



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: November 6, 2018
Meeting Time: 7:00 p.m.
26 N Courthouse St., Pembroke, GA 31321
Commissioner's Meeting Room

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

Z#191-18, Corde Wilson, applicant, on behalf of Beacon Builders, Inc., for a two hundred and forty (240) lot rezone application, for a 272.5 acre subdivision of parcel, PIN# 027-018, of the Weyerhaeuser Company owned property, to be known as Plum Creek Subdivision, off of Carlos Cowart Rd. and Georgia Highway 204, Ellabell, GA, 31308, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned R-1, from its current A-5 zoning.

Z#197-18, Travis Moore, proposed rezoning of 1.71 acres on 8905 Highway 280 East, PIN# 0251-019, from AR-1 to B-2, for the purpose of commercial use.

Z#195-18, George Ruehling, proposed rezoning of 6.66 acres on Griffin Road in Richmond Hill, PIN# 062-047-01, from A-5 to AR 2.5 to build a residential home.

Z#194-18, Mark Gordon, requesting an amendment to the BLT PUD for 6.66 acres on Fort McAllister Road, PIN# 061-050, for the purpose of a campground.

Transportation/Mobility Capital Improvement Element to the Comprehensive Plan, The Bryan County Board of Commissioners is considering the implementation of a development impact fee for the purpose of creating a revenue stream, which would be used for the construction of transportation/mobility capital projects. A requisite step in the process is to incorporate a Transportation/Mobility Capital Improvement Element (CIE) into the Bryan County Comprehensive Plan. In essence, the current plan must go through the formal plan amendment process as established in state law and regulations. This is the first, of two required public hearings to inform the public of the initiative and to provide information about the process that will be followed.

V. OTHER BUSINESS

Development Impact Fee Advisory Committee, Mr. Edwards will present the Planning and Zoning Board of Commissioners with materials for the Developmental Impact Fees.

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 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: November 30, 2018



**BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES**

**Meeting Date: October 2, 2018
Meeting Time: 7:00 p.m.**

Attendees: Steve Scholar
Jon Seagraves
Kathryn Johnson
Joseph Pecenka
Jonathan Goodman
Ronald Carswell
Alex Floyd

Staff: Jeff Adams, Planning Director
Kirk Croasmun, Engineering Director
Sara Farr-Newman, Planner II
Ashley Young, Planner Technician

1. CALL TO ORDER
Chairman, Steve Scholar, called the meeting to order at 6:58 p.m.
2. MINUTES
Commissioner Pecenka made a Motion to approve the September 6, 2018 Minutes, and a 2nd was made by Commissioner Johnson. Vote: 6:0, Motion carried.
3. RECOGNITION OF GUESTS
4. PUBLIC HEARINGS

A Motion was made by Commissioner Goodman to close the regular meeting and open the public hearing, and a 2nd was made by Commissioner Carswell. Vote 6:0, Motion carried.

PUD – CHARLES WAY, EAST BUCKHEAD, LLC - LENOX

Z#189-18, Charles Way, on behalf of East Buckhead, LLC for a one hundred and twenty-two (122) lot Planned Unit Development application, for a 54.11

acre parcel, PID# 061-065 & 061-066, of the Bryan Land & Timber, LLC owned property, off of Georgia State Highway 144 and Veterans Memorial Parkway, in unincorporated Bryan County, Georgia, currently zoned PUD.

- a. Jeff Adams gave a brief overview of the project originally known as Buckhead phase 10 & 11, but changed to a separate PUD known as Lenox. He stated that the lots changed from 122 to 111. This prompted an amendment to the Development of Regional Impact. He stated that the original project (Bryan Land & Timber, LLC in 2007) was 510.46 acres with mixed uses and that there is no development agreement to show the commercial uses. Mr. Adams went over the Development of Regional Impact Report, stating that the Coastal Regional Commission approved it. Mr. Adams reviewed the Staff's initial issues and additional conditions with comments from the County Engineer. Mr. Adams then replied to questions from the Planning Commission on setbacks and average lot sizes for the original PUD in comparison to Lenox. He concludes with describing low-density suburban character areas.
- b. Mr. Glass, Representative for Charles Way, states they have addressed all the conditions made by the Planning Staff and concerns of the community. He states that this is a great place for residential development and residential use is best for schools and traffic issues. He goes on to state that they will dedicate some residences by design to retirees and that will be less impactful than a commercial development. Timing of that development would not interfere with the construction of the new Bryan County School until the year of completion in 2020. Mr. Glass addresses the Planning Staff's conditions on the multi-use path, setbacks and buffers. He states that Lenox will be a separate subdivision from Buckhead East and the two Subdivisions will have separate amenities. He goes on to address the Planning Staff's conditions and states that they are willing to have a Development Agreement to include cost share for improvements, commit to buffer requirements, multi-use path, silviculture plan, setbacks, and other design standards.
- c. Todd Salvega, Traffic Engineer for Charles Way, states the difference in commercial and school traffic, but stated that their study was performed while school was in session. He states they were not requested to look at school stacking. He goes over the traffic for the roundabout and states their proposal is to add a canoe island to channelize around the roundabout, making a free right turn lane off Captain Matthew Freeman Drive.
- d. Jaclyn Arbogast, Buckhead East resident, stated current Buckhead East vacancy issues with a 31.4% vacancy rate. She also stated that the traffic study showed no data for roads during school traffic hours.

