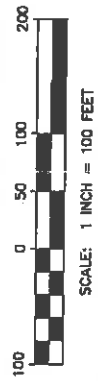
**16.43 ACRES, PARCEL J5**

20TH. G.M. DISTRICT, CITY OF RICHMOND HILL  
 BRYAN COUNTY, GEORGIA

PREPARED FOR:  
**BUCHHEAD EAST, LLC**

PREPARED BY:  
**GAMMON SURVEYING & ASSOCIATES, LLC**

6 RIVER BLUFF DRIVE  
 SAVANNAH, GEORGIA, 31405 / (912) 655-4891



PLAT DATE 2/14/2017  
 FILE NUMBER 00553-16-NET



THOMAS G. GAMMON  
GA. REG. LAND SURVEYOR  
LICENSE NO. 3005

**LEGEND:**

- PROJECT LIMITS
- FRESH WATER WETLAND
- DITCH

USACE - U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION  
LINE SURVEY OF:

**16.43 ACRES, PARCEL J5**

20TH. G.M. DISTRICT, CITY OF RICHMOND HILL  
BRYAN COUNTY, GEORGIA

PREPARED FOR:  
**BUCHHEAD EAST, LLC**

PREPARED BY:

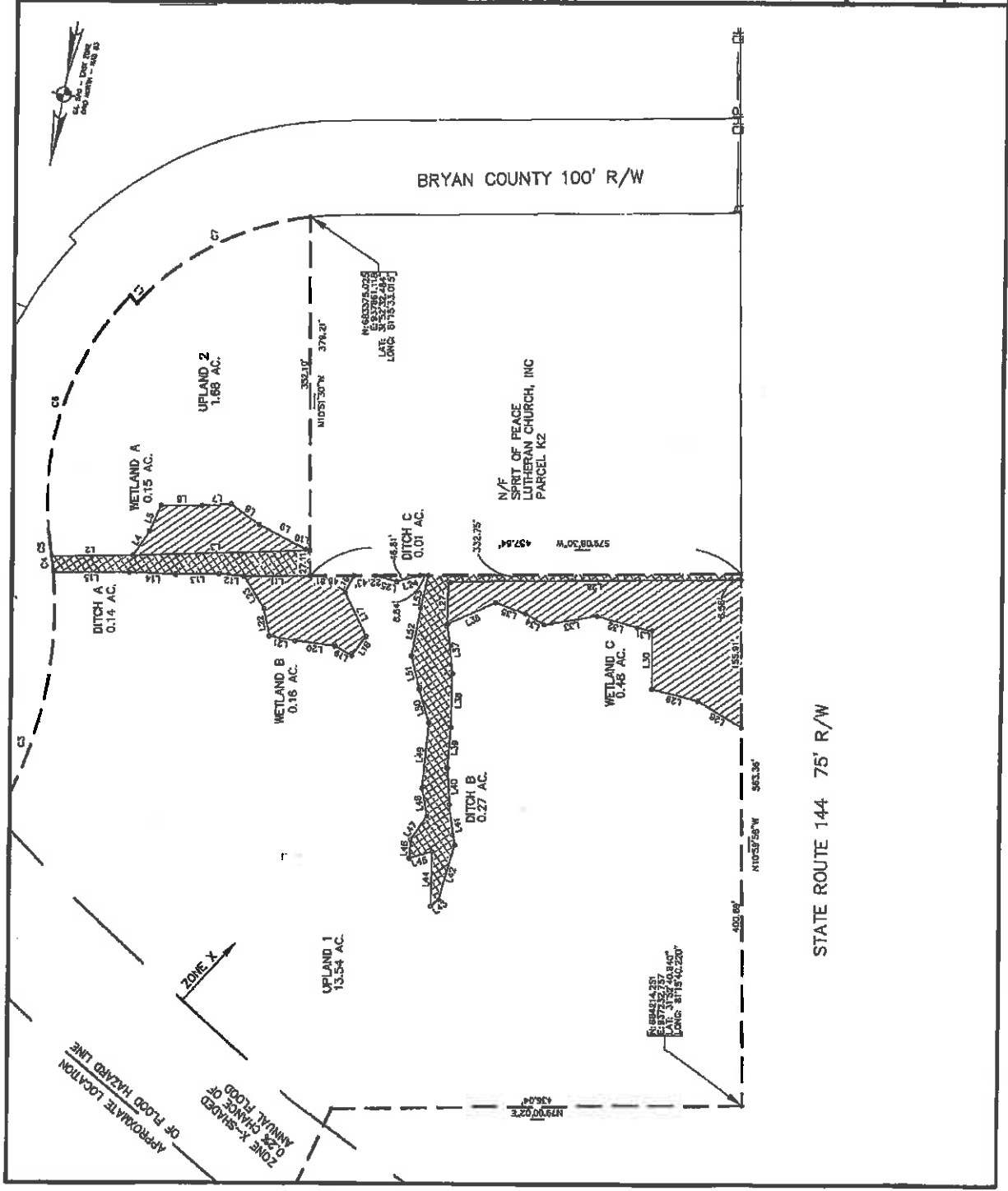
**GAMMON SURVEYING & ASSOCIATES, LLC**

6 RIVER BLUFF DRIVE  
SAVANNAH, GEORGIA, 31406 / (912) 655-4891



PLAT DATE 2/14/2017  
FILE NUMBER 00353-16-MET

SHEET 3 OF 3



STATE ROUTE 144 75' R/W

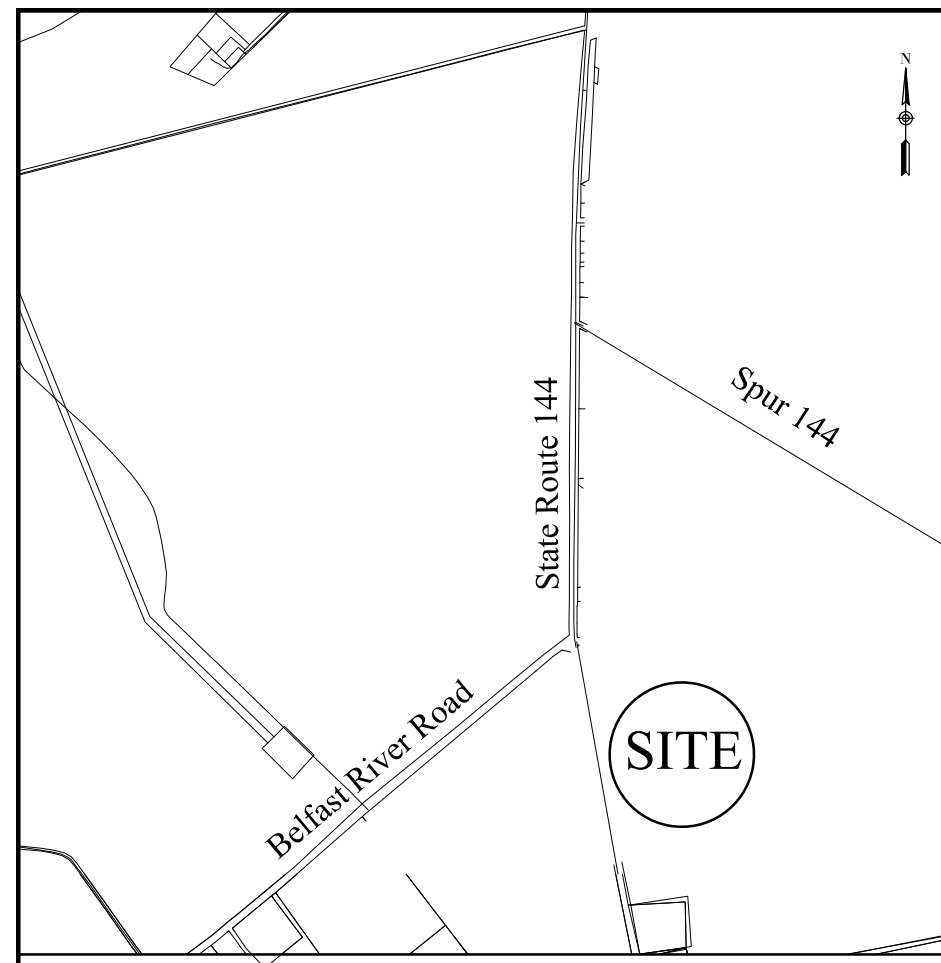


BUCKHEAD EAST PHASES 10 & 11  
 PLANNED UNIT DEVELOPMENT  
 MASTER PLAN

PREPARED FOR:  
 EAST BUCKHEAD, LLC

PREPARED BY:  
 PITTMAN ENGINEERING CO, LLC

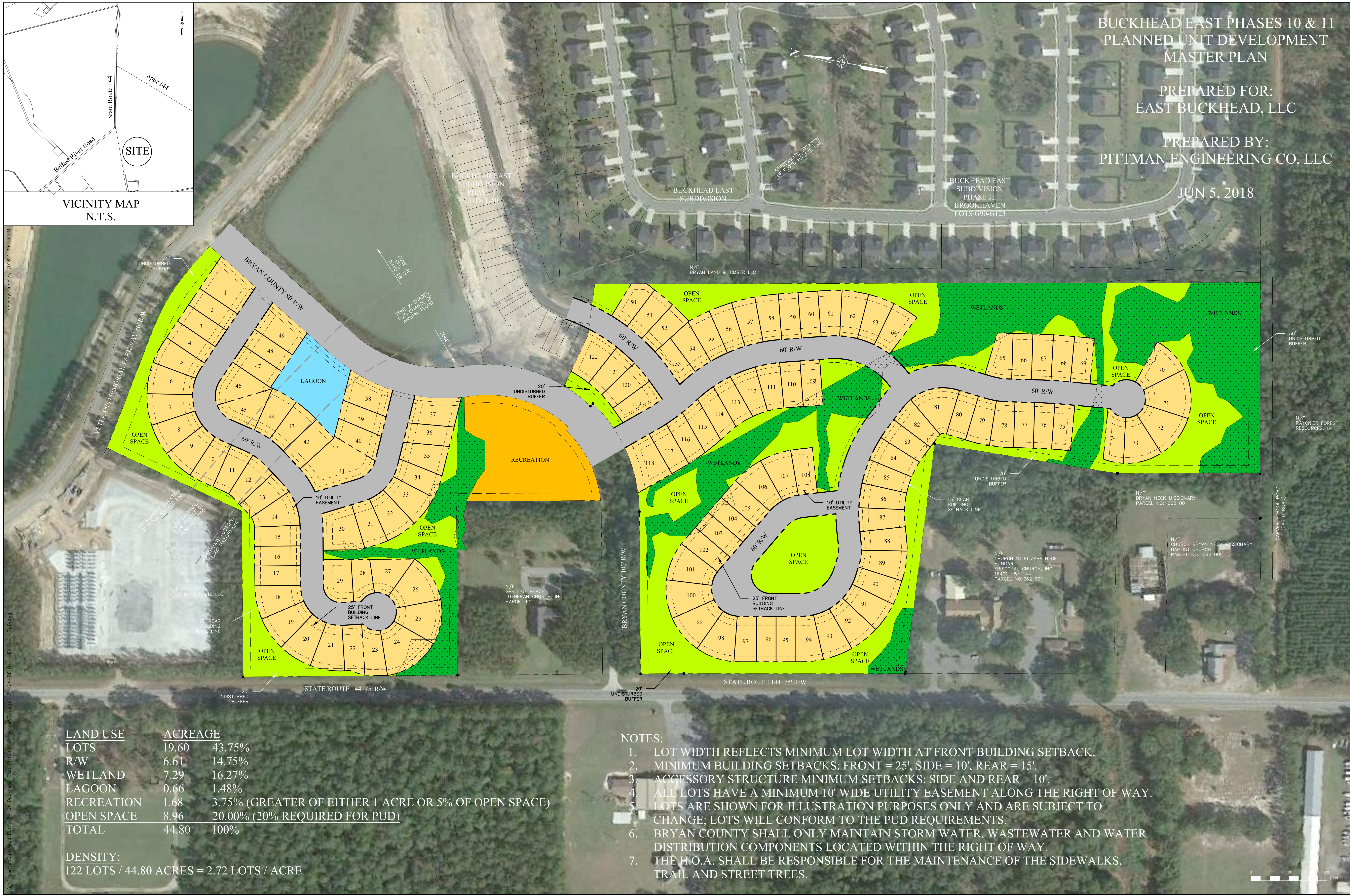
JUN 5, 2018



VICINITY MAP  
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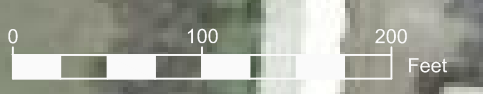


LAND USE	ACREAGE	
LOTS	19.60	43.75%
R/W	6.61	14.75%
WETLAND	7.29	16.27%
LAGOON	0.66	1.48%
RECREATION	1.68	3.75% (GREATER OF EITHER 1 ACRE OR 5% OF OPEN SPACE)
OPEN SPACE	8.96	20.00% (20% REQUIRED FOR PUD)
TOTAL	44.80	100%

DENSITY:  
 122 LOTS / 44.80 ACRES = 2.72 LOTS / ACRE

NOTES:

1. LOT WIDTH REFLECTS MINIMUM LOT WIDTH AT FRONT BUILDING SETBACK.
2. MINIMUM BUILDING SETBACKS: FRONT = 25', SIDE = 10', REAR = 15'.
3. ACCESSORY STRUCTURE MINIMUM SETBACKS: SIDE AND REAR = 10'.
4. ALL LOTS HAVE A MINIMUM 10' WIDE UTILITY EASEMENT ALONG THE RIGHT OF WAY.
5. LOTS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE; LOTS WILL CONFORM TO THE PUD REQUIREMENTS.
6. BRYAN COUNTY SHALL ONLY MAINTAIN STORM WATER, WASTEWATER AND WATER DISTRIBUTION COMPONENTS LOCATED WITHIN THE RIGHT OF WAY.
7. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS, TRAIL AND STREET TREES.



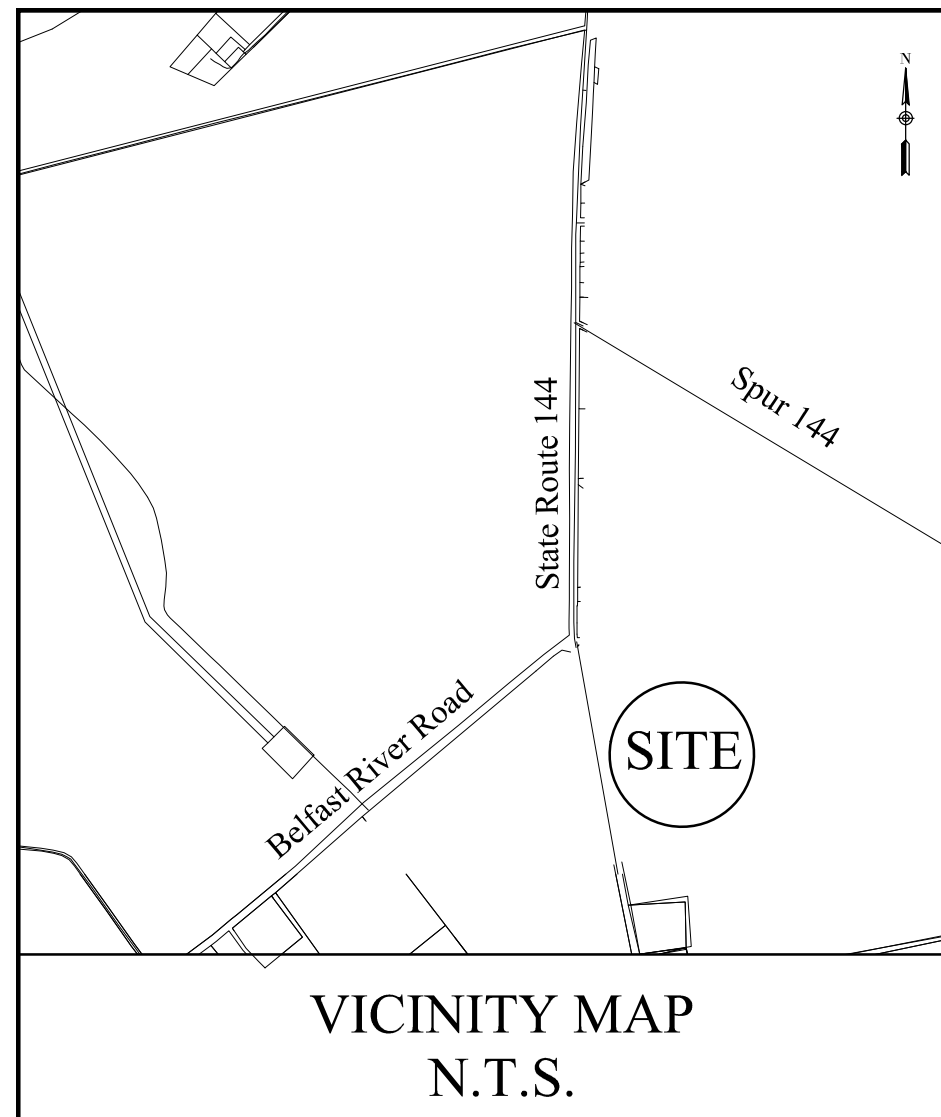


BUCKHEAD EAST PHASES 10 & 11  
 PLANNED UNIT DEVELOPMENT  
 MASTER PLAN

PREPARED FOR:  
 EAST BUCKHEAD, LLC

PREPARED BY:  
 PITTMAN ENGINEERING CO, LLC

JUN 5, 2018



Tuesday, June 5, 2018 1:10:11 PM

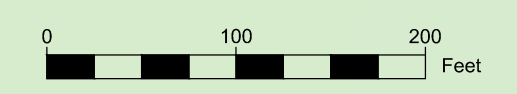
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LAND USE	ACREAGE	
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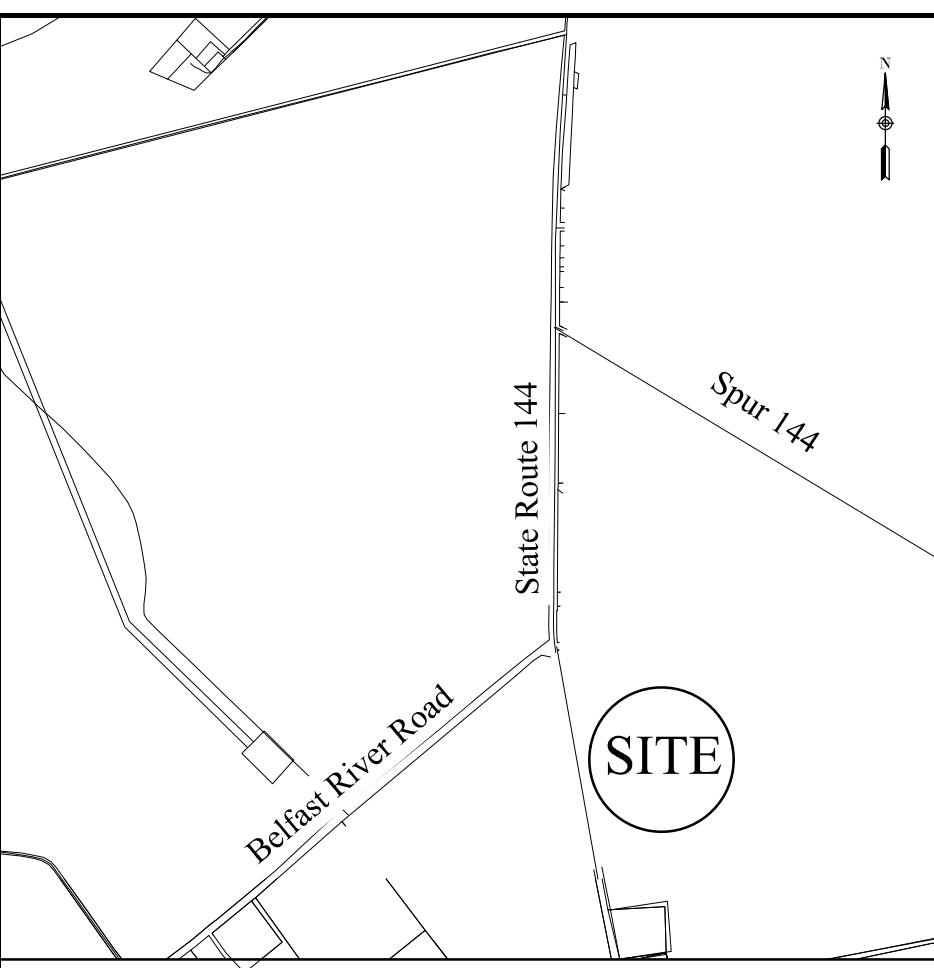