- e. Angus McCloud, Richmond Hill resident, stated that Bryan County is the third fastest growing county in the State and that the property addressed should be considered for commercial use. He asked the Commissioners to table the requested until further data is acquired.
- f. JJ Hendrix, Blidge Road, asked to define low-density suburban use.
- g. Mr. Glass addresses the citizen's comments on vacancy and spoke more on the hours, which were pulled for the traffic study. Stating that they pulled the greatest sixty minute period as required by the national status and that commercial traffic tends to be much higher than residential.

A Motion was made by Commissioner Pecenka to close the Public Hearing and a 2nd was made by Commissioner Johnson. Vote 6:0, Motion carried.

A Motion was made by Commissioner Seagraves to open the regular meeting and a 2nd was made by Commissioner Johnson. Vote 6:0, Motion carried.

A Motion for compliance with the Comprehensive plan was made by Commissioner Floyd and a 2nd was made by Commissioner Goodman. Voting for: Floyd, Goodman, and Carswell; Voting against: Seagraves, Johnson, and Pecenka, Motion defeated.

Commissioner Carswell made a motion to table the PUD request; the motion dies for lack of a second.

Commissioner Seagraves made a motion to deny the request based on nonconformance to the Comprehensive Plan and negatively affecting traffic, and a 2nd was made by Commissioner Pencenka. Voting for: Johnson, Carswell, and Pecenka; Voting against: Floyd; Abstaining Votes: Goodman and Seagraves. Motion carried, denial recommended.

Charmian Scholar made a motion to adjourn for a five minutes, and a 2nd was made by Commissioner Johnson. Vote 6:0, Motion carried.

Commissioner Goodman made a motion to open the regular meeting, and a 2nd was made by Commissioner Johnson. Vote 6:0, Motion carried.

Commissioner Pecenka made a motion to open the public hearing, and a 2nd was made by Commissioner Johnson. Vote 6:0, Motion carried.

PUBLIC HEARING – COMPREHENSIVE PLAN

Comprehensive Plan Map and Text Amendment to the North Bryan Character Area and Future Land Use Map

- a. Jeff Adams presented the current zoning districts in the North portion of Bryan County. The majority use is currently showing an Agricultural District to conserve natural resources and permitting low-density residential development compatible with that purpose. He compares the different districts and the Comprehensive Plan. Before updating the Map for the North portion of Bryan County, they recommend additional meetings in that area to inform the residents of North Bryan County.
- b. Clay Collins, Representative for Beacon Builders with Plum Creek, states that the Plum Creek Rezoning was not on the Agenda for October and would like to have a decision for the Tabled Rezoning held originally in September of 2018, made before the Interim Development Ordinance (IDO) is brought before the Board of Commissioners. In which the Ordinance is passed, they would like to request a development agreement that would allow them to use different building materials.

Commissioner Goodman made a Motion to close the Public Hearing, and a 2nd was made by Commissioner Johnson. Vote 6:0, Motion carried.

Commissioner Seagraves made a Motion to open the regular meeting, and a 2nd was made by Commissioner Carswell. Vote 6:0, Motion carried.

Commissioner Pecenka made a Motion to table the Comprehensive Plan Map and Text Amendment, and a 2nd was made by Commissioner Carswell. Vote 6:0, Motion carried.

Commissioner Goodman made a Motion to amend the Agenda to Include the Rezoning application for Plum Creek Subdivision for Corde Wilson, and a 2nd was made by Commissioner Carswell. Voting for: Goodman; Voting against: Floyd, Seagraves, Carswell, Johnson, and Pecenka, Motion denied.

5. OTHER BUSINESS

Planning & Zoning Commission Procedures

- a. Mr. Adams reviewed procedures for the Planning and Zoning Commission.

6. ADJOURNMENT

Commissioner Johnson made a Motion to adjourn the meeting, and a 2nd was made by Commissioner Seagraves. Vote 6:0, Motion carried.

HUSSEY GAY BELL

— Established 1958 —

July 3, 2018

Mr. Jeffrey S. Adams, PhD
Planning and Zoning Director
Bryan County Commission
51 North Courthouse Street
PO Box 1071
Pembroke, Georgia 31321

RE: REZONING OF A PORTION OF THE PLUM CREEK TIMBERLAND TRACT
HIGHWAY 204 (PARCEL 027 018)

Dear Mr. Adams:

The property proposed for rezoning is approximately 273 acres of an existing 1,566 acre tract located at the intersection of GA Highway 204 and Carlos Cowart Road in North Bryan County. The property is currently undeveloped and has been used for silvicultural purposes in the past. Beacon Builders, who have been an integral part in the development of residential tracts in North Bryan County for the past 20 years, wishes to develop this property in order to meet the high demand for single family housing in this area.

The property is situated such that it is well suited for an R-1 zoning. There are currently three developments to the north of the property which are zoned R-1 (Magnolia Creek, Magnolia Landing and Taylor Place) as well as one to the southeast (Victoria Place). These developments have seen great success with R-1 development and have positively impacted this area by meeting the need for single family living. As the population in Bryan County continues to dramatically increase, as it has in recent years, we see no reason that this location would not be equally successful. Further, with the increased success of job creation in locations such as Interstate Center and increased demand for industrial development in North Bryan, residential areas will be required to meet the growing demand.

As such, we are submitting the required information for the rezoning request a minimum of 30 days (as stated on the rezoning application) prior to the rezoning meeting in anticipation of being placed on the August 7, 2018 meeting. An analysis of impact of the proposed zoning change is included in this letter along with the rezoning application and required materials.

Should you have any questions please do not hesitate to contact me.

Regards,
Hussey Gay Bell


Jim Kopotic

ANALYSIS OF IMPACT OF PROPOSED ZONING CHANGE

Beacon Builders (Corde Wilson) desires to develop approximately 273 acres of the current Plum Creek Timberland Tract into single family residential development. Rezoning stems from the need for increased housing due to Bryan County's tremendous growth in population over the last ten years. According to Bryan County's 2018 Comprehensive Plan, the County has experienced a 21% growth in population since 2010 which is nearly three times that of the State of Georgia which saw just an 8% growth between 2010 and 2015.

Along with the County's significant need for more housing, the property's location is well suited for this type of development. The property is located at the intersection of GA Highway 204 and Carlos Cowart Road in North Bryan County. The surrounding properties are currently a mixture of residential and agriculture, and has ample room for growth within this region. The highways which will serve this development are GA Highway 204 (located directly to the south of the property) and US Highway 280 E (located to the north of the property). The future residents will be able to easily access either highways from the property using Carlos Cowart Rd. Ga Highway 204 and US Highway 280 E possess enough capacity to accommodate the increase in traffic from this development.

The property is situated such that it is well suited for an R-1 zoning. There are currently three developments to the north of the property which are zoned R-1 (Magnolia Creek, Magnolia Landing and Taylor Place) as well as one to the southeast (Victoria Place). These developments have seen great success with R-1 development and have positively impacted this area by meeting the need for single family living. As the population in Bryan County continues to dramatically increase, as it has in recent years, the demand for additional housing in the area will be increased.

In hope of rezoning this property for the future development, the following questions from the rezoning application are discussed in detail below:

- a. *Whether the proposed reclassification is in conformance with the comprehensive plan.*
Yes – As previously mentioned there are four different developments within one mile of the property zoned R-1, and the addition of this development will help fill the need for housing discussed in the comprehensive plan.
- b. *Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this ordinance.*
Yes – The proposed reclassification improves the zoning scheme by allowing a greater supply of housing options in an area that is considered mostly agricultural while increasing the value of the land. The rezoning will provide for greater mix of zoning in the area.

- c. *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.*

The proposed reclassification is compatible with the land use pattern surrounding the property. Near the subject Lot, there is a mix of land used for agriculture, low-density housing and other residential districts.

- d. *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.*

1. Roads – Public paved access is already available to the site as well as easily accessible state-maintained highways which can accommodate the addition of the development to this area.
2. Parks and Recreational Facilities – The development itself will be designed to have areas designated for use by residents for recreational purposes. The development is also located in approximately a 3-mile radius from North Bryan Recreation’s Hendrix Park.
3. Police and Fire Protection – This development will provide for similar uses that are in the area. Considering they are located closer to public safety facilities than the existing residentially zoned areas, no increase risk or deficiency will be created.
4. Schools – This development’s impact would be very similar to the other four nearby developments. This development will be phased to allow for slower growth to this concentrated area rather than the mass development of the proposed reclassification. Bryan Count Public School System has plans for expansions to accommodate the increased growth that is sure to continue.
5. Stormwater Drainage Systems – The proposed reclassification will include the installment of stormwater drainage systems and stormwater detention ponds within the development.
6. Water Supplies – The proposed reclassification will include the installment of the required infrastructure to supply water to the development which will connect to the existing water supply system for Magnolia Landing.
7. Wastewater Treatment – The proposed reclassification will be designed to include individual septic systems per dwelling.
8. Solid Waste Services - This development’s impact would be very similar to the other four nearby developments. This development will be phased to allow for slower, accommodating, growth to this concentrated area rather than mass development of the proposed reclassification.