BUCKHEAD EAST PHASES 10 & 11  
 PLANNED UNIT DEVELOPMENT  
 PROPOSED LAND USE EXHIBIT

PREPARED FOR:  
 EAST BUCKHEAD, LLC

PREPARED BY:  
 PITTMAN ENGINEERING CO, LLC

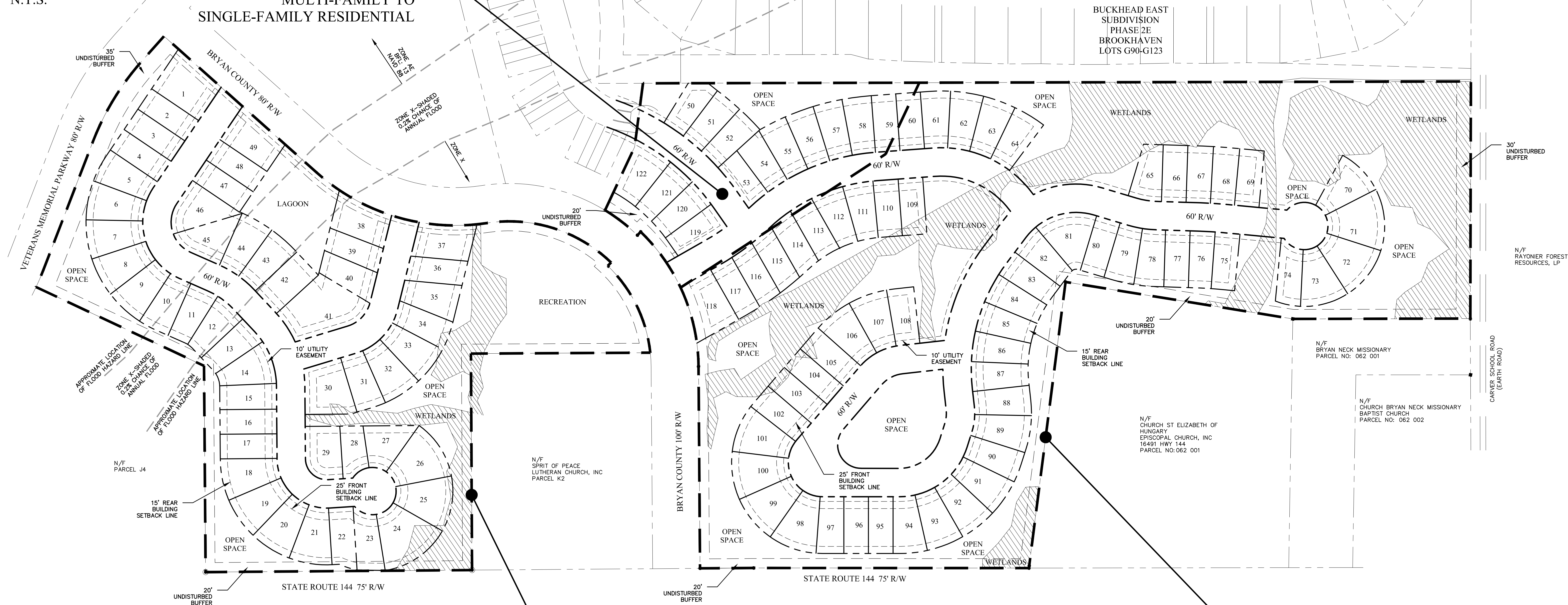
JUN 5, 2018



CONVERT 3.92 ACRES  
 MULTI-FAMILY TO  
 SINGLE-FAMILY RESIDENTIAL

CONVERT 16.42 ACRES  
 COMMERCIAL TO  
 SINGLE-FAMILY RESIDENTIAL

CONVERT 24.48 ACRES  
 CEMETARY TO  
 SINGLE-FAMILY RESIDENTIAL



LAND USE IDENTIFIED IN CURRENT PUD	ACRES	PROPOSED LAND USE
COMMERCIAL	16.42	SINGLE-FAMILY
MULTI-FAMILY	3.92	SINGLE-FAMILY
CEMETARY	24.48	SINGLE-FAMILY



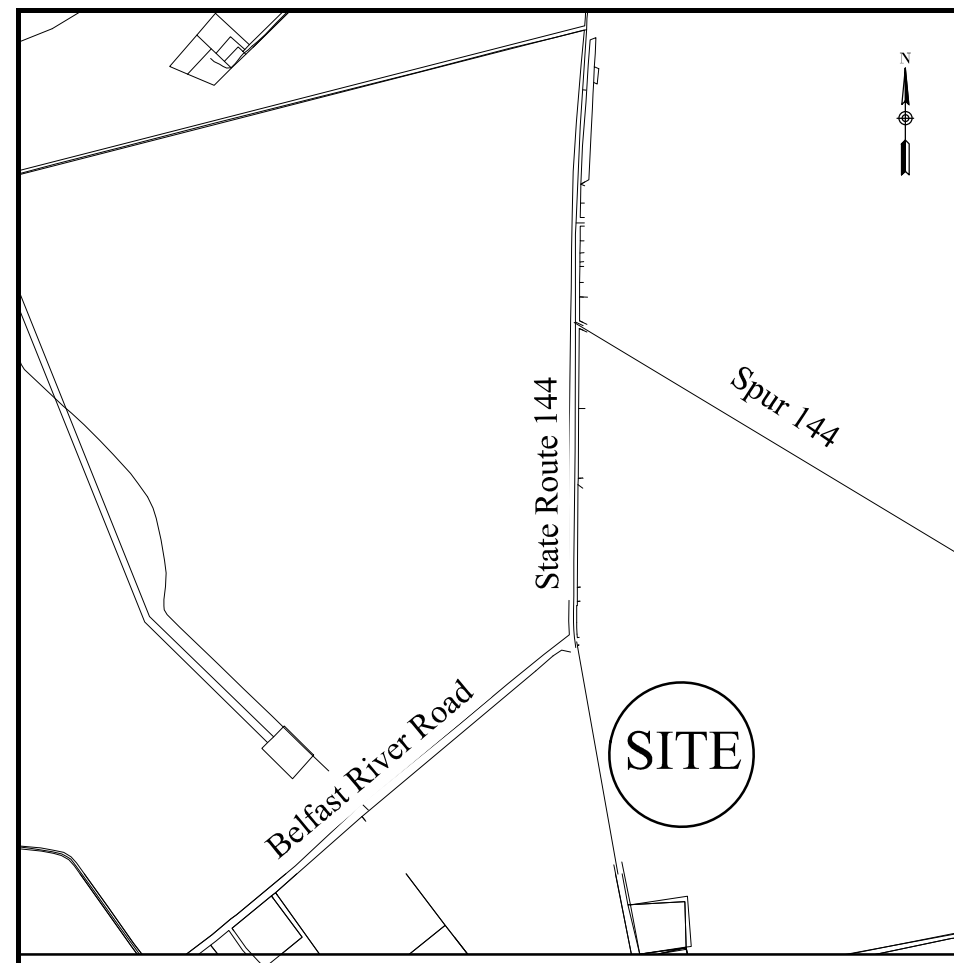
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BUCKHEAD EAST PHASES 10 & 11  
 PLANNED UNIT DEVELOPMENT  
 EXISTING TOPOGRAPHY EXHIBIT

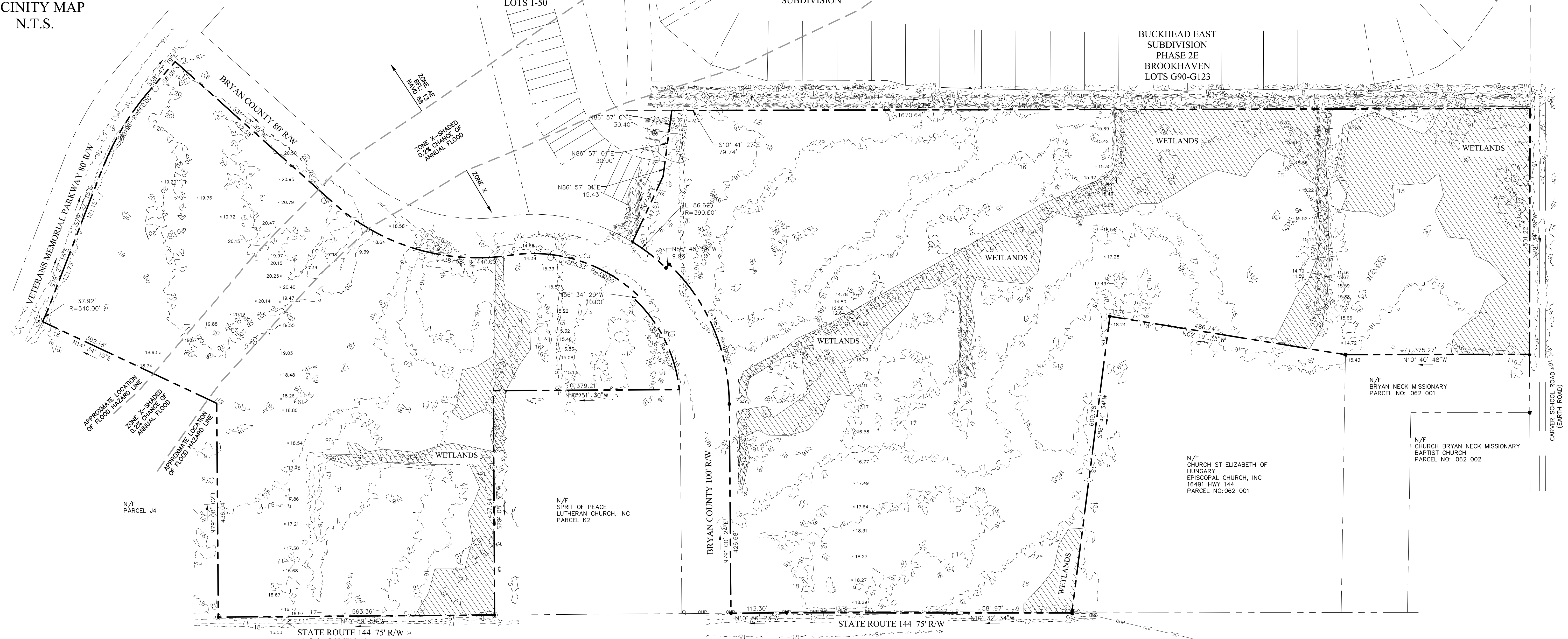
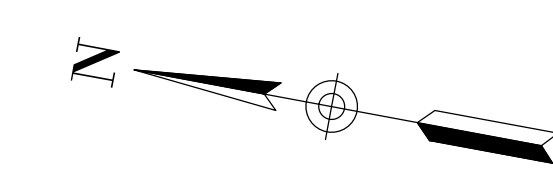
PREPARED FOR:  
 EAST BUCKHEAD, LLC

PREPARED BY:  
 PITTMAN ENGINEERING CO, LLC

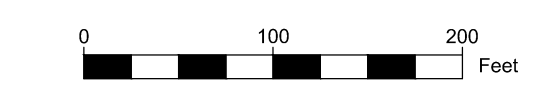
JUN 5, 2018



VICINITY MAP  
 N.T.S.



NOTE:  
 BOUNDARY, WETLAND  
 AND TOPOGRAPHIC SURVEY  
 INFORMATION PREPARED AND  
 PROVIDED BY  
 GAMMON SURVEYING



S:\Projects\Buckhead East\17-104-Buckhead East\Drawings\Exhibits\17-104-BE10+11-EXH-02-TOPO.dwg