- e. *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 proposed reclassification will not affect a known archaeological, historical, cultural or environmental resource. As a part of the Article XII process, the consultant will provide for an ESA and wetland assessment.
- f. *Whether the proposed reclassification will adversely affect existing uses or usability of adjacent or nearby Lots or the preservation of the integrity of any adjacent neighborhoods.*
The proposed reclassification will not affect existing uses or usability of adjacent or nearby Lots or the preservation of the integrity of any adjacent neighborhoods. The zoning that is proposed will be the same as much of the surrounding residential areas.
- g. *Whether the proposed reclassification could adversely affect market values of nearby Lots.*
The proposed reclassification is consistent with the four nearby developments and should positively affect the market values of nearby Lots by the continuation of the trend for this area. The increase in availability should proportionately match the increase in demand for the use.
- h. *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.*
1. Roads – Public paved access is already available to the site as well as easily accessible state-maintained highways which can accommodate the addition of the development to this area.
 2. Parks and Recreational Facilities – The development itself will be designed to have areas designated for use by residents for recreational purposes. The development is also located in approximately a 3-mile radius from North Bryan Recreation’s Hendrix Park.
 3. Police and Fire Protection – This development will provide for similar uses that are in the area. Considering they are located closer to public safety facilities than the existing residentially zoned areas, no increase risk or deficiency will be created.
 4. Schools – This development’s impact would be very similar to the other four nearby developments. This development will be phased to allow for slower growth to this concentrated area rather than the mass development of the proposed reclassification. Bryan Count Public School System has plans for expansions to accommodate the increased growth that is sure to continue.

5. **Stormwater Drainage Systems** – The proposed reclassification will include the installment of stormwater drainage systems and stormwater detention ponds within the development.
6. **Water Supplies** – The proposed reclassification will include the installment of the required infrastructure to supply water to the development which will connect to the existing water supply system for Magnolia Landing.
7. **Wastewater Treatment** – The proposed reclassification will be designed to include individual septic systems per dwelling.
8. **Solid Waste Services** - This development's impact would be very similar to the other four nearby developments. This development will be phased to allow for slower accommodating, growth to this concentrated area rather than the mass development of the proposed reclassification.

- i. *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 to the proposed reclassification.*

The demand continues to be high for residential property in North Bryan. It is expected that this would increase with new job creation in North Bryan County and the support housing will benefit the industrial growth as well.

- j. *The existing uses and zoning of nearby lots.*

Nearby lots consists of low density agriculture, low density residential and other residential districts. The concept plan attached contains nearby lot information.

- k. *The extent to which the value of the Lot proposed to be reclassified is diminished by its existing zoning restrictions.*

The existing zoning restriction only allows for one dwelling per 217,800 square feet compared to the proposed one dwelling per 21,780 square feet. Not allowing the proposed reclassification will result in nearly an 80% reduction of proposed available housing for the development.

- l. *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.*

No – The proposed reclassification does not possess any portion of property which will decrease in value due to the reclassification.

- m. *The relative gain to the public, as compared to the hardship imposed upon Petitioner, by the existing conditions.*
This community will greatly benefit from an increase in affordable, quality housing that aims to maintain the small-town atmosphere discussed in the Comprehensive Plan. Further, the increased housing will support the inevitable growth of North Bryan County in a controlled manner.
- n. *The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes.*
As discussed briefly in the introduction of this analysis, the location of this property is very well suited for an R-1 zoning. The transportation infrastructure surrounding this property has enough capacity to accommodate the development. In addition, the soils within the property consist primarily of Stilson Loamy Sand (according to the NRCS soil maps). This is considered good soil for development and onsite septic systems. The northern and western boundary is wooded and contains wetlands; however, this should have very little impact on the development.
- o. *The length of time the Lot proposed to be reclassified has been nonincome producing as zoned.*
The Lot proposed to be reclassified produced an income approximately five years ago by the harvesting of timber. This land has no other known income production other than silva-culture.
- p. *Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby districts.*
There are four existing developments within one mile of the proposed reclassification. The proposed reclassification would be similar to these developments. Two neighborhoods are immediately adjacent (north) of the proposed reclassification.
- q. *Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification.*
The existing zoning classification only allows for one dwelling per 217,800 square feet compared to the proposed one dwelling per 21,780 square feet. Not allowing the proposed reclassification will result in nearly an 80% reduction of proposed available housing for the development.
- r. *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.*
The applicant acknowledges this presumption.