Tuesday, June 5, 2018 11:11:15 PM

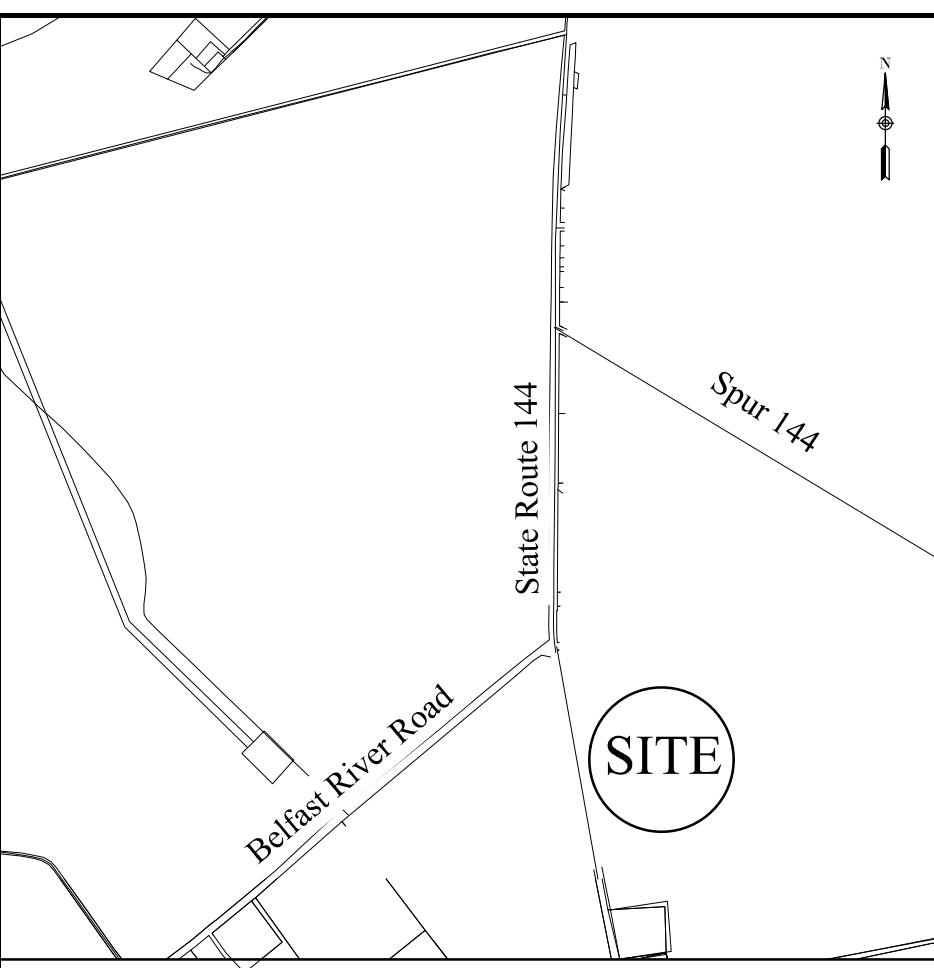


BUCKHEAD EAST PHASES 10 & 11  
 PLANNED UNIT DEVELOPMENT  
 ADJACENT PROPERTY OWNERS EXHIBIT

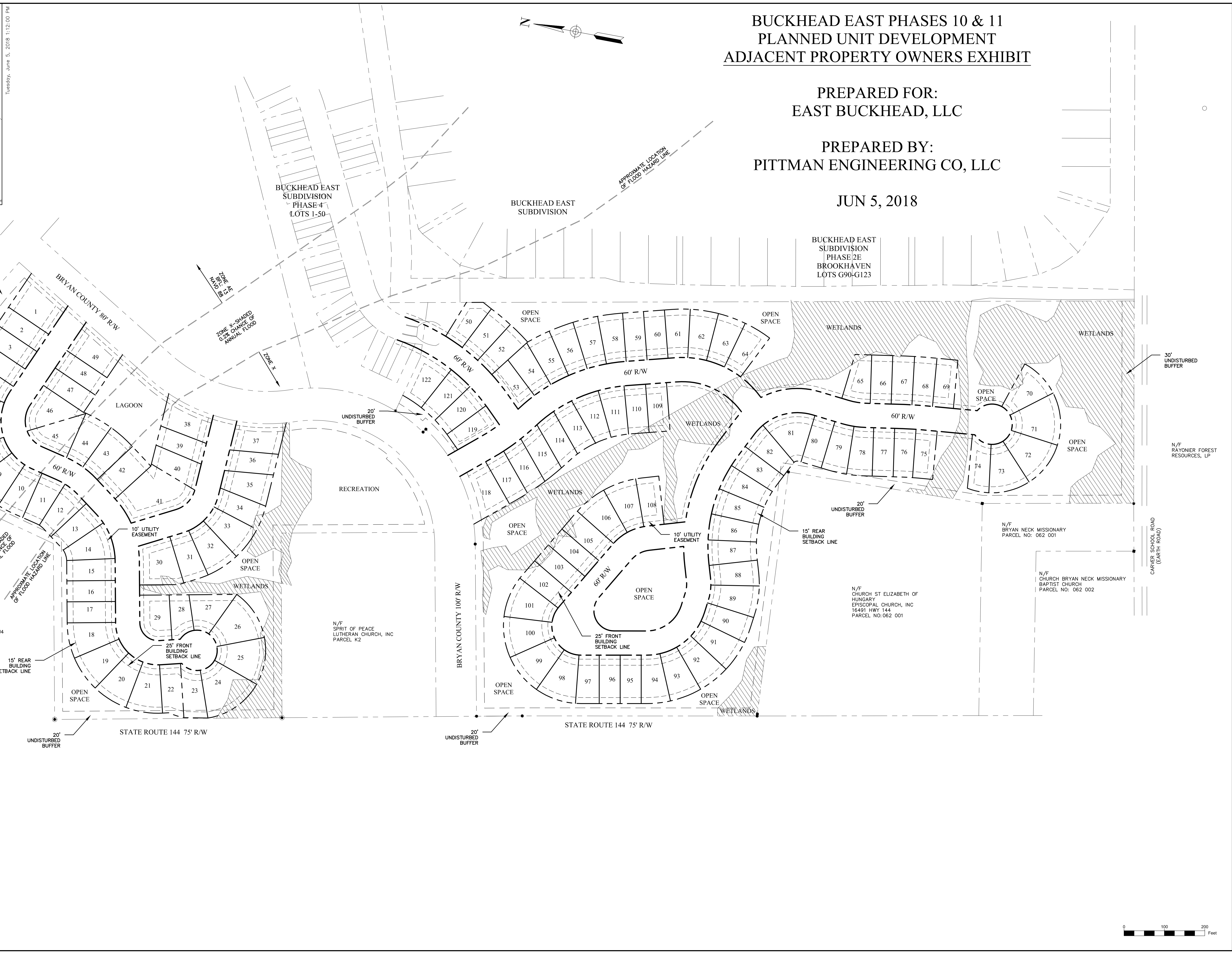
PREPARED FOR:  
 EAST BUCKHEAD, LLC

PREPARED BY:  
 PITTMAN ENGINEERING CO, LLC

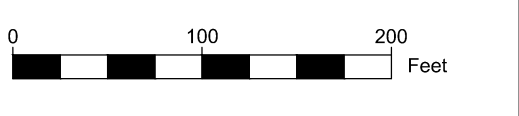
JUN 5, 2018



VICINITY MAP  
 N.T.S.



S:\Projects\Buckhead East\17-104-Buckhead East PH10+11\Drawings\Exhibits\17-104-BE10+11-EXH-03-AD.dwg





# BRYAN LAND & TIMBER, LLC. 510.46 ACRES RESIDENTIAL MASTER PLAN UPDATE

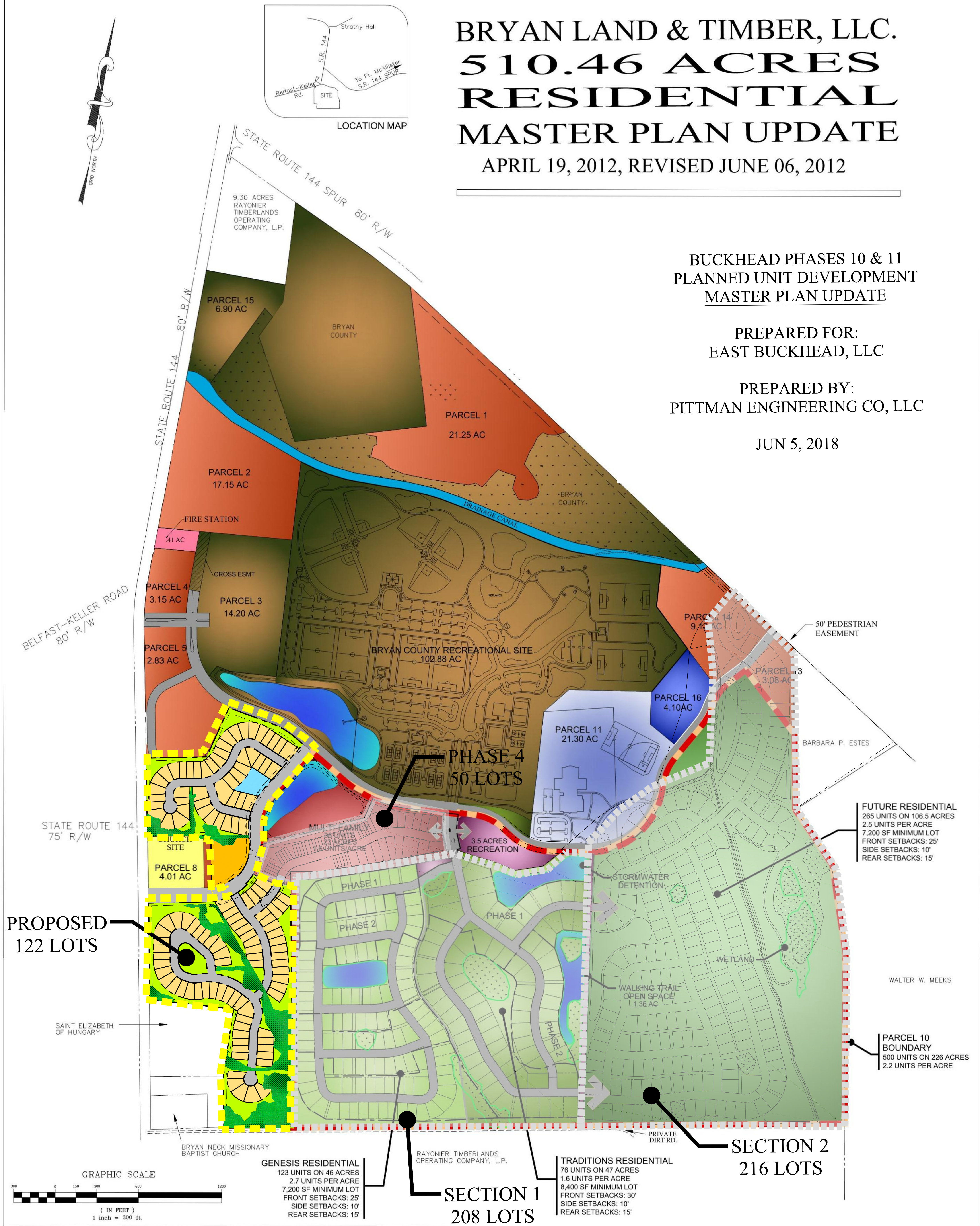
APRIL 19, 2012, REVISED JUNE 06, 2012

BUCKHEAD PHASES 10 & 11  
PLANNED UNIT DEVELOPMENT  
MASTER PLAN UPDATE

PREPARED FOR:  
EAST BUCKHEAD, LLC

PREPARED BY:  
PITTMAN ENGINEERING CO, LLC

JUN 5, 2018



**GENESIS RESIDENTIAL**  
123 UNITS ON 46 ACRES  
2.7 UNITS PER ACRE  
7,200 SF MINIMUM LOT  
FRONT SETBACKS: 25'  
SIDE SETBACKS: 10'  
REAR SETBACKS: 15'

**SECTION 1**  
208 LOTS

**TRADITIONS RESIDENTIAL**  
76 UNITS ON 47 ACRES  
1.6 UNITS PER ACRE  
8,400 SF MINIMUM LOT  
FRONT SETBACKS: 30'  
SIDE SETBACKS: 10'  
REAR SETBACKS: 15'

**SECTION 2**  
216 LOTS

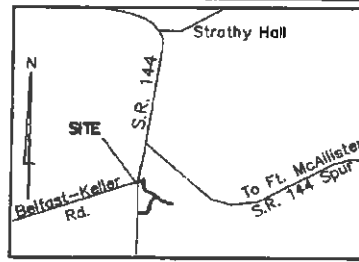
PHASE	LOT COUNT
SECTION 1	208
SECTION 2	216
PHASE 4	50
<b>TOTAL</b>	<b>474</b>

**500 CURRENTLY APPROVED LOTS**  
500 APPROVED LOTS  
- 474 LOTS  
= 26 REMAINING LOTS IN CURRENT PUD

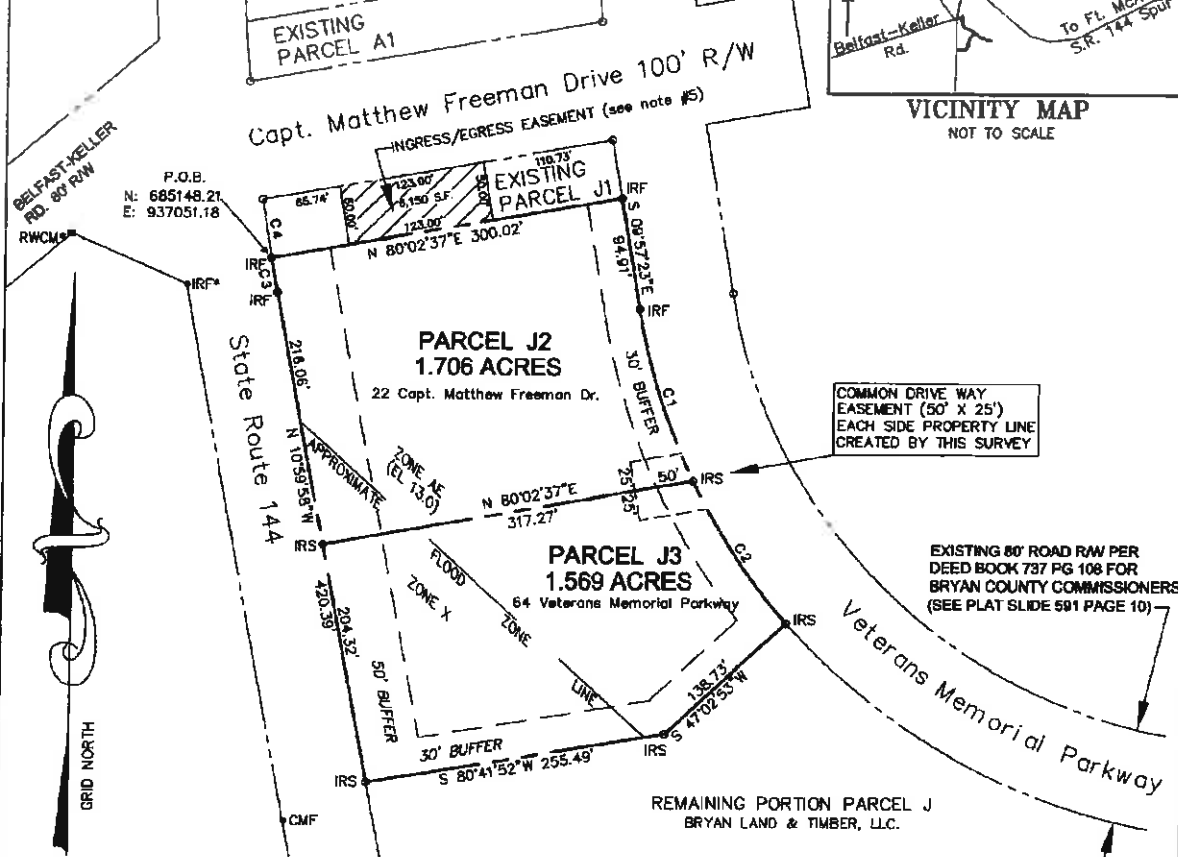
**122 PROPOSED LOTS FOR SECTION 3**  
122 PROPOSED LOTS  
- 26 REMAINING LOTS  
= 96 ADDITIONAL LOTS



Curve	Radius	Length	Chord	Chord Bear.
C1	540.00'	152.84'	152.83'	S 18°03'53" E
C2	540.00'	144.41'	143.99'	S 33°30'03" E
C3	1875.06'	29.89'	29.89'	N 10°32'45" W
C4	1875.06'	50.00'	50.00'	S 09°10'42" E



VICINITY MAP  
NOT TO SCALE



GENERAL NOTES:

1. THE CURRENT ZONING CLASSIFICATION FOR THIS PROPERTY IS PUD. SETBACKS AS FOLLOWS: F-75', SIDE AND REAR-50'.
2. BASIS FOR BEARINGS: PLAT BY THIS OFFICE PREPARED FOR BRYAN LAND & TIMBER, LLC DATED JAN. 15, 2005 BEING 510.46 ACRES "PARCELS A-L" RECORDED AT PLAT SLIDE 548 PAGE 6. COORDINATES SHOWN ARE SPC EAST ZONE NAD 83 (1994).
3. R/W WIDTH AND LAYOUT FOR STATE ROUTE 144 TAKEN FROM D.O.T. PLANS DATED AUGUST 29, 1952 - PROJECT NO. S-0630(1).
4. ACCORDING TO F.E.M.A. MAPS FOR BRYAN COUNTY, DATED 3/2/09 MAP NO. 13029C0295C, A PORTION OF PARCEL J2 DOES LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA".
5. PARCEL J1 (OWNED BY BRYAN COUNTY) SERVES AS A BUFFER AND ALSO AS AN INGRESS/EGRESS EASEMENT FOR PARCEL J2.
6. DRAINAGE, DETENTION AND STORMWATER CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH BRYAN COUNTY ORDINANCE AT THE TIME OF SITE PLAN REVIEW.

PROPERTY CORNER LEGEND

- AXLE = CAR/WAGON AXLE
- AIF = ANGLE IRON
- CMF = CONCRETE MARKER
- R/W CMF = DOT MARKER
- IPF = IRON PIPE
- IBF = IRON BAR
- IRF = IRON ROD
- F = FOUND S = SET
- \* = BENT / BROKEN
- IRS = 5/8" IRON REBAR SET WITH YELLOW CAP STAMPED
- "SEGA SURVEYING GA #2538"

ERROR OF CLOSURE:

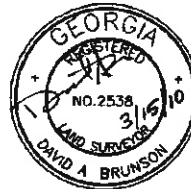
FIELD: 1/23,797  
 PLAT: 1/60,000+  
 EQUIPMENT USED:  
 TOPCON 225GTS  
 ADJUSTMENT METHOD:  
 LEAST SQUARES

IN MY OPINION THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH MINIMUM STANDARDS OF GEORGIA LAW.

Georgia, Bryan County  
 Recorded in Plat Book  
 1019 Page 167  
 Date 4-1-10  
 20090101000  
 Clark Superior Court

APPROVED UNDER ARTICLE XIV  
 Approved in Accordance with Bryan County Subdivision Regulations

*Kyle J. Coan* 3.21.10  
 Planning Director Date of Approval  
*Kathy Hicks* March 29, 2010  
 911 Address Director Date of Approval



PREPARED FOR:  
 BRYAN LAND & TIMBER, LLC.