APPLICATION FOR ZONING
CASE Z# 191-18

Date Received: _____

Meeting Date: Sept. 4, 2018

Applicant: BEACON BUILDERS, INC. - CORDE WILSON

Applicant's Address: 7370 HODGSON MEMORIAL DR. SUITE D-10
SAVANNAH, GA, 31406

Applicant's Phone No: (912)313-0873

Applicant's Email Address: beaconcorde@aol.com

Owner(s) of the Property: WEYERHAEUSER COMPANY

Owners' Address: 100 PROFESSIONAL CENTER DRIVE
BRUNSWICK, GA 31525

Owner's Telephone No.: (206)539-3000 Fax No.: _____

Contact Person's Name: JEFFREY TEAL

Contact Person's Phone No.: (206)539-3000 Fax No.: _____

Address of Property selected for reclassification: _____

CARLOS COWART ROAD, ELLABELL, GA, 31308
(Please provide access road if no address is available)

Tax Parcel Number (PIN): 027 018 Acreage: 272.5

Present Zoning: A-5 Requested Zoning: R-1

Existing Structure and/or Use of Property: LAND CURRENTLY USED FOR
SILVICULTURAL PURPOSES.

Proposed Use including the number of lots: SINGLE FAMILY RESIDENTIAL
DEVELOPMENT CONSISTING OF 240 +/- LOTS

Proposed date of completion: PHASE 1 - JULY 2019


Signature of applicant

JULY 3, 2018
Date

DISCLOSURE STATEMENT

Title 3, chapter 67A-3 of O.C.G.A. requires an applicant for rezoning action, within two years immediately preceding the filing of the applicant's application for the rezoning action, to disclose campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

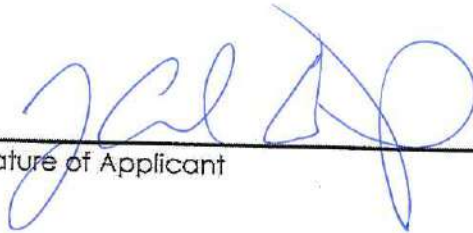
- No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.
- Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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



Signature of Applicant

Personally appeared before me

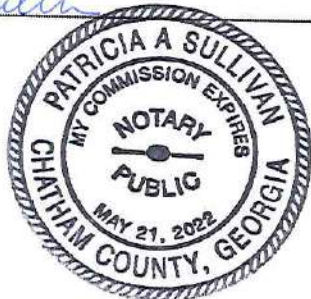
J CORDE WILSON
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This 5th day of JULY, 2013. 2018

Patricia A Sullivan
Notary Public

(Notary Seal)



AUTHORIZATION BY PROPERTY OWNER

I, Weyerhaeuser Company, 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: James Corde Wilson, III

Address: 7370 Hodgson Memorial Drive, Suite D10

City: Savannah State: GA Zip Code: 31406

Telephone Number: 912-313-0873 Fax Number: _____

[Signature]
Signature of Owner

7/3/18
Date

Jeffrey Teal
Owners Name (Print) So Land Asset Manager

Personally appeared before me

James Corde Wilson, III
Applicant (Print)

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

This 3rd day of JULY, 2018

Patricia A Sullivan
Notary Public

(Notary Seal)



7

BRYAN COUNTY
CLERK OF COURTS

839 0243 2008 DEC 23 PM 12:27

BOOKED BY T.P.
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA
12/23/08 10:40:00

015-2008-001891

After recording, please return to:
First American Title Insurance Company
National Commercial Services
Attn: Kara M. Grassl
7370 College Parkway, Suite 104
Ft. Myers, FL 33907

Bryan County, Georgia
Real Estate Records Tax

12/23/08
K. Simmons
Clerk of Superior Court

STATE OF GEORGIA
COUNTY OF BRYAN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, BLUE SKY TIMBER PROPERTIES LLC, a Delaware limited liability company, duly authorized to do business in the State of Georgia, with an address of 6400 Poplar Avenue, Tower I, 8th Floor, Memphis, Tennessee 38197, ("Grantor"), does hereby sell, convey and quitclaim unto PLUM CREEK TIMBERLANDS, L.P., a Delaware limited partnership, with an address of 999 Third Avenue, Suite 4300, Seattle, Washington 98104-4096, ("Grantee"), any minerals and any sand, clay and gravel rights owned by Grantor, lying in, on or under the following described land and property situated in Bryan County, Georgia, said Property being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, easements, hereditaments and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee, its successors and assigns.

Exhibit A: Legal Description

BRYAN COUNTY
CLERK OF SUPERIOR COURTS

GA 7117

Tax Parcel 036-012

839

0245

2008 DEC 23 P112-27

All those certain tracts or parcels of land containing in the aggregate 58.32 acres of land located in the 1380th. G. M. District of Bryan County, Georgia, and more specifically described as consisting of those tracts of land heretofore conveyed by Leslie A. Blich to M. L. McDaniel by deed recorded in Deed Book 3-D, Page 526 of the Deed Records of Bryan County, Georgia, wherein the same was described in two tracts as follows:

All that tract or parcel of land lying and being in the 1380th. G. M. District, Bryan County, Georgia, containing thirty-six and 85/100 (36.85) acres, more or less, and described on a plat made by J. D. Ham, Surveyor of Bryan County, Georgia, on the 11th day of March, 1939, and revised by W. M. Sheppard, Surveyor on the 7th, day of January, 1952, as being bound on the North by lands of Mrs. W. L. Hursey; on the East by lands of A. J. Blich (now the tract hereinafter described); on the South by lands of Mrs. Lois Blich Pearce and on the West by Smith lands. Said plat and the description thereon is by reference incorporated herein.

Also, that certain tract or lot of land situate, lying and being in the 1380th. G. M. district, Bryan County, Georgia, containing thirty and eight-tenths (30.8) acres, more or less, and described according to the courses and distances on a map thereof made by W. M. Sheppard, surveyor, on the 27th day of December, 1951. Said map and the description thereon is by reference incorporated herein. Said lot of land is bound on the North by lands of Mrs. W. L. Hursey; on the East by lands of Mrs. E. Pierce and on the West by lands of Mrs. E. Pierce and the first above described tract of land.

The said two tracts of land lying and being in one body and totalling 58.32 acres of land as more fully described and delineated upon a boundary map of a transit survey of said lands, made and prepared under the direction of and certified by J. Dean Gowan, Georgia Registered Surveyor No. 6, March 26, 1952 and having such boundaries, metes, courses, distances and controls as fixed and determined in accordance with the grid coordinates of the Georgia Coordinate System, East Zone, as established by the U. S. Coast and Geodetic Survey, a copy of which map is recorded in Plat Book C, Page 8, in the Office of the Clerk of Superior Court of Bryan County, Georgia, and made a part hereof and reference to which is hereby expressly made for a more full and complete description of said tract.

GA 7313

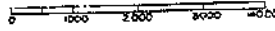
Tax Parcel 027-018

All that certain tract or parcel of land situate, lying and being in the 1380th G. M. District of Bryan County, Georgia, containing 1567.78 acres, more or less, and being known locally as Scott/Mead's "Smith-Kerr Tract", and being the same property conveyed to Brunswick Pulp & Paper Company by deed of Ann S. Dunaway, Robert C. Smith, John E. Kerr, K. B. Forther, William K. Kerr and John E. H. Kerr, Jr., dated June 14, 1985 and recorded in the public records of Bryan County, Georgia in Book 6-C, Page 313, and being the same property shown upon a map or plat prepared by R. J. Bagaria, R.L.S. No. 1199, dated April 16, 1986 and recorded in the public records of Bryan County, Georgia in Plat Slide 364, Page 2.