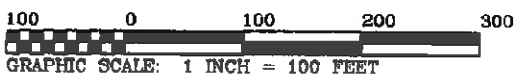
PLAT PREPARATION DATE:  
 MARCH 15, 2010

FIELD WORK COMPLETED:  
 FEBRUARY 2010

JDB # 10-33B

PARCELS J2 & J3  
 BEING A PORTION OF PARCEL J

20TH G.M.D.  
 BRYAN COUNTY, GEORGIA

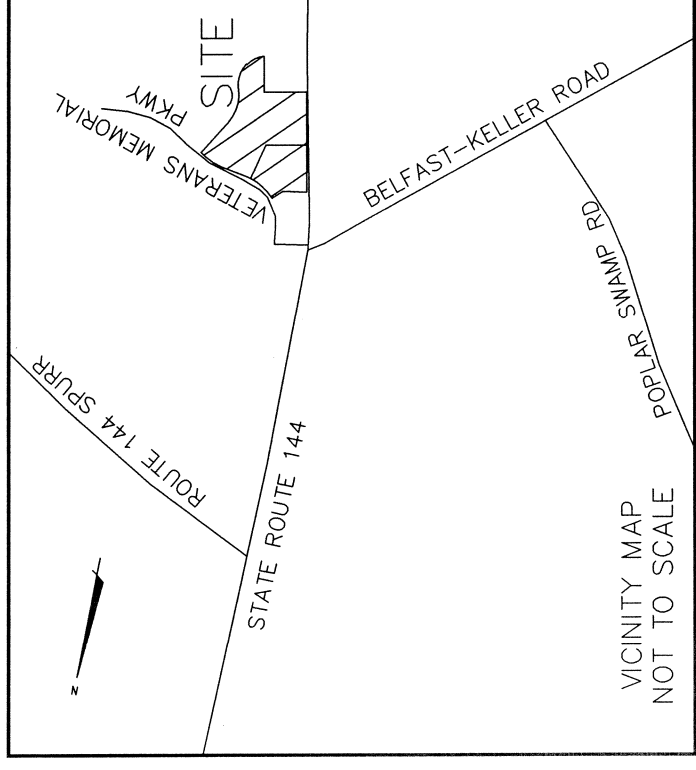


SOUTHEAST GEORGIA  
 SURVEYING & MAPPING

P.O. BOX 968 RICHMOND HILL, GA 31324

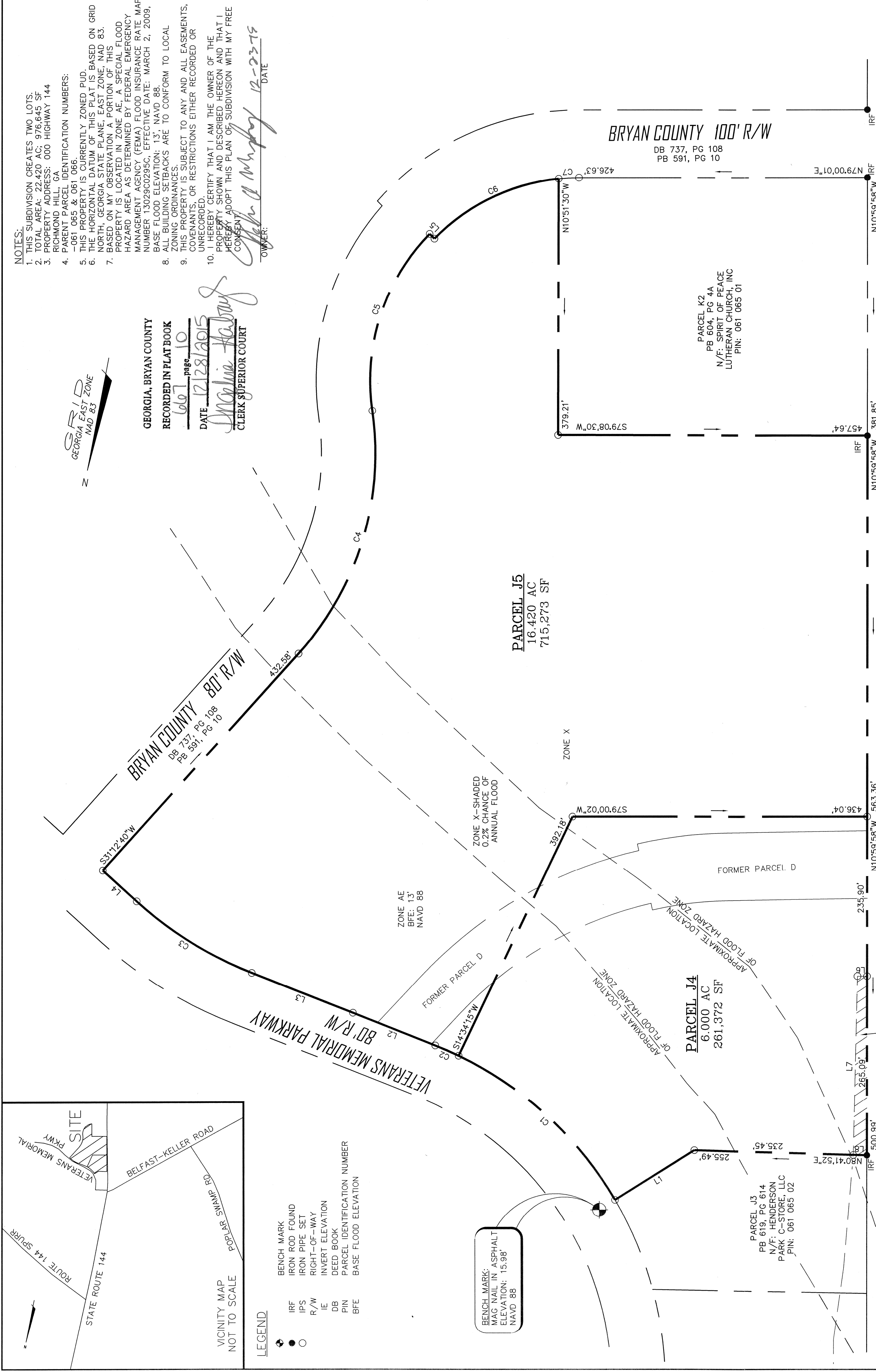
PH (912)756-2211 FAX (912)756-5608

PHYSICAL ADDRESS  
 518 EISEL DRIVE, SUITE D  
 RICHMOND HILL, GA 31324



- LEGEND**
- BENCH MARK
  - IRON ROD FOUND
  - IRON PIPE SET
  - RIGHT-OF-WAY
  - IE INVERT ELEVATION
  - DB DEED BOOK
  - PIN PARCEL IDENTIFICATION NUMBER
  - BFE BASE FLOOD ELEVATION

BENCH MARK:  
WAG NAIL IN ASPHALT  
ELEVATION: 15.98'  
NAVD 88



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	319.82'	540.00'	33°56'02"	164.75'	S58°27'44"E	315.17'
C2	37.92'	540.00'	4°01'24"	18.97'	S77°25'22"E	37.91'
C3	201.96'	560.00'	20°39'49"	102.09'	S69°07'14"E	200.87'
C4	387.98'	440.00'	50°31'17"	207.62'	S55°7'01"W	375.53'
C5	285.33'	310.00'	52°44'07"	153.67'	S70°3'26"W	275.36'
C6	208.51'	300.00'	39°49'24"	108.67'	S53°20'13"W	204.34'
C7	30.12'	300.00'	5°45'07"	15.07'	N76°07'28"E	30.10'

**LINE TABLE**

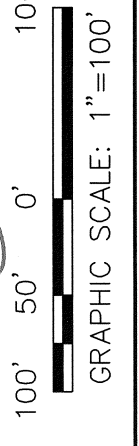
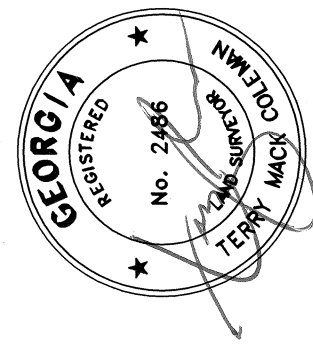
LINE #	LENGTH	DIRECTION
L1	138.73'	N47°02'53"E
L2	131.73'	S79°27'15"E
L3	161.15'	S79°27'15"E
L4	68.09'	S58°47'19"E
L5	10.00'	N65°34'29"W
L6	14.13'	S79°01'10"W
L7	264.81'	S94°33'13"E
L8	20.04'	N80°00'11"E

PROPOSED GA DOT RIGHT-OF-WAY TAKENING  
PROJECT NUMBER: STP-00-0630-001010  
4,527 SQUARE FEET, 0.104 ACRES

- SURVEY DATE:** 10/15/2105  
**EQUIPMENT USED:** ELECTRONIC TOTAL STATION  
**ANGULAR ERROR PER °:** Δ" = 03"  
**ADJUSTED BY COMPASS RULE:**  
**PLAT ERROR OF CLOSURE:** 1/391,400+  
**FIELD ERROR OF CLOSURE:** 1/428,000+  
**REFERENCE:**  
1. PLAT BOOK 619, PAGE 6A.  
2. PLAT BOOK 591, PAGE 10.  
3. PLAT BOOK 619, PAGE 7B.  
4. GA DOT RIGHT-OF-WAY PLANS.  
PROJECT NUMBER STP00-0630-001010,  
DATED 4/15/11.

I CERTIFY THAT UNDER THE O.C.G.A. CHAPTER 15, SECTION 6, SUBSECTION 67D, THIS PLAT DOES NOT REQUIRE APPROVAL OF A PLANNING COMMISSION IN ORDER TO BE RECORDED. THIS PLAT IS BEING RECORDED IN COMPLIANCE WITH ARTICLE XIV OF THE BRYAN COUNTY SUBDIVISION REGULATIONS. COLEMAN COMPANY, INC. CERTIFICATE OF AUTHORIZATION; LSF 1167 I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-15-19, AND 43-15-22.

TERRY MACK COLEMAN  
GA. REG. LAND SURVEYOR NO. 2486



GEORGIA, BRYAN COUNTY  
RECORDED IN PLAT BOOK  
601, page 10  
DATE 12/28/2015  
Terry Mack Coleman  
CLERK SUPERIOR COURT

- NOTES:**
- THIS SUBDIVISION CREATES TWO LOTS.
  - TOTAL AREA: 22.420 AC; 976,645 SF
  - PROPERTY ADDRESS: 000 HIGHWAY 144 RICHMOND HILL, GA
  - PARENT PARCEL IDENTIFICATION NUMBERS: -061 065 & 061 066.
  - THIS PROPERTY IS CURRENTLY ZONED PUD.
  - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
  - BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13029C0295C, EFFECTIVE DATE: MARCH 2, 2009, BASE FLOOD ELEVATION: 13', NAVD 88.
  - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  - I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.
- OWNER: *Terry Mack Coleman* DATE: 12-23-15

ENGINEERS SURVEYORS  
COLEMAN COMPANY, INC.  
17 PARK OF COMMERCE | SUITE 201  
SAVANNAH, GA 31405  
(912) 912.200.3041 | (912) 912.200.3056

REVISION


A MINOR SUBDIVISION OF PARCEL D, PARCEL K AND REMAINING PORTION OF PARCEL J, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA PREPARED FOR: STOP N STORE #10

DATE: 12/11/2015  
SCALE: 1"=100'  
JOB #: 15-325  
DRAWN BY: JPA  
CHECKED BY: JBT

SHEET  
1/1



CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	840.02'	258.63'	S 84°34'10" E	257.61'	17°38'25"
C2	150.00'	34.78'	S 10°07'24" E	34.70'	15°17'01"
C3	150.00'	15.41'	S 19°42'27" E	15.40'	8°54'05"
C4	390.00'	124.67'	N 1°32'22" E	124.14'	18°18'56"
C5	390.00'	30.98'	N 00°06'22" E	30.97'	4°33'04"
C6	390.00'	64.98'	N 06°56'32" W	64.90'	9°32'46"
C7	855.02'	67.05'	N 89°18'01" E	67.04'	4°29'36"
C8	100.00'	20.05'	N 73°50'08" E	20.02'	11°29'17"
C9	100.00'	22.35'	N 85°58'56" E	22.30'	12°48'20"
C10	480.00'	9.85'	N 88°21'01" W	9.85'	1°10'31"
C11	480.00'	52.30'	S 88°05'17" W	52.28'	6°14'36"
C12	480.00'	52.30'	S 89°50'41" W	52.28'	6°14'36"
C13	480.00'	52.30'	S 75°36'05" W	52.28'	6°14'36"
C14	480.00'	52.30'	S 69°21'30" W	52.28'	6°14'36"
C15	480.00'	50.01'	S 63°15'08" W	49.98'	5°58'08"
C16	480.00'	25.61'	S 58°44'21" W	25.61'	3°03'25"
C17	480.00'	29.01'	S 55°28'46" W	29.01'	3°27'46"
C18	480.00'	6.79'	S 53°20'33" W	6.79'	0°48'39"
C19	290.00'	12.46'	N 54°10'05" E	12.46'	2°27'44"
C20	290.00'	34.54'	N 58°48'42" E	34.52'	6°49'30"
C21	290.00'	8.22'	N 63°02'12" E	8.22'	1°37'29"
C22	180.00'	3.50'	S 63°11'30" W	3.50'	1°05'21"
C23	180.00'	29.49'	S 58°02'28" W	29.46'	9°23'12"
C24	180.00'	20.03'	S 50°09'39" W	20.01'	6°22'27"
C25	180.00'	20.06'	S 43°46'50" W	20.05'	6°23'11"
C26	180.00'	29.69'	S 35°51'43" W	29.66'	9°27'03"
C27	180.00'	16.90'	S 28°26'50" W	16.89'	5°22'41"
C28	180.00'	29.23'	S 21°06'24" W	29.20'	9°18'12"
C29	180.00'	20.01'	S 15°16'10" W	20.00'	6°22'15"
C30	180.00'	20.19'	S 08°52'15" W	20.18'	6°25'34"
C31	180.00'	21.07'	S 00°18'15" W	21.06'	6°42'28"
C32	120.00'	140.11'	S 30°23'58" W	132.29'	66°53'55"
C33	350.00'	43.67'	N 60°16'27" E	43.64'	7°08'57"
C34	350.00'	22.98'	N 54°49'06" E	22.98'	3°44'45"
C35	420.00'	39.64'	S 59°38'33" W	39.65'	9°26'51"
C36	420.00'	59.26'	S 62°32'24" W	59.21'	8°05'04"
C37	420.00'	67.03'	S 71°00'15" W	66.96'	9°08'38"
C38	420.00'	67.01'	S 80°08'48" W	66.94'	9°08'29"
C39	420.00'	56.21'	S 88°33'04" W	56.16'	7°44'03"
C40	160.00'	40.07'	N 85°12'57" E	39.97'	14°20'57"
C41	160.00'	27.77'	N 73°04'38" E	27.74'	8°56'40"
C42	130.00'	55.12'	N 80°14'16" E	54.71'	24°17'36"
C43	450.00'	309.82'	S 72°39'40" W	303.74'	39°26'53"
C44	320.00'	60.94'	N 58°23'34" E	60.85'	10°54'41"
C45	150.00'	17.11'	S 31°10'11" W	16.98'	65°21'30"

LINE	BEARING	LENGTH
L1	N 67°21'01" E	20.00'
L2	S 38°43'05" W	15.20'
L3	N 86°57'01" E	30.40'
L4	N 86°57'01" E	15.00'
L5	N 86°57'01" E	30.00'
L6	N 86°57'01" E	30.00'
L7	N 86°57'01" E	15.00'
L8	N 86°57'01" E	15.43'
L9	N 75°44'58" W	30.96'
L10	S 26°28'55" W	25.07'
L11	S 48°26'18" E	14.80'
L12	S 72°35'25" W	66.12'
L13	N 75°59'11" E	160.92'
L14	S 81°16'32" W	122.11'
L15	S 10°41'27" E	33.92'
L16	S 68°05'29" W	29.72'
L17	N 03°02'59" W	9.00'
L18	N 03°02'59" W	17.65'
L19	N 03°02'59" W	26.65'
L20	N 52°56'13" E	33.81'
L21	N 52°56'13" E	15.95'
L22	N 68°05'29" W	29.55'
L23	N 11°57'51" W	75.01'
L24	N 77°54'23" E	53.78'
L25	N 69°30'56" E	87.44'
L26	N 68°32'35" E	111.81'
L27	N 67°40'41" E	88.03'
L28	N 77°10'06" E	59.31'
L29	S 10°41'27" E	121.56'
L30	S 81°16'32" W	62.67'
L31	N 75°59'11" E	165.30'
L32	S 68°05'29" W	29.31'
L33	S 03°02'59" E	26.65'
L34	N 75°31'13" W	29.16'
L35	N 75°31'13" W	30.00'
L36	N 75°31'13" W	127.38'
L37	N 75°31'13" W	20.00'
L38	N 75°31'13" W	30.00'
L39	N 75°31'13" W	21.46'

GEORGIA, BRYAN COUNTY  
RECORDED IN PLAT BOOK  
1676 page 9410  
DATE 9/30/2016  
[Signature]

FORMER PLANTATION  
HOMES OF GEORGIA  
PARCEL KI  
PB 612 PAGE BA  
PIN: 061-066-01  
DB 840 PAGE 190A

APPROXIMATE LOCATION  
OF LAGOON BANK  
50' LAGOON BUFFER

COMMON AREA 4  
79,547 SF  
1.826 AC.

COMMON AREA 3  
28,823 SF  
0.662 AC.

COMMON AREA 2A  
29,531 SF  
0.678 AC.

COMMON AREA 2B  
11,072 SF  
0.254 AC.

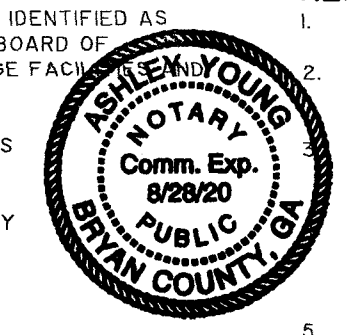
I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT.

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT, AND IDENTIFIED AS OWNED BY THE UNDERSIGNED, DOES HEREBY DEDICATE AND TRANSFER TO THE BRYAN COUNTY BOARD OF COMMISSIONERS ALL STREETS, STREET RIGHTS OF WAY AND NECESSARILY ATTENDANT DRAINAGE FACILITIES AND EASEMENTS SHOWN ON THIS PLAT.

APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.  
COUNTY ENGINEER DATE OF APPROVAL  
[Signature] 9/29/16

APPROVED BY THE PLANNING DIRECTOR THIS 29th DAY OF September  
PLANNING DIRECTOR  
[Signature] AICE

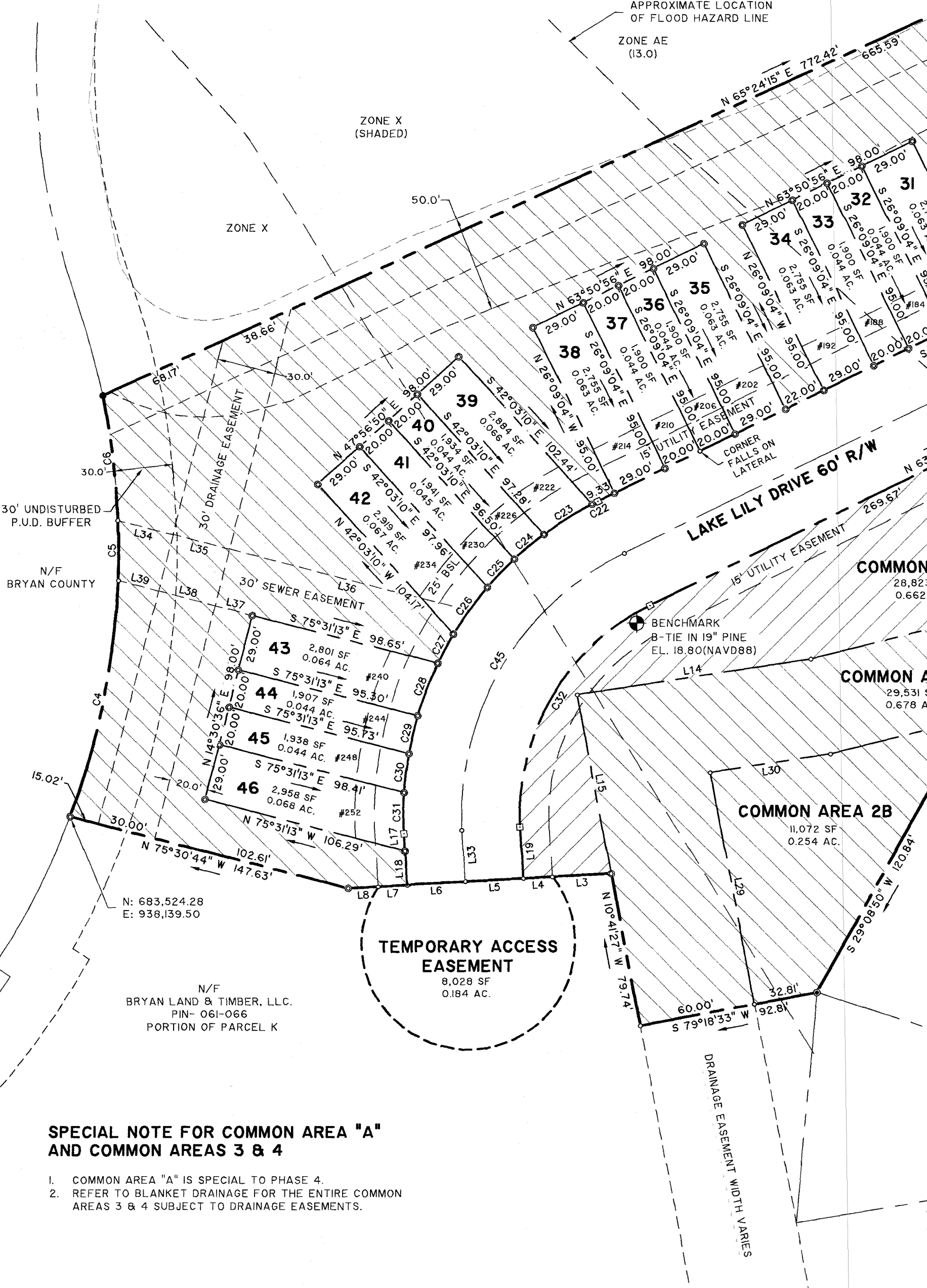
ATTEST: CLERK OF COUNTY COMMISSION



- ### REFERENCES
- PLAT OF PARCEL K-1 (6.79 ACRES), PREPARED BY SOUTHEAST GEORGIA SURVEYING & MAPPING, DATED 11-4-08, RECORDED IN PB 612 PAGE 8A.
  - PLAT OF A 9.66 ACRE PROPOSED CONVEYANCE TO BRYAN COUNTY, PREPARED BY SOUTHEAST GEORGIA SURVEYING & MAPPING, DATED MAY 22, 2007, RECORDED IN PLAT BOOK 591 PAGE 10.
  - PLAT OF 510.46 ACRES (PARCELS A-J) PORTIONS OF THE LANDS OF RAYMOND FOREST RESOURCES, L.P. TRACT, PREPARED BY SOUTHEAST GEORGIA SURVEYING & MAPPING, DATED JANUARY 15, 2005, RECORDED IN PLAT BOOK 548 PAGE 6.
  - BOUNDARY PLAT OF BUCKHEAD EAST, GENESIS PHASE I & 2 AND TRADITIONS PHASE I & 2, BEING A PORTION OF PARCEL K, LANDS OF THE FORMER RAYMOND FOREST RESOURCES, L.P. TRACT, PREPARED BY THOMAS & HUTTON, DATED 3-29-12, RECORDED IN PLAT BOOK 645 PAGE 586.
  - NEW FLOOD BOUNDARY SHOWING PORTIONS OF PARCELS A, B, F & G THAT ARE NOW LOCATED WITHIN ZONE "X", PREPARED BY SOUTHEAST GEORGIA SURVEYING AND MAPPING, DATED MAY 11, 2005.
  - FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER (CASE NO. 06-04-BD76V) EFFECTIVE DATE OF MARCH 3, 2009 THAT REVALIDATES THE LETTER OF MAP CHANGE.
  - BUCKHEAD EAST SUBDIVISION BROOKHAVEN PHASE I LOTS G1-G15 CASTLEOAKS PHASE I LOTS T1-T20, PREPARED BY THOMAS & HUTTON, DATED 4-2-12, RECORDED IN PLAT BOOK 645 PAGES 1 AND 2.
  - A MINOR SUBDIVISION OF BUCKHEAD EAST SUBDIVISION PHASE 4, PARCELS A & B, A PORTION OF BLT PARCEL K, PREPARED BY THOMAS & HUTTON, DATED 8-2-16, RECORDED IN PLAT BOOK 676 PAGES 5 & 6.

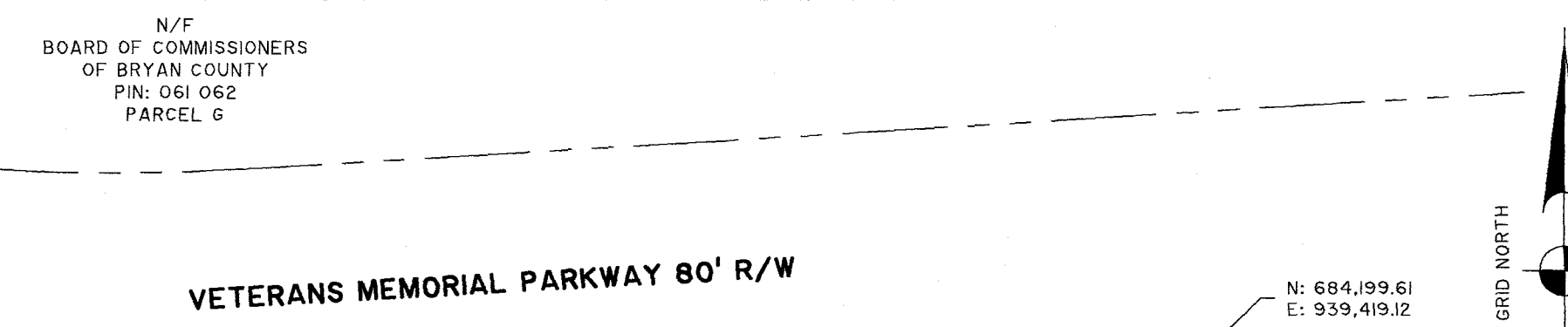
- ### BUILDING SETBACKS
- LOTS 1-18 HAVE A 10' SIDE SETBACK LINE.
  - ALL LOTS HAVE A 25' FRONT SETBACK LINE.
  - LOTS 1-46 HAVE A 20' REAR SETBACK LINE.
  - LOTS 47-50 HAVE A 15' REAR SETBACK LINE.
  - LOTS 19-50 HAVE NO SIDE SETBACK LINE.

- ### NOTES
- FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
  - FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 143,998 FEET, AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
  - ALL CORNERS MARKED WITH 3/4" IRON PIPE, 30" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
  - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,797,386 FEET.
  - LOTS 1-18 HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL REAR AND SIDE PROPERTY LINES AND LOTS 19-50 HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL REAR PROPERTY LINES, UNLESS OTHERWISE SHOWN.
  - ALL LOTS HAVE A 15 FOOT UTILITY EASEMENT ALONG ALL RIGHTS OF WAY UNLESS OTHERWISE SHOWN.
  - COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
  - ACCORDING TO F.I.R.M. MAP NO. 13029C0295C, REVISED MARCH 2, 2009, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE AE (13.0), ZONE X (SHADED) AND ZONE X. THE TAX PARCEL IDENTIFICATION NUMBER (PIN) FOR THE (PARENT TRACT) PLATTED HEREON IS: 061-066
  - WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
  - THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
  - THE DEVELOPER/HOA WILL OWN AND MAINTAIN ALL DRAINAGE FACILITIES OUTSIDE OF THE RIGHT OF WAYS WITH THE EXCEPTION OF DRAINAGE PIPE LOCATED BETWEEN PROPERTIES WHICH ARE CONNECTED DIRECTLY TO INLETS ALONG THE ROADWAYS. THE COUNTY SHALL OWN AND MAINTAIN THESE PIPES ONLY UP TO THE REAR LOT LINES.
  - ZONING: PUD
  - CONSTRUCTION OF THE APPROVED RECREATIONAL FACILITIES SHALL COMMENCE AFTER THE ISSUANCE OF THE THIRTY-FIFTH BUILDING PERMIT AND SHALL BE OPERATIONAL WITHIN ONE YEAR THEREAFTER.
  - CONCRETE SIDEWALK ON INDIVIDUAL LOTS SHALL BE CONSTRUCTED WITH THE ISSUANCE OF THE BUILDING PERMIT. THE DEVELOPER GUARANTEES CONSTRUCTION OF ALL SIDEWALK LOCATED IN THE APPROVED SUBDIVISION WITH 3 YEARS OF FINAL PLAT APPROVAL.
  - LOTS 1-18 TO BE PLANTED WITH FOUR TREES WITH A MINIMUM TWO INCH CALIPER, CONSISTING OF ONE EACH OF THE FOLLOWING TREES: LIVE OAK, GRAPE MYRTLE, SUMMER RED MAPLE, SOUTHERN RED OAK AND SHUMARD OAK. TREES MAY BE LOCATED TO ACCOMMODATE THE INDIVIDUAL LOT LAYOUT, HOME AND SITE CHARACTERISTICS.
  - REFER TO BRYAN COUNTY SD # 1053-12 FOR COMMON AREA A BREAKDOWN.
  - ALL DRAINAGE EASEMENTS AND MAINTENANCE THEREOF, PROVIDED OUTSIDE OF THE ROAD RIGHT OF WAYS ARE THE RESPONSIBILITY OF THE DEVELOPER/HOA, AND NOT OF BRYAN COUNTY.



**SPECIAL NOTE FOR COMMON AREA "A" AND COMMON AREAS 3 & 4**

- COMMON AREA "A" IS SPECIAL TO PHASE 4.
- REFER TO BLANKET DEED FOR THE ENTIRE COMMON AREAS 3 & 4 SUBJECT TO DRAINAGE EASEMENTS.



VICINITY MAP not to scale

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LOTS 4.991 AC.  
RIGHT OF WAY 1.803 AC.  
COMMON AREA 5.093 AC.  
TOTAL 11.887 AC.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67).

WRIGHT C. POWERS, JR.  
GEORGIA REGISTERED LAND SURVEYOR  
RLS #2612 / LSF #145

MAJOR SUBDIVISION

**BUCKHEAD EAST SUBDIVISION  
PHASE 4  
LOTS 1-50  
FORMERLY PHASE 4  
PARCELS A & B**

20TH G.M.D.  
BRYAN COUNTY, GEORGIA

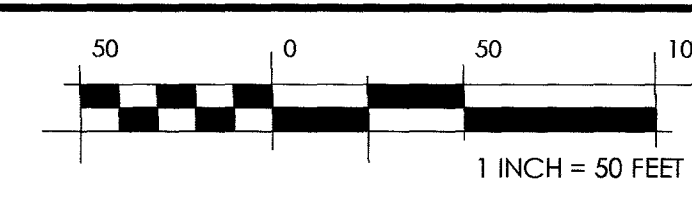
prepared for  
**SHOW TIME INVESTMENTS LLC &  
BENHOP PROPERTIES LLC**

No	Revision	By	Date
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**BRYAN COUNTY PLANNING & ZONING COMMISSION**

Public Hearing Date: October 2, 2018

REGARDING THE APPLICATION OF: Bryan County for a Text Amendment and Rezoning application, to update the future land use map for North Bryan County in the Comprehensive Plan.	Staff Report  by Sara Farr-Newman  Dated: October 2, 2018
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**I. Application Summary**

**Requested Action:** Public hearing and consideration of a rezone text amendment for Bryan County. The application is proposed to update the future land use map for North Bryan County to better reflect existing growth and direct future growth.

**Representative: Bryan County**

**Applicable Regulations:**

- The State of Georgia, Minimum Planning Standards and Procedure for Local Comprehensive Planning, Chapter 110-12-1. Minimum Procedures for Local Comprehensive Planning.
- Bryan County Zoning Ordinance, Chapter 12, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power & Sec. 612. Provisional Zoning
- Coastal Georgia Water & Wastewater Permitting Plan for Managing Salt Water Intrusion Policy

**II. General Information**

**1. Application:** A Text Amendment application was placed by the Administrator on September 4, 2018. After reviewing the application, the Administrator certified the applications as being generally complete on September 4, 2018.

**2. Notice:** Public notice for this application was not sent, as this is not the public meeting for this item.

**3. Any disclosures** (i.e. conflicts of interest, site visits or ex parte communications)?

**4. Background:**

The existing Comprehensive Plan details the rapid growth occurring in Bryan County, at a rate of 21% since 2010. This growth is expected to continue into 2050. Traffic and commuting is also an important area for consideration; in 2017 approximately 4,988 workers stayed in the county for employment while approximately 11,871 left for employment during commutes. This growth is having impacts across the county and is starting to be seen in North Bryan County.

Recently, a large number of rezone and subdivision applications for large developments have come before the Commission. The majority of land in North Bryan County is shown as Agricultural Low Density Residential. This use may not be appropriate in all areas of the county as shown, as indicated by the increasing number of developments and rezone, particularly to R-1, being proposed. In order to more effectively direct growth while maintaining the rural and agricultural area of the county the Planning and Zoning Commission has requested the Future Land Use Map be restudied and updated to reflect these changes.

Updating the map will also allow existing resources to be utilized thoughtfully and sustainably to best provide for the areas where growth is likely to happen. By focusing on infrastructure and other improvements for these areas, growth can be directed and designed to benefit the entire county. This will also ensure compatible uses are designed in tandem; allowing the areas in productive agriculture to maintain their operations, while those areas more prone to residential activities can be targeted towards more established infrastructure.

**5. Exhibits:** The following Exhibits are attached hereto as referenced.

**“A” Exhibits- Application:**

A-1 Rezone Application

**“B” Exhibits- Agency Comments:**

None at the time of report.

**“C” Exhibits- Bryan County Supplements**

C-1 Traffic Map

C-2 Subdivision Map

C-3 Character Area Map

C-4 Zoning Map

C-5 North Bryan Transportation Study

**“D” Exhibits- Public Comment:**

No Public Comments Received

**III. Ch. 12, Sec. 610 STANDARDS GOVERNING THE EXERCISE OF ZONING POWER FOR A REZONE:**

(a) In considering any Zoning Map Reclassifications, the following Standards shall be considered, as they may be relevant to the application, by the Planning Director, Planning Commission and County Commission. Such considerations shall be based on the most intensive Uses and maximum density permitted in the requested Reclassification, unless limitations to be attached to the zoning action are requested by the applicant:

(i) Whether the proposed reclassification is in conformance with the Comprehensive Plan;

► **Staff comment:** The Comprehensive Plan Character Area Map of North Bryan County does not currently reflect the growth occurring in the area.

(ii) Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this Ordinance.

► **Staff comment:** Updating the map to reflect the growth of the county and direct it in the future will help the Commission and Staff maintain the character of the area while creating smart growth where appropriate.

(iii) Whether the proposed reclassification is compatible with or would negatively impact the overall character and land use pattern or a particular piece of property or neighborhood within one (1) mile of the subject Lot;

► **Staff comment:** A reconsideration of the Character Area map could positively impact the land use pattern by controlling suburban sprawl and reflecting the desires of the community. The Character Area Map functions within the Georgia Comprehensive Planning and Land Use statutes to guide future growth and development, giving a community direction on what zoning should prevail and what land uses should be allowed in certain areas and to what intensity.

The current zoning of the majority of the Agricultural Low Density Residential areas of North Bryan are zoned A-5, Agricultural Districts, whose district intent, is as follows:

The purpose of this district is to conserve natural resources and open space of land while permitting low density residential development compatible with that purpose. General farming and forestry growth are the primary activities to be conducted within this district.

Much of the zoning considered in recent applications in these Agricultural Low Density Residential areas, however, have been planned for R-1, Single Family Residential Districts, whose intent is as follows:

The purpose of this district is to provide for medium to low density single family development free from intrusion by incompatible agricultural and commercial uses. This district is primarily to be served by either public, community or individual septic, sewage and water systems.

Thus, “incompatibility” and conflict, between practicing agriculture and residential, is a continuing concern. The proposed Interim Development Ordinance (IDO), currently before the Board of County Commissioners, utilizes the ‘agricultural’ distinction of the Character Areas to trigger the Design Guidelines for single-family and duplex residential homes. This distinction is therefore a threshold for what type or character of housing is projected for the North, as opposed to the South Bryan County areas, as the South Bryan County area has only a slight fragment of residentially-zoned property, primarily north of Highway 17, remaining.

With no currently planned extension to the County water and sewer system in North Bryan, coupled with the Agricultural Low Density threshold projected by the IDO, the North Bryan housing stock will likely offer more affordable options, at somewhat lower densities. The update of the current zoning and subdivision ordinances to the Interim and subsequent Unified Development Ordinance, will give the Planning & Zoning Commission and Board of County Commissioners a further opportunity to control where and how future development happens in both the North and South Bryan County regions.

(iv) The adequacy of public facilities and services intended to serve the Lot proposed to be reclassified, 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;

► **Staff comment:** Updating the Character Area and Future Land Use Map would allow for smart investment into infrastructure to serve those areas identified as mixed use and low density suburban characteristics. This would reduce the number of individual septic tanks and wells necessary for growth.

(v) Whether the proposed reclassification will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage, soil erosion and sedimentation and flooding.

► **Staff comment:** No known impacts.

(vi) Whether the proposed reclassification will adversely affect the existing Uses or usability of adjacent or nearby Lots or the preservation of the integrity of an adjacent neighborhoods;

► **Staff comment:** The majority of the county is currently agricultural low density residential with suburban developments in a few areas. The reclassification will allow the county to maintain the low



density and rural character of the area by directing growth to specific areas and reducing unplanned sprawl of suburban neighborhoods.

(vii) Whether the proposed reclassification could adversely affect market values of nearby Lots;

► **Staff comment:** No adverse impact is anticipated.

(viii) Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to: Schools, parks and recreational facilities, stormwater drainage systems, water supplies, wastewater treatment, solid waste services, Roads or police and fire protection beyond the existing ability of the County or Board of Education to provide;

► **Staff comment:** Updating the map would allow proactive planning to address any increases needed to existing levels of public services.