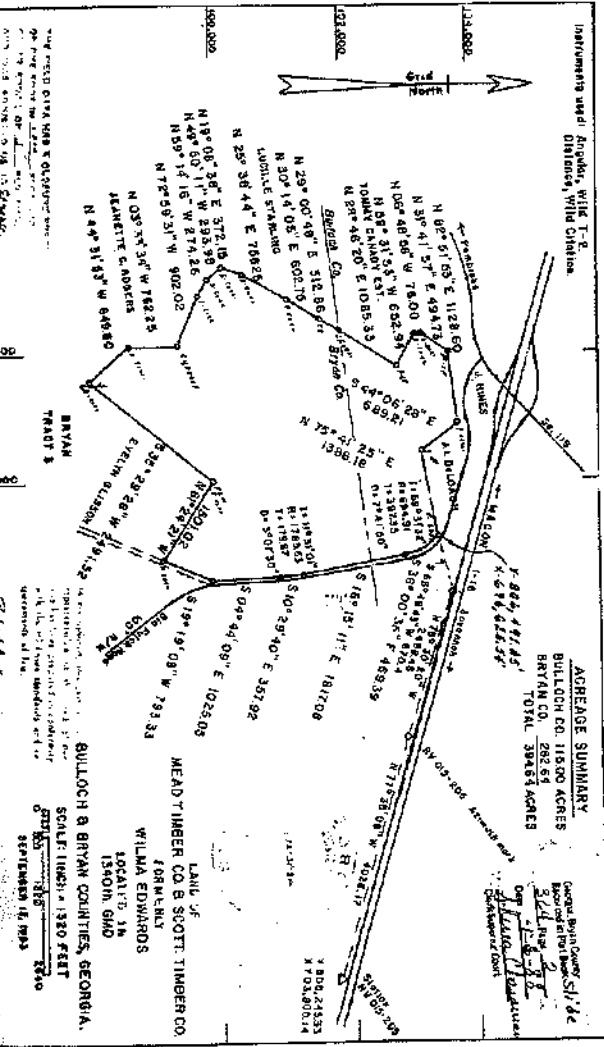
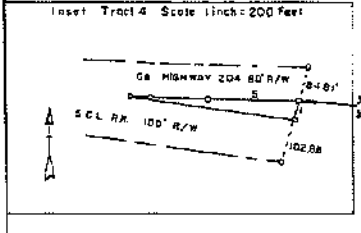
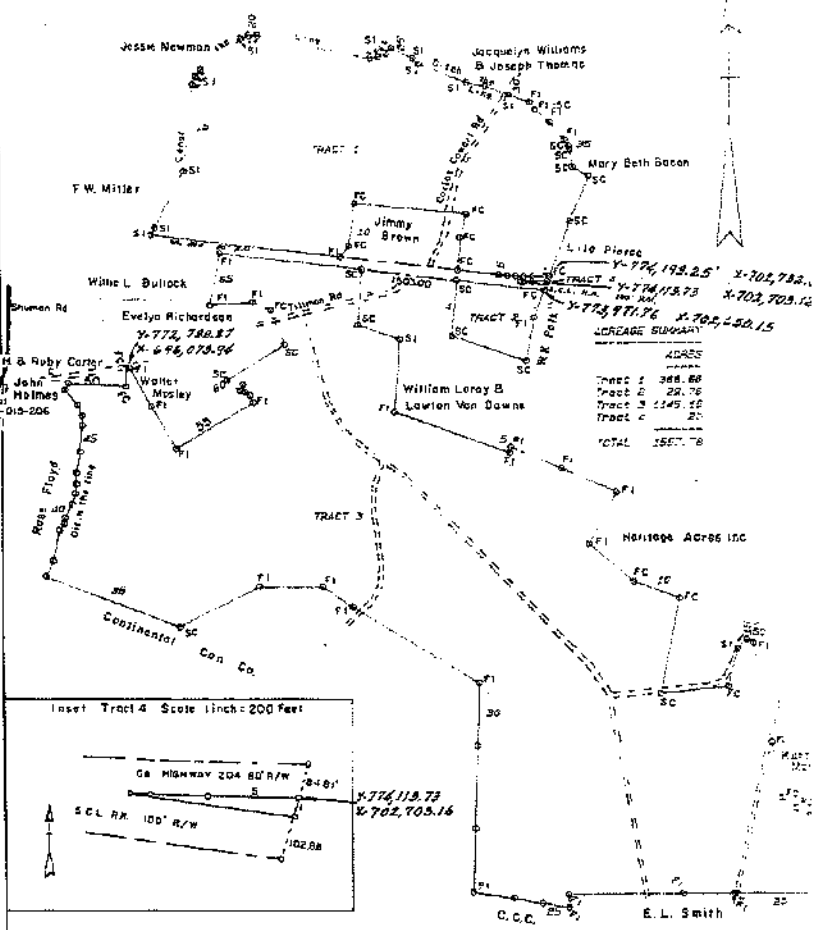
Saving and excepting that certain property conveyed by Union Camp Corporation to Georgia Department of Transportation by Right of Way Deed dated May 18, 1990 and recorded in Deed

LAND OF
MEAD TIMBER CO. & SCOTT TIMBER CO.

FORMERLY
SMITH, KEAR, DUNAWAY & PARTNER
LOCATED IN
1880 E.M.D.
BRYAN COUNTY, GEORGIA
APRIL 16, 1926
SCALE: 1 INCH = 1920 FEET.



BRYAN
TRACT 1



TRACT 1

- N 05° 37' 20" E 200.01
- N 02° 30' 07" N 131.98
- N 08° 47' 34" N 132.86
- N 05° 52' 02" N 132.08
- N 09° 53' 53" N 134.00
- N 02° 36' 35" N 125.54
- N 04° 30' 10" E 233.06
- N 10° 12' 28" E 309.07
- N 03° 18' 28" N 1758.57
- S 00° 22' 21" N 600.60
- S 07° 21' 20" N 234.38
- N 02° 20' 00" N 2553.03
- N 41° 11' 12" E 132.01
- N 27° 22' 37" E 1005.89
- N 06° 24' 12" E 1354.30
- N 31° 48' 04" E 1340.03
- N 41° 11' 12" E 132.01
- N 54° 03' 54" E 782.09
- N 67° 07' 24" E 132.02
- N 08° 35' 04" E 132.02
- N 78° 13' 57" N 1000.01
- N 03° 30' 54" E 132.02
- N 67° 02' 56" E 132.02
- N 47° 40' 40" E 122.11
- S 64° 54' 02" E 370.03
- S 43° 50' 56" E 137.64
- S 68° 20' 21" E 792.07
- S 67° 52' 49" E 300.29
- S 08° 00' 00" E 104.50
- S 68° 50' 40" E 345.21
- S 35° 31' 42" E 154.43
- S 30° 13' 40" E 207.77
- S 08° 47' 33" E 46.97
- S 28° 00' 00" E 104.50
- S 18° 02' 10" N 50.00
- S 10° 12' 28" E 283.53
- S 08° 35' 04" E 207.78
- S 08° 47' 33" E 46.97
- S 20° 20' 00" E 104.50