(ix) Whether there are other existing or changing conditions affecting the use and development of the Lot proposed to be reclassified which give supporting grounds for either approval or disapproval of the proposed reclassification;

► **Staff comment:** North Bryan County is experiencing increased pressure for suburban developments and related growth. This pressure necessitates an update to the map as Agricultural Low Density Residential is currently the main land use and there is no guidance for where growth should occur.

(x) The existing Uses and zoning of nearby Lots;

► **Staff comment:** Not applicable.

(xi) The extent to which the value of the Lot proposed to be reclassified is diminished by its existing zoning restrictions;

► **Staff comment:** Not applicable.

(xii) The extent that any diminished property value of the Lot proposed to be reclassified resulting from its existing zoning restrictions promotes the health, safety, morals or general welfare of the public;

► **Staff comment:** Not applicable.

(xiii) The relative gain to the public, as compared to the hardship imposed upon Petitioner, by the existing zoning restrictions.

► **Staff comment:** Not applicable.

(xiv) The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes; and

► **Staff comment:** Staff worked with GIS data and completed research to arrive at the proposed map updates.

(xv) The length of time the Lot proposed to be reclassified has been non-income producing as zoned.

► **Staff comment:** Not applicable.

(xvi) Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts;

► **Staff comment:** Updating the Future Land Use Map would prevent isolated Districts from being created, which has traditionally happened through rezones and conditional use permitting.

(xvii) Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification;

► **Staff comment:** Not applicable.

(xviii) Applications for a Zoning Map Reclassification which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme.

► **Staff comment:** Not applicable.

#### **Traffic Impacts:**

Lack of connectivity was noted as a concern at public input sessions. A major concern of increasing development is the impact on traffic and safety and continuing this trend of not connecting development. Updating the Comprehensive Plan Map for North Bryan County will allow time to provide enhanced traffic and safety amenities, such as crosswalks, bike lanes, intersection improvements, and related enhancements. The amended map will guide the County on where to focus these efforts and infrastructural investments to ensure growth does not negatively impact traffic or safety in the community. Additionally, it will show where growth should occur so developers and the County can focus on connectivity for all modes of transportation such as completed street systems and regional trail systems.

#### **Coastal Georgia Water and Wastewater concerns:**

There are also several water and wastewater concerns specific to Coastal Georgia that an update to the Comprehensive Plan Map would begin to address. Bryan County is located in the Sub-region 1 Yellow Zone. Allowing uncontrolled sprawl to occur would not allow the considerations in the plan to be

addressed. An update to the plan would help ensure water needs are justifiable and sustainable, as outlined below:

On June 15, 2006, Governor Sonny Purdue released the new coastal policy, called “Coastal Georgia Water & Wastewater Permitting Plan for Managing Salt Water Intrusion”. Implementation of the plan is designed to support the continued growth and development of coastal Georgia while ensuring the sustainable use of waters of the Upper Floridian Aquifer. This will be accomplished through:

1. Managing groundwater withdrawals on the identified salt-water plumes;
2. Managing groundwater resources to meet the reasonable future water needs;
3. Managing wastewater discharges to avoid increased waste-load demands and protect water quality standards.

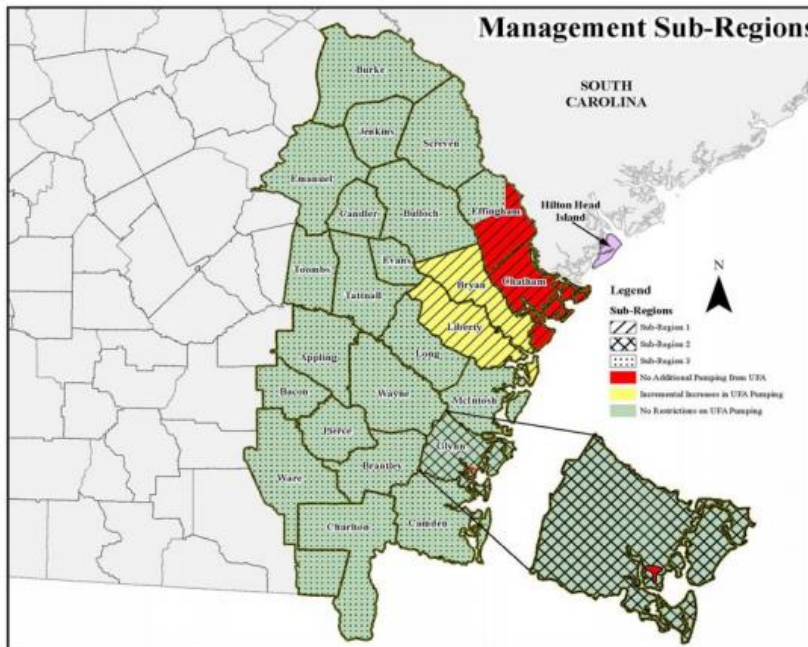


Figure 6: Sub-regions associated with the Coastal Georgia Water & Wastewater Permitting Plan for Managing Salt Water Intrusion

## Elements of the Plan

### Sub-region 1 Yellow Zone, Bryan County & Liberty County

- Allow step increases in UFA (up to 5 MGD through 2008); Monitor impact on aquifer;
- Require implementation of water conservation and reuse measures;
- Ensure water needs are justifiable;
- Continue to monitor chloride levels in coastal monitoring wells.

### Implementation Considerations in Sub-region 1

- No net increases in UFA withdrawals above 2004 levels in Chatham and south Effingham counties;
- Reducing withdrawals by additional 5 MGD by 2008 in Chatham and south Effingham;
- Allocation and management of 5 MGD increase in Bryan and Liberty counties;
- Encourage diversification of sources, i.e. surface water, lower Floridian aquifer, other aquifers.

### **Character of North Bryan County**

While there are sporadic suburban developments throughout North Bryan County, overall it is a low density area with rural and agricultural character. This character can be better protected by encouraging growth in specific areas. This will also help protect the existing environment and greenspaces.

Future Comprehensive Plan amendments can further clarify which areas should be protected and not allowed to develop densely. Cluster Development Districts should officially be added to the preferred zoning for low density agricultural districts in order to encourage conservation subdivision development, which may be incentivized in the future UDO. The recommended zoning for the low density suburban character areas should include PUD, CD, R-1, and R-2 with limited BN zoning to serve residents.

The areas in the east located adjacent to or near the most heavily trafficked road should be considered for more suburban residential development. The areas west of this area should remain low density. BN zoning should be located in the east, as well, as it will serve this denser residential zoning.

### **The State of Georgia, Minimum Planning Standards and Procedure for Local Comprehensive Planning, Chapter 110-12-1. Minimum Procedures for Local Comprehensive Planning.**

**Land Use Element.** (Required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, optional but encouraged for all other local governments. Updates required every five years.) The Land Use Element, where required, must include at least one of the two components listed below:

- (a) **Character Areas Map and Defining Narrative.** Identify and map the boundaries of existing or potential character areas (see definition in Chapter [110-12-1-.05](#)) covering the entire community, including existing community sub-areas, districts, or neighborhoods. Refer to the list of recommended character areas provided in the Supplemental Planning Recommendations for suggestions. Note that community improvement districts, tax allocation districts, Livable Centers Initiative planning areas, designated redevelopment areas and the like are good candidates for delineation as character areas.

For each identified character area, carefully define a specific vision or plan that includes the following information:

\* Written description and pictures/illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area. Refer to recommended development patterns listed in the Supplemental Planning Recommendations for suggestions.

\* Listing of specific land uses and/or (if appropriate for the jurisdiction) zoning categories to be allowed in the area.

\* Identification of implementation measures to achieve the desired development patterns for the area, for example: more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements. Refer to recommended plan implementation measures listed in the Supplemental Planning Recommendations for suggestions.

► **Staff comment:** The proposed map and text amendments meet these standards.

#### IV. Recommendation

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

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

► **Motion Regarding Compliance with Comprehensive Plan:** Having considered the evidence in the record, upon motion by Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, and by vote of \_\_ to \_\_, the Commission hereby finds the proposed rezone map amendment is/is not in accordance with the Comprehensive Plan.

If found in accordance with the Plan, the Commission may recommend the amendment be granted as requested, or it may recommend approval of the amendment requested subject to provisions, or it may recommend that the amendment be denied.

► **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 amendment.

**RULES  
OF  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**

**CHAPTER 110-12-1  
MINIMUM STANDARDS AND PROCEDURES  
FOR LOCAL COMPREHENSIVE PLANNING**

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110-12-1-.01 Purpose  
110-12-1-.02 Requirements  
110-12-1-.03 Plan Elements  
110-12-1-.04 Procedures  
110-12-1-.05 Definitions

**CHAPTER 110-12-1-.01  
PURPOSE**

**110-12-1-.01 Purpose.** These rules become effective March 1, 2014. The purpose of the Minimum Standards and Procedures is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity.

Statewide benefits of comprehensive planning

City and county comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.

Local benefits of comprehensive planning

The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

In short, local planning should recognize that:

- Assets can be **accentuated** and **improved**;
- Liabilities can be **mitigated** and **changed** over time; and
- Potential can be **sought after** and **developed**.

These minimum standards and procedures for city and county comprehensive planning reflect the principles of partnership and the unique needs, conditions and aspirations of each city and county.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

**CHAPTER 110-12-1-.02  
REQUIREMENTS**

**110-12-1-.02 Requirements.** O.C.G.A. 50-8-1 et seq gives the Department authority to establish standards and procedures for comprehensive planning by all local governments in Georgia. Those standards and procedures, embodied herein, emphasize preparation of plans that help each local government address its immediate needs and opportunities while moving toward realization of its long-term goals for the future. In order to maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards.

**(1) Required and Optional Plan Elements.** Each community’s comprehensive plan must include the required plan elements specified in the “Required for” column below. Each community is encouraged to go beyond these minimum required elements and supplement its comprehensive plan with other plan elements (refer to the list of optional plan elements in the Supplemental Planning Recommendations for suggestions) to make the overall plan a good fit for the community.

<b>Plan Element</b>	<b>Required for</b>	<b>Recommended for</b>	<b>Specifics at</b>
Community Goals	All local governments		110-12-1-.03 (1)
Needs and Opportunities	All local governments		110-12-1-.03 (2)
Community Work Program	All local governments		110-12-1-.03 (3)
Capital Improvements Element	Governments that charge impact fees		110-12-1-.03 (4)
Economic Development Element	Communities included in Georgia Job Tax Credit Tier 1	Communities seeking improved economic opportunities for their citizens	110-12-1-.03 (5)
Land Use Element	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Communities that: <ul style="list-style-type: none"> <li>• Are considering new land development regulations</li> <li>• Include Target Areas in their comprehensive plan</li> <li>• Wish to improve aesthetics of specific areas or protect the character of specific parts of their community</li> </ul>	110-12-1-.03 (6)
Transportation Element	Portions of a local government’s jurisdiction that are included in a Metropolitan Planning Organization	Communities: <ul style="list-style-type: none"> <li>• With automobile congestion problems in selected areas</li> <li>• Interested in adding alternative transportation facilities for bicyclists, pedestrians, public transportation users</li> </ul>	110-12-1-.03 (7)



		<ul style="list-style-type: none"> <li>• That may have too much or too little parking in specific areas</li> </ul>	
Housing Element	HUD CDBG Entitlement Communities required to have a Consolidated Plan	Communities with: <ul style="list-style-type: none"> <li>• Concentrations of low-quality or dilapidated housing</li> <li>• Relatively high housing costs compared to individual/family incomes</li> <li>• A jobs-housing imbalance</li> </ul>	110-12-1-.03 (8)

**(2) Community Involvement.** Each element of the comprehensive plan must be prepared with opportunity for involvement and input from stakeholders and the general public, in order to ensure that the plan reflects the full range of community needs and values. The three steps for involving stakeholders and the general public in developing the comprehensive plan are listed below.

**(a) Identification of Stakeholders.** Compile a list of stakeholders who need to have a voice in the development of the plan. Refer to the list of suggested stakeholders provided in the Supplemental Planning Recommendations for suggestions. Members of the governing authority must be included among the selected stakeholders and be actively involved in plan preparation, such as serving on the steering committee that guides development of the plan. This will help ensure that the plan will be implemented, because leadership that is involved in plan development is likely to become committed to seeing it through.

**(b) Identification of Participation Techniques.** Review each of the recommended community participation techniques identified in the Supplemental Planning Recommendations to select those to be used locally for involving the selected stakeholders in the process of developing the plan. At minimum, your community must form a steering committee to oversee and participate in development of the plan that includes some of the stakeholders identified in section (a) above, members of the governing authority, local economic development practitioners, and local government staff.

**(c) Conduct Participation Program.** Invite each of the stakeholders identified in section (a) above to participate in the activities and events identified in section (b). Use these participation events to solicit specific input on the content of the plan. Hold regular meetings of the steering committee to provide input and feedback to the plan preparers as the plan is developed.

**(3) Consideration of the Regional Water Plan and the Environmental Planning Criteria.** During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria (established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8) to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.

**(4) Review of the Comprehensive Plan.** Upon completion, the comprehensive plan must be transmitted to the Regional Commission for review. Both the Regional Commission and the

Department will review the plan and respond to the local government with findings and recommendations. Once approved by the Department as being in compliance with the Minimum Standards and Procedures, the local government may adopt the plan. Specific details for this review process are covered in section 110-12-1-.04.

**(5) Official Listing of Planning Requirements and Deadlines.** The Department maintains and makes available on its website a recertification schedule identifying the deadlines for comprehensive plan updates, and the specific plan elements that must be included in each update, for all counties and municipalities in Georgia.

**(6) Alternative Planning Requirements.** Any Regional Commission may apply to the Department for approval of alternative planning requirements for a particular community if both the community's leadership and Regional Commission agree that an alternative to the planning standards provided herein is more appropriate for the community. Communities interested in pursuing alternative planning requirements should consult with their regional commission for ideas and guidance prior to beginning their local planning process. Specific details about applying for this exemption are covered in section 110-12-1-.04(3).

#### **(7) Planning Resources and Support**

**(a)** The Department's Supplemental Planning Recommendations provide ideas and suggested best practices to assist communities as they prepare their plans and address these Minimum Standards and Procedures.

**(b)** The community's Regional Commission is available to prepare the three core elements of the comprehensive plan (i.e., the Community Goals, Needs and Opportunities, and Community Work Program), or an alternative plan of similar or lesser complexity agreed upon under the alternative planning requirements specified in section (5) above, at no additional cost for any interested community.

**(c)** To help ensure the ongoing efficacy of the comprehensive plan, the community's Regional Commission will meet with each community's leadership regularly to:

- review the plan;
- identify any needed changes or updates;
- discuss the community's recent plan implementation accomplishments;
- prioritize plan implementation activities for the upcoming year; and
- offer Regional Commission assistance with plan implementation.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

## **CHAPTER 110-12-1-.03 PLAN ELEMENTS**

**110-12-1-.03 Plan Elements.** This chapter provides guidance for completing each element of the comprehensive plan. Communities should refer to section 110-12-1-.02(1) of these rules or the Department’s recertification schedule to determine which plan elements are required for their jurisdiction. For any of these plan elements, it is certainly acceptable and encouraged to incorporate a previously prepared plan that addresses the guidance below into the comprehensive plan in lieu of preparing a new plan element. Each community is also encouraged to add optional elements to their comprehensive plan to address specific local needs (refer to the list of optional plan elements in the Supplemental Planning Recommendations for suggestions).

**(1) Community Goals.** (Required for all local governments, updates at local discretion.) The purpose of the Community Goals element is to lay out a road map for the community’s future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community’s direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. The result must be an easy-to-use document readily referenced by community leaders as they work toward achieving this desired future of the community. Regular update of the Community Goals is not required, although communities are encouraged to amend the goals whenever appropriate.

The Community Goals must include at least one or a combination of any of the four components listed below:

**(a) General Vision Statement.** Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.

**(b) List of Community Goals.** Include a listing of the goals the community seeks to achieve. Review the suggested community goals in the Supplemental Planning Recommendations for suggestions.

**(c) Community Policies.** Include any policies (such as, “New development will be encouraged to locate on infill sites closer to town, whenever possible.”) the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals. Refer to suggested policies listed in the Supplemental Planning Recommendations for suggestions.

**(d) Character Areas and Defining Narrative.** This option lays out more specific goals for the future of the community by community sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element at 110-12-1-.03(6)(a).

**(2) Needs and Opportunities.** (Required for all local governments, updates required every five years.) This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT

(strengths, weaknesses, opportunities, threats) or similar analysis of the community. The following resources may also be enlisted to help stakeholders identify local Needs and Opportunities:

**(a) Supplemental Planning Recommendations.** Review the list of typical needs and opportunities provided in the Supplemental Planning Recommendations and select those that are applicable for the community.

**(b) Analysis of Data and Information.** Check for potential needs and opportunities by reviewing and evaluating the data and information about your community that is provided on the Department's website. When evaluating this data and information, focus on:

- Whether it verifies needs or opportunities identified previously;
- Whether it uncovers new needs or opportunities not previously identified;
- Whether it indicates significant local trends that need to be considered in the planning process.

In order to ensure a concise and readable comprehensive plan, it is not recommended to include the data and information provided on the Department's website in your plan, nor is it required to include evaluations, data, or maps to substantiate or illustrate the identified needs or opportunities.

**(c) Analysis of Consistency with Quality Community Objectives.** Evaluate the community's current policies, activities, and development patterns by comparing with the Department's Quality Community Objectives and the supporting Best Practices available on the Department's website. Use this analysis to identify any community needs and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives.

**(3) Community Work Program.** (Required for all local governments, updates required every five years.) This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. (Note that general policy statements should not be included in the Community Work Program, but instead should be included in the Policies section of the Community Goals.) The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

**(4) Capital Improvements Element.** (Required for local governments that charge impact fees, optional but encouraged for all other local governments. Updates required every year.) For

communities that charge development impact fees, a detailed Capital Improvements Element prepared to meet the Development Impact Fee Compliance Requirements (DCA Rules 110-12-2) is required and should be substituted for this plan element.

**(5) Economic Development Element.** (Required for local governments included in Georgia Job Tax Credit Tier 1, optional but encouraged for all other local governments. Updates at local discretion.) Identify needs and opportunities related to economic development and vitality of the community, and Community Work Program activities for addressing these needs and opportunities, considering such factors as diversity of the economic base, quality of the local labor force, effectiveness of local economic development agencies, programs and tools. The Comprehensive Economic Development Strategy (CEDS) for the region may be substituted for this element.

**(6) Land Use Element.** (Required for local governments with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law, optional but encouraged for all other local governments. Updates required every five years.) The Land Use Element, where required, must include at least one of the two components listed below:

**(a) Character Areas Map and Defining Narrative.** Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods. Refer to the list of recommended character areas provided in the Supplemental Planning Recommendations for suggestions. Note that community improvement districts, tax allocation districts, Livable Centers Initiative planning areas, designated redevelopment areas and the like are good candidates for delineation as character areas.

For each identified character area, carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area. Refer to recommended development patterns listed in the Supplemental Planning Recommendations for suggestions.
- Listing of specific land uses and/or (if appropriate for the jurisdiction) zoning categories to be allowed in the area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements. Refer to recommended plan implementation measures listed in the Supplemental Planning Recommendations for suggestions.

**(b) Future Land Use Map and Narrative.** Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category.

**1. Standard Categories.** More detailed categories used by communities must be able to be grouped into one of the following standard categories:

- **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.
- **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
- **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.
- **Transportation/Communication/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
- **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
- **Agriculture/Forestry.** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.
- **Undeveloped/Vacant.** This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.
- **Mixed Use.** For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, mixed land use categories may be created and applied at the discretion of the community. If used, mixed land use categories must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the allowable density of each use.

**2. Land Based Classification Standards (LBCS).** As an alternative to the standard classification system, local governments may, at their discretion, utilize the LBCS developed by the American Planning Association. The full implementation of this



alternative system includes five dimensions to describe land uses, including activity, function, site development character, structural character, and ownership. Local governments electing to employ this system must at a minimum identify the function dimension of land uses in the analyses, assessments, mapping, and other land use requirements of this chapter.

**(7) Transportation Element.** (Required for the portions of a local government’s jurisdiction that are included in a Metropolitan Planning Organization, optional but encouraged for all other local governments. Updates at local discretion.) The Metropolitan Planning Organization’s transportation strategy for the region may be substituted for this element; or, if a separate Transportation Element is prepared, it must include the following components:

**(a)** Evaluate the adequacy of the following major components of the local transportation system for serving needs of the community throughout the planning period:

- **Road Network.** Identify roads, highways and bridges. Also identify any significant issues with the road network, including connectivity, signalized intersections or inadequate signage.
- **Alternative Modes.** Identify bicycle, pedestrian facilities and public transportation or other services for populations without automobiles. Also identify areas of the community where mode choice is limited. Evaluate how effectively mobility needs of the community are met by these alternative transportation modes.
- **Parking.** Identify areas with insufficient parking or inadequate parking facilities (e.g., downtown, busy commercial areas), excess or obsolete surface parking facilities in need of retrofitting or redevelopment.
- **Railroads, Trucking, Port Facilities and Airports.** Identify freight and passenger rail lines, major rail intermodal facilities, non-rail freight operations, seaports, harbors, and commercial and general purpose air terminals. Evaluate the impact of these on the overall transportation network.
- **Transportation and Land Use Connection.** The transportation element should recognize that transportation policies, programs, and projects should be planned in alignment with local land use development policies. Future transportation investments should similarly be matched with appropriate land use policies.

**(b)** Develop a strategy for addressing any needs or opportunities identified above and integrate this strategy into the Community Work Program.

**(8) Housing Element.** (Required for Community Development Block Grant Entitlement Communities, optional but encouraged for all other local governments. Updates at local discretion.) Use the following factors to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. Develop Community Work Program activities for addressing any identified needs or opportunities. Factors to consider include: housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle. The Consolidated Plan for the community may be substituted for this element.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

## CHAPTER 110-12-1-.04 PROCEDURES

### 110-12-1-.04 Procedures.

#### (1) Preparation, Transmittal and Review of the Comprehensive Plan.

**(a) First Required Public Hearing.** A first public hearing must be held at the inception of the local planning process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

**(b) Developing the Plan - Community Involvement.** Each element of the plan must be prepared with considerable opportunity for involvement and input from stakeholders, local leadership, and the general public, following the process specified in section 110-12-1-- .02(2). This will help ensure that the plan reflects the full range of community needs and values and that the plan will be implemented, because citizens and leadership that are involved in plan development are likely to become committed to seeing it through.

**(c) Second Public Hearing.** A second public hearing must be held once the plan has been drafted and made available for public review, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. Once public comments have been addressed, the plan must be transmitted to the Regional Commission with a cover letter signed by the chief elected official of the local government.

**(d) Submittal for Review.** Upon completion, the local government must transmit its plan to the Regional Commission for review. This transmittal must include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria as provided in section 110-12-1-.02(3). Once received, the Regional Commission shall immediately forward the plan to the Department for review, indicating the date the plan was received from the local government. This date of submittal for review is the beginning of the plan review process.

**(e) Notification of Interested Parties.** Once the Regional Commission has accepted the plan for review, it shall immediately notify interested parties of the availability of the plan for review and comment, providing the name of the local government, the general nature of the plan and a deadline by which comments must be returned to the Regional Commission. At minimum, interested parties shall include:

- Local governments inside or outside the Regional Commission's region that are contiguous to the submitting local government, and other local governments that are likely to be affected by the plan;
- Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable);
- Regional Commissions that are contiguous to the local government or that are likely to be affected by the plan; and

- Affected state agencies, including the Department of Transportation, the Department of Natural Resources, the Georgia Environmental Facilities Authority, and the Department.

The Regional Commission may (at its sole discretion) conduct a hearing at which any local government, Regional Commission or other local, regional, or state agency may present its views on the plan. The rules for conducting such hearings shall be as approved and adopted by the Council of the Regional Commission.

**(f) Regional Commission Review.** The Regional Commission shall review the plan for potential conflicts with plans of neighboring jurisdictions, opportunities for interjurisdictional/regional solutions to common issues, and consistency with the adopted regional plan for the region.

**(g) Department Review.** The Department shall review the required elements of the plan for compliance with the Minimum Standards and Procedures. This review may result in identification of deficiencies that must be resolved before the plan can be approved. The Department may also offer advisory comments for improving the plan, but these are only for consideration by the local government. The Department’s findings and recommendations resulting from its review shall be transmitted to the Regional Commission for inclusion in the final report within 35 days after submittal for review.

**(h) Report of Findings and Recommendations.** Within 40 days after submittal for review, the Regional Commission must transmit a report of findings and recommendations to the local government and copy the Department. This report must include:

- Comments submitted by interested parties that reviewed the plan and (if applicable) a summary of the regional review hearing, detailing any significant issues raised;
- The Regional Commission’s findings from its Intergovernmental and Consistency review of the plan and its recommendations for addressing these findings; and
- A copy of the Department’s findings and recommendations resulting from its review of the plan.

**(i) Plan Revisions.** If the Report of Findings and Recommendations indicates that the plan is not yet in compliance with the Minimum Standards and Procedures, the local government must address any requested changes by revising the plan and resubmitting it to the Regional Commission for review. Once the plan is resubmitted for review, both the Department and the Regional Commission will complete their review and respond to the local government as soon as possible. This process of revision and review can be repeated until the plan is found to be in compliance with the Minimum Standards and Procedures.

**(j) Adoption of the Plan.** Once the plan has been found by the Department to be in compliance with the Minimum Standards and Procedures, the local governing body may adopt the approved plan. In order to maintain Qualified Local Government certification, the local government must adopt the approved plan. If the local government fails to adopt the plan within one year after the plan is found to be in compliance with the Minimum Standards and Procedures, it will be necessary to resubmit the plan for review as provided at 110-12-1-.04(1)(d).

**(k) Notification of Local Adoption.** Within seven days of local adoption of the approved plan, the local government must provide a copy of the adoption resolution to the Regional

Commission. Within seven days of receipt of this written notice, the Regional Commission must forward this resolution to the Department.

**(l) Qualified Local Government Certification.** Once the Department has been notified by the Regional Commission that a local government has adopted the approved plan, the Department will notify the local government that Qualified Local Government certification has been extended.

**(m) Publicizing the Plan.** Once adopted by the local government, the availability of the plan must be publicized by the local government for public information. This requirement may be met by providing notice in a local newspaper of general circulation, posting notice on the local government's website, or using similar means to notify the public of plan adoption and directing them where a complete copy of the plan may be reviewed.

**(2) Maintaining the Plan.** Local governments are responsible for maintaining their plans to accurately reflect current community conditions and the community's goals and priorities for the future. Maintenance of the plan includes plan amendments and regular updates of the plan.

**(a) Plan Amendments.** The local government determines when a plan amendment is necessary to address changing circumstances that may have detracted from the usefulness of the plan as a guide to local decision-making.

**(b) Required Updates to the Plan.** At a minimum, the local government must prepare and submit five-year updates of the comprehensive plan as identified below. An annual update option is provided for communities wanting to update their plan on a more frequent basis.

**1. Annual Update Option.** Each annual update shall include a new fifth year for the Community Work Program and any changes needed for the other years of the Community Work Program, as well as any changes needed for the elements of the comprehensive plan identified in Chapter 110-12-1-.03 as requiring updates every five years. The Regional Commission shall maintain a file of annual updates of the Community Work Program submitted by local governments and shall make this file available to interested parties upon request. At least 90 days prior to the date a local government's Qualified Local Government certification is due to expire, the Regional Commission shall notify the Department that the local government has updated its plan in accordance with the requirements for annual updates contained in these planning requirements. In such cases, the local government will be exempt from the requirement to submit a report of plan accomplishments with their five year update of the plan.

**2. Five-Year Update Option.** The elements of the comprehensive plan identified in Chapter 110-12-1-.03 as requiring 5 year updates must be updated every five years in accordance with the recertification schedule maintained by the Department. If significant changes have occurred in community conditions (e.g., if the data upon which the plan is based has become significantly outdated, or the community's goals have changed), a more extensive update of other elements of the plan may be called for. The five-year update of the comprehensive plan shall include update of all elements specified for five-year update in Chapter 110-12-1-.03 plus:

- A new Community Work Program (which includes the Capital Improvements Program) covering the subsequent five-year period.

- Unless the annual update options is exercised, a report of plan accomplishments that must identify the current status of each activity in the previous Community Work Program (which includes the Capital Improvements Program). At a minimum, local governments must indicate activities that:
  - Have been completed;
  - Are currently underway (including a projected completion date);
  - Have been postponed (explaining why and when it will be resumed); or
  - Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

**(c) Submittal and Review Procedures for Plan Updates.** All plan updates must be submitted to the Regional Commission. Five-year updates shall be reviewed following the submittal and review procedures outlined in section 110-12-1-.04(1).

**(d) Service Delivery Strategy Review.** The update schedule for required five-year updates to each county comprehensive plan required by paragraph (b) of this section shall serve as the basis for a ten-year update schedule for the review of service delivery strategy agreements required by Code Section 36-70-28 (b)(1) such that each service delivery strategy agreement shall be reviewed after every other five-year county comprehensive plan update beginning with the most recent update.

**(3) Variances.** A request for alternative planning requirements or a variance from particular requirements in these rules must be submitted to the Department in writing by the local government and its Regional Commission, and must provide sufficient documentation to substantiate the request.

Variance requests specifically asking only for time extensions to complete plans or plan updates will be granted only under the following conditions:

**(a)** If the preparation of a plan or plan update is substantially complete at the time revised Minimum Standards and Procedures take effect and the local government desires to change its plan or major plan update to conform to the new requirements. Generally, such variance will only be granted if the local government's recertification date falls within 12 months after the effective date for the revised Minimum Standards and Procedures.

**(b)** If events beyond the local government's control have occurred (e.g., a natural disaster that affects the local government's jurisdiction or a fire that substantially damages the local government's planning or administrative offices, etc.) and the local government is under extraordinary stress in coping with this compelling situation.

**(4) Mapping Requirements.** If either a Character Areas Map or Future Land Use Map is included in the plan, this must be submitted to the Department in a GIS digital vector data format simultaneously with the comprehensive plan. To facilitate the preparation of these and other maps that may be included in the plan, the Department makes available for download on its website most of the necessary base maps, including boundaries, community facilities, transportation, hydrography, protected natural resources, etc. It is recommended that plan preparers use these maps, but if other maps are used, they must meet the following requirements:

**(a) Digital Format.** Maps submitted in digital form must be provided as digital vector map products, using the shapefile format, or other digital format approved by the Department, via a Department-approved exchange media or electronic transfer method.

**(b) Base Maps.** Base or reference maps must equal or exceed the scale, accuracy, precision, and feature content of the equivalent map made available by the Department. They must use the Georgia Coordinate System of 1985 as defined in the O.C.G.A. 44-4-20 through 44-4-31, or use latitude and longitude coordinates based on the North American Datum of 1983.

**(c) Boundaries.** All administrative or political boundaries on maps submitted to the Department must include the latest available boundaries from the U.S. Census. In the event that the U.S. Census boundary map provided on the Department's website does not represent current municipal boundaries, due to recent annexations or de-annexations that have not yet been reported through the official U.S. Census Boundary and Annexation Survey update process, the plan preparer must use the most accurate representation of boundaries available. However, in cases where it is necessary to submit such alternate boundaries to the Department, the affected municipality is advised that O.C.G.A. 36-36-3 requires cities to report all annexations to the Department. Consequently, the municipality will be expected to participate in the next annual U.S. Census Boundary and Annexation Survey to reconcile these differences in their boundary map.

Statutory Authority, O.C.G.A. 50-8-7.1(b)

## **CHAPTER 110-12-1-.05 DEFINITIONS**

**110-12-1-.05 Definitions.** For the purpose of these rules, the following words shall have the meaning as contained herein unless the context does not permit such meaning. Terms not defined in these rules but defined in O.C.G.A. 50-8-1, et seq, shall have the meanings contained therein. Terms not defined in these rules, nor in O.C.G.A. 50-8-1, et seq, shall have ascribed to them the ordinary accepted meanings such as the context may imply. For the purpose of these rules, the terms “shall” and “must” have the same meaning, are mandatory in nature, and are indicative of a requirement. The following terms and definitions shall be used to guide the implementation of the comprehensive planning process.

(1) ‘Character Area’ means a specific geographic area or district within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, and arts district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the Community Goals.

(2) ‘Community’ means the local jurisdiction (county or municipality) or group of local jurisdictions (in the case of a joint plan) that are preparing a local plan.

(3) ‘Comprehensive Plan’ means plan meeting these Minimum Standards and Procedures. The comprehensive plan must be prepared pursuant to the Minimum Standards and Procedures for preparation of comprehensive plans and for implementation of comprehensive plans, established by the Department in accordance with O.C.G.A. 50-8-7.1(b) and 50-8-7.2.

(4) ‘Comprehensive Planning Process’ means planning by counties or municipalities in accordance with the Minimum Standards and Procedures.

(5) ‘Conflict’ means any conflict, dispute, or inconsistency arising:

- Between or among plans, or components thereof, for any counties or municipalities, as proposed, prepared, proposed to be implemented, or implemented;
- Between or among plans for any regions, as proposed, prepared, proposed to be implemented, or implemented;
- Between or among plans, or components thereof, for any counties or municipalities and plans for the region which include such counties or municipalities, as such plans are proposed, prepared, proposed to be implemented, or implemented;



- With respect to or in connection with any action proposed to be taken or taken by any county, municipality, or other local government relating to or affecting regionally important resources, as defined by the Department; or
- With respect to or in connection with any action proposed to be taken or taken by any county, municipality, or other local government relating to or affecting developments of regional impact, as defined by the Department.

(6) ‘Core Elements’ means the Community Goals, Needs and Opportunities, and Community Work Program. These are the primary elements that must be included, at a minimum, in each community’s Comprehensive Plan.

(7) ‘County’ means any county of this state.

(8) ‘Days’ means calendar days, unless otherwise specified.

(9) ‘Density’ means an objective measurement of the number of people or residential units allowed per unit of land, such as dwelling units per acre.

(10) ‘Department’ means the Department of Community Affairs established under O.C.G.A. 50-8-1.

(11) ‘Governing Body’ means the board of commissioners of a county, sole commissioner of a county, council, commissioners, or other governing authority of a county or municipality.

(12) ‘Infrastructure’ means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

(13) ‘Local Government’ means any county, municipality, or other political subdivision of the state.

(14) ‘Metropolitan Planning Organization’ means the federally designated agencies created in urban areas containing more than 50,000 people that are charged with conducting comprehensive, coordinated planning processes to determine the transportation needs of their respective constituencies, and prioritizing and programming projects (including bicycle and pedestrian projects) for federal funding.

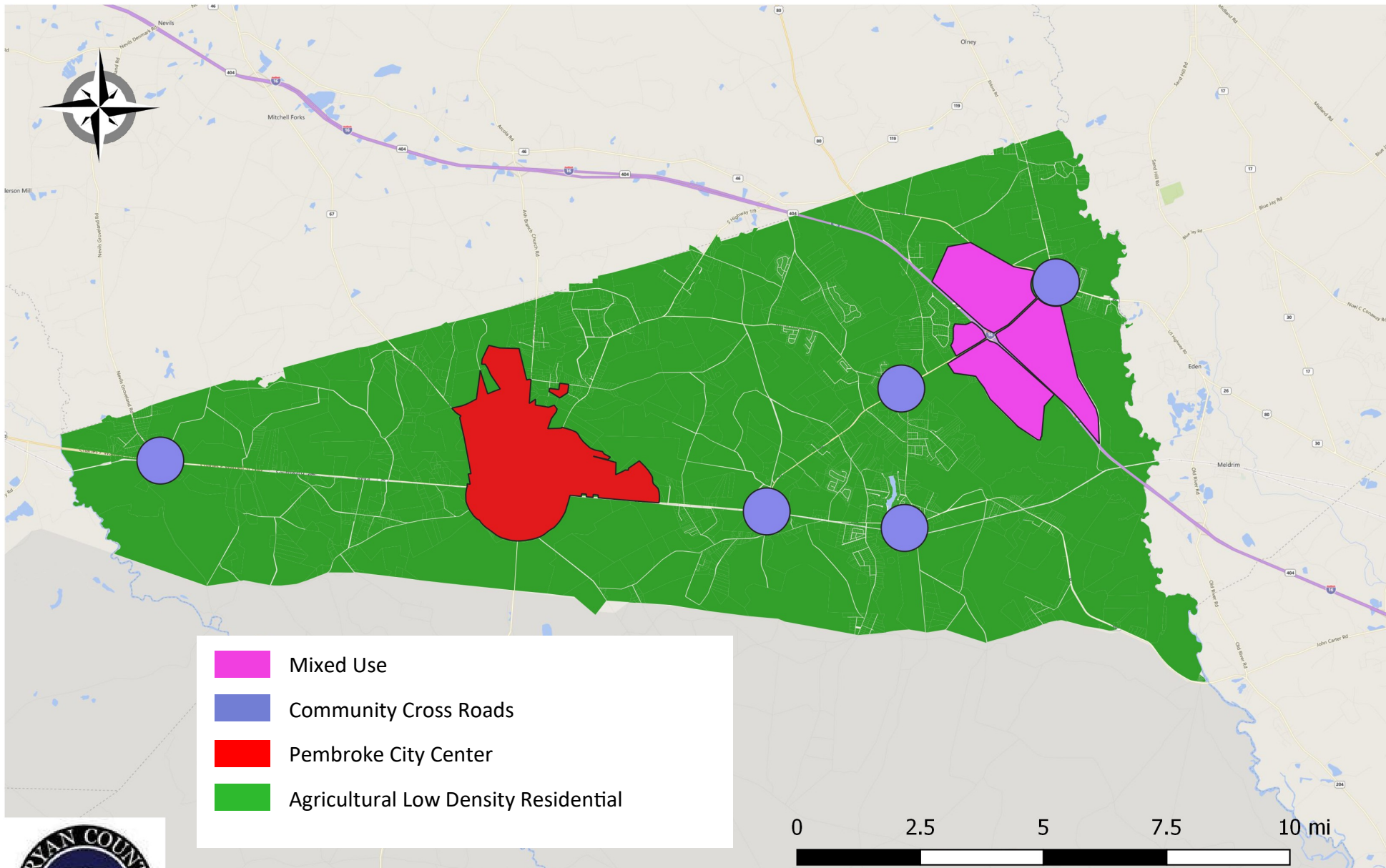
(15) ‘Minimum Standards and Procedures’ means the Minimum Standards and Procedures, including the minimum elements which shall be addressed and included, for preparation of comprehensive plans, for implementation of comprehensive plans, for updates of comprehensive plans including update schedules, and for participation in the coordinated and comprehensive planning process.

(16) ‘Mediation’ means the process to be employed by the Department and Regional Commissions for resolving conflicts which may arise from time to time in the comprehensive planning process. Procedures and guidelines to govern mediation are as established by the Department pursuant to O.C.G.A. 50-8-7. 1(d).

- (17) ‘Municipality’ means any municipal corporation of the state and any consolidated government of the state.
- (18) ‘Plan’ means the comprehensive plan for any county or municipality.
- (19) ‘Plan amendment’ means a change to the adopted plan that occurs between plan updates. Amendments of the adopted plan are appropriate when the conditions, policies, etc., on which the plan is based, have significantly changed so as to materially detract from the usefulness of the plan as a guide to local decision making, or when required by the Department as a result of changes to the Minimum Standards and Procedures.
- (20) ‘Plan update’ means a more or less complete re-write of the plan, which shall occur approximately every five years, in accordance with the recertification schedule maintained by the Department.
- (21) ‘Planning’ means the process of determining actions which state agencies, Regional Commissions, and local governments propose to take.
- (22) ‘Qualified Local Government’ means a county or municipality that adopts and maintains a comprehensive plan as defined in these Minimum Standards and Procedures.
- (23) ‘Regional Commission’ means a Regional Commission established under O.C.G.A. 50-8-32.
- (24) ‘Regional Plan’ means the comprehensive plan for a region prepared by the Regional Commission in accordance with the standards and procedures established by the Department.
- (25) ‘Rules for Environmental Planning Criteria’ means those standards and procedures with respect to natural resources, the environment, and vital areas of the state established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8, including, but not limited to, criteria for the protection of water supply watersheds, groundwater recharge areas, wetlands, protected mountains and protected river corridors.
- (26) ‘Service Delivery Strategy’ means the intergovernmental arrangement among municipal governments, the county government, and other affected entities within the same county for delivery of community services, developed in accordance with the Service Delivery Strategy law. To ensure consistency between the plan and the agreed upon strategy: (1) the services to be provided by the local government, as identified in the plan, cannot exceed those identified in the agreed upon strategy and (2) the service areas identified for individual services that will be provided by the local government must be consistent between the plan and Strategy. As provided in Code Section 36-70-28 (b)(1), Service Delivery Strategies must be reviewed, and revised if necessary, in conjunction with county comprehensive plan updates.
- (27) ‘Supplemental Planning Recommendations’ means the supplemental recommendations provided by the Department to assist communities in preparing plans and addressing the Minimum Standards and Procedures. The plan preparers and the community are encouraged to review these recommended best practices where referenced in the Minimum Standards and Procedures and choose those that have applicability or helpfulness to the community and its planning process.

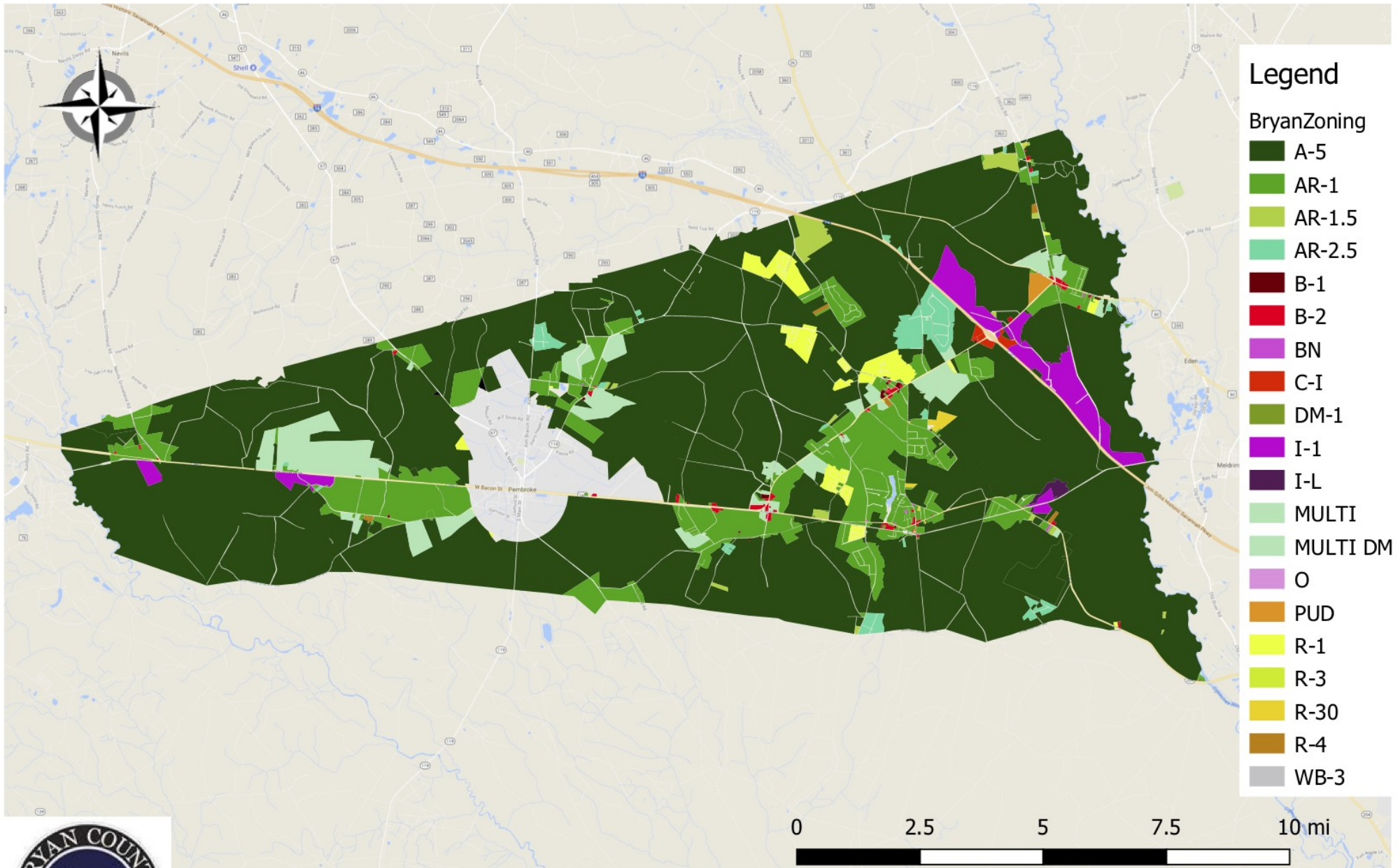
**(28)** ‘Update Schedule’ means: the schedule or schedules for updating comprehensive plans on an annual or five-year basis as provided for in paragraph (2)(b) of Section 110-12-1-.04 of these Rules. The term “Update Schedule’ also means an additional schedule for the review of Service Delivery Strategy agreements by counties and affected municipalities on a ten-year basis in conjunction with comprehensive plan updates.

Statutory Authority, O.C.G.A. 50-8-7.1(b)



# North Bryan County Character Areas & Future Land Use Map

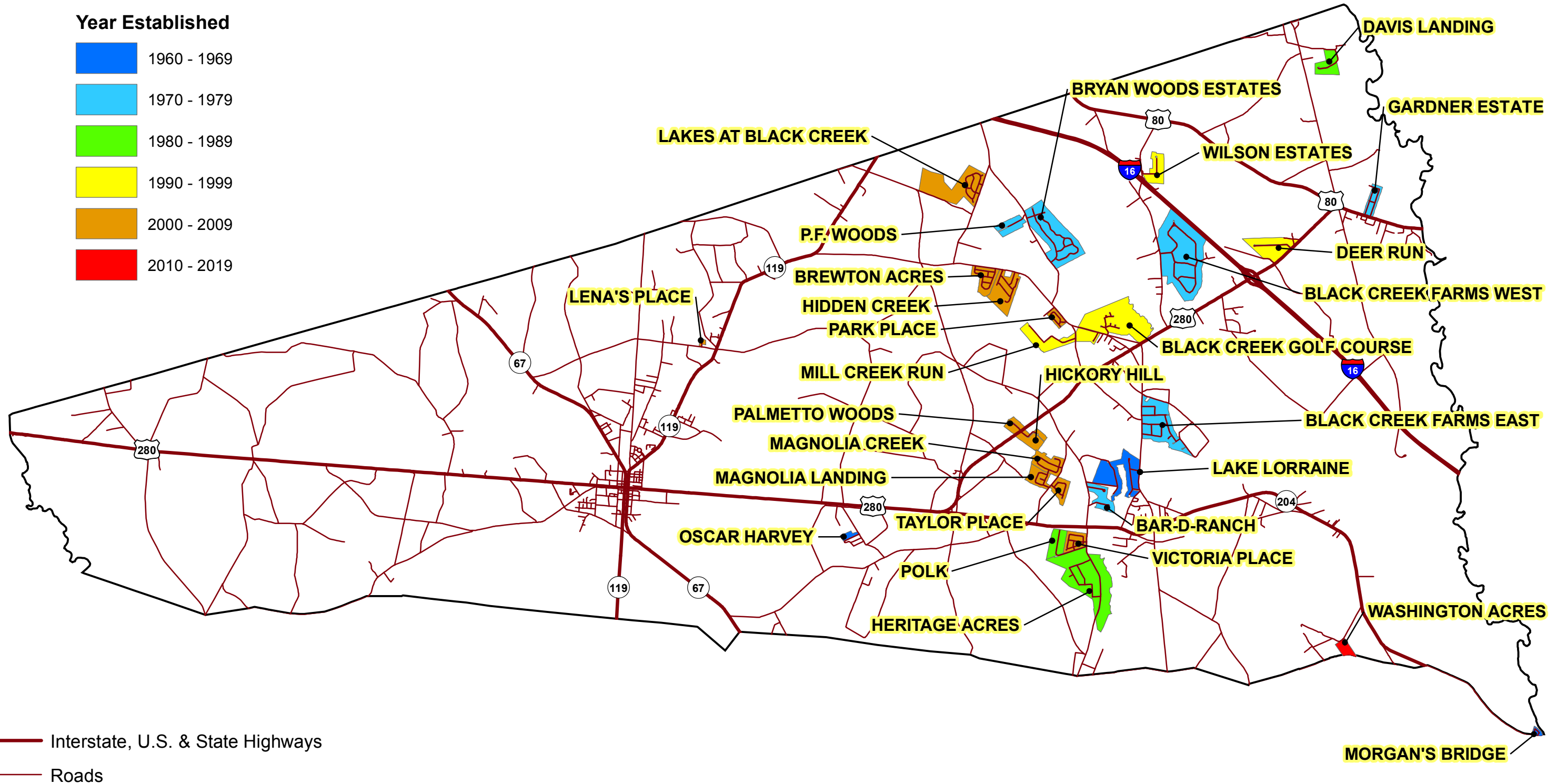
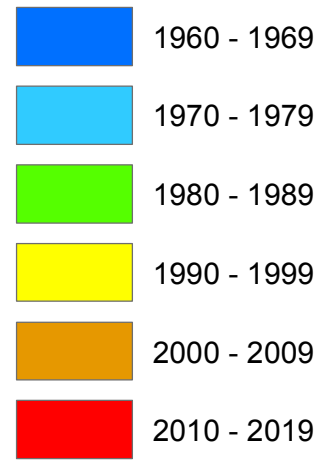




# North Bryan Zoning Map

**DISCLAIMER**  
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**Year Established**



— Interstate, U.S. & State Highways  
 — Roads



Produced by Bryan County GIS  
 September 2018

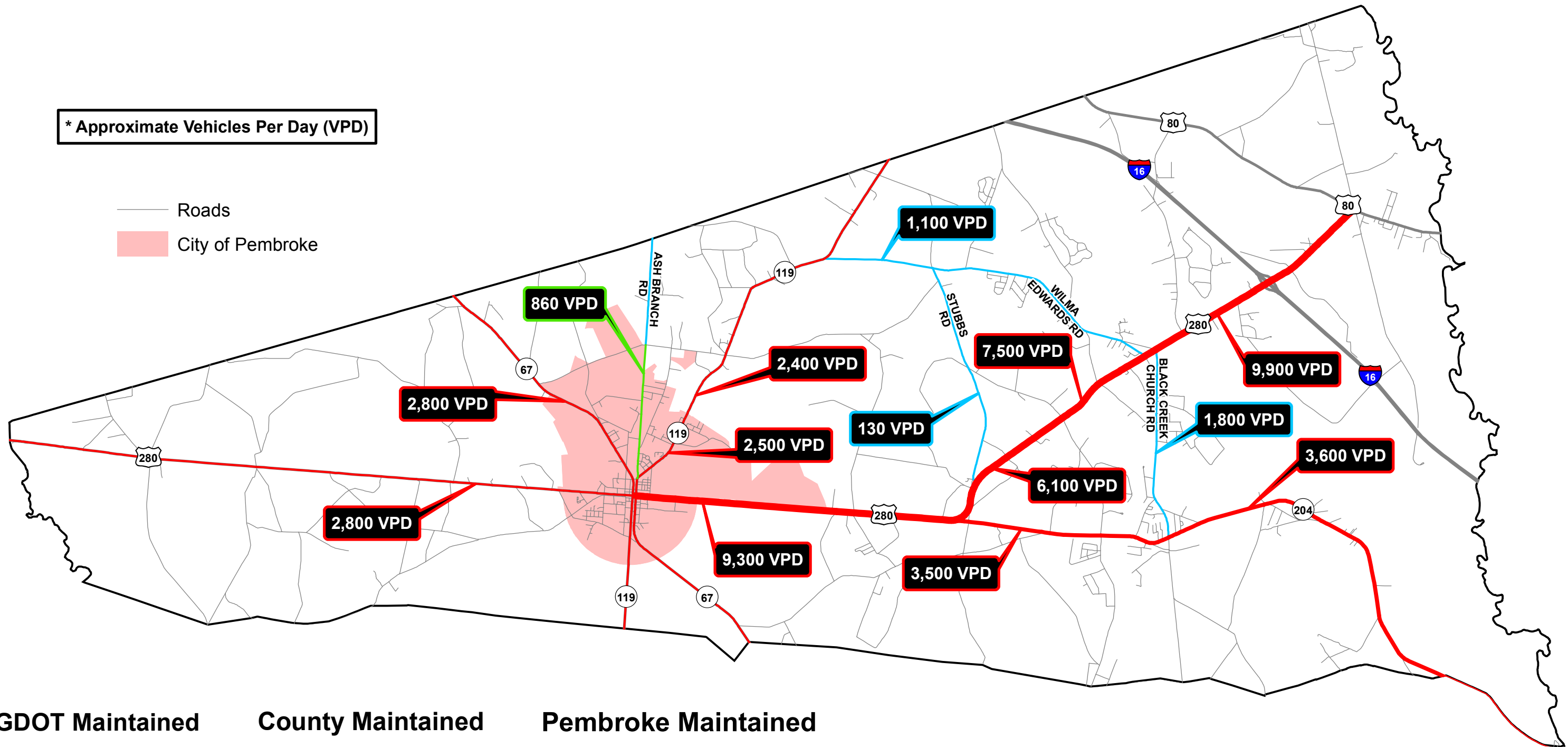


**North Bryan Unincorporated Subdivisions  
 Time Development**

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**\* Approximate Vehicles Per Day (VPD)**

— Roads  
 City of Pembroke



**GDOT Maintained Count**

- 0 - 3000
- 3001 - 6000
- 6001 - 10000

**County Maintained Count**

- 0 - 3000

**Pembroke Maintained Count**

- 0 - 3000

**\* Traffic data obtained from 2018 Transportation Study Report**



Produced by Bryan County GIS  
 September 2018



# North Bryan Traffic Study

1 inch = 8,000 feet

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