TRACT 2

- S 20° 32' 17" N 456.86
- S 09° 49' 10" N 703.86
- N 09° 48' 05" N 1231.90
- N 04° 54' 55" E 092.04
- S 02° 20' 17" E 1378.07

TRACT 3

- S 20° 20' 52" N 48.54
- N 02° 12' 47" N 387.86
- S 08° 47' 33" E 46.97
- S 08° 38' 55" E 114.51
- S 08° 20' 26" E 231.48

TRACT 4

- S 04° 23' 08" N 890.45
- S 04° 02' 12" E 696.97
- S 04° 27' 45" N 1164.28
- S 03° 27' 44" E 1016.80
- N 09° 53' 57" E 20.64
- S 65° 33' 30" E 092.92
- S 65° 35' 10" E 371.36
- N 04° 11' 25" E 1055.97
- S 49° 53' 10" E 800.08
- S 68° 36' 52" E 62.07
- S 11° 40' 15" N 1086.70
- N 04° 11' 25" E 1055.97
- N 14° 41' 54" E 607.95
- N 44° 20' 10" E 210.53
- S 28° 35' 39" E 219.56
- S 09° 47' 46" E 287.82
- S 00° 40' 40" E 820.16
- S 55° 50' 40" E 261.60
- S 22° 09' 30" E 1443.37
- N 09° 35' 08" N 1493.40
- N 08° 31' 48" N 31.09
- S 09° 30' 25" W 807.12
- S 09° 44' 13" N 1777.84
- S 00° 35' 07" E 209.79
- N 00° 39' 35" N 418.26
- N 79° 34' 22" N 444.79
- N 01° 22' 12" N 847.23
- N 02° 42' 12" E 990.89
- N 02° 20' 15" E 132.02
- S 63° 34' 12" N 1400.82
- N 01° 47' 20" E 362.01
- N 50° 22' 54" N 2306.00
- N 05° 30' 14" N 371.78
- N 09° 48' 05" N 1231.90
- S 63° 34' 12" N 1400.82
- N 01° 47' 20" E 362.01
- N 50° 22' 54" N 2306.00
- N 05° 30' 14" N 371.78
- N 09° 48' 05" N 1231.90
- N 01° 47' 20" E 362.01
- N 50° 22' 54" N 2306.00
- N 05° 30' 14" N 371.78
- S 07° 52' 14" E 659.78
- S 09° 48' 05" N 1231.90
- N 10° 53' 15" E 10.51
- N 27° 00' 13" E 226.07
- N 15° 07' 32" E 126.49
- N 07° 34' 15" E 149.20
- N 00° 18' 06" E 478.20
- N 10° 01' 10" E 350.10
- N 05° 49' 35" E 408.84
- N 01° 43' 03" N 165.10
- N 25° 53' 42" N 165.20
- N 35° 54' 48" N 321.16
- N 20° 05' 57" E 116.85
- S 06° 34' 46" E 680.71
- N 02° 38' 16" E 282.81
- N 00° 25' 14" E 65.93
- S 07° 52' 14" E 659.78
- S 09° 12' 34" E 787.93
- N 59° 35' 39" E 1407.14
- N 23° 09' 12" N 121.16
- N 02° 48' 05" N 102.54
- N 15° 47' 04" N 115.60
- S 27° 11' 14" N 104.12

The field data has a closure precision of one foot in 5200 feet and an angular error of 4" per angle point, and was adjusted using compass rule. The plot closure is one foot in 5255 feet.

NOTE: Instruments used: Angular measurement with a T-B theodolite. Distance measurement with a Wild C 2112.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the highest standards and requirements of law.

NOTE: This tract is used into the East Zone Can of the U.S.C. & G.S. of Georgia by section 01-015-206 DOT. Y772-7026 K094102.90

NOTE: Tilted road shown as Etowah-Beck Road.

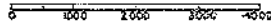
TIE LINE
A S 12° 54' 12" E 72.53
B N 60° 43' 31" E 323.23
C N 85° 06' 18" E 1631.41

FC = FOUND CONCRETE MON
SC = SET CONCRETE MON
PI = FOUND IRON
SI = SET IRON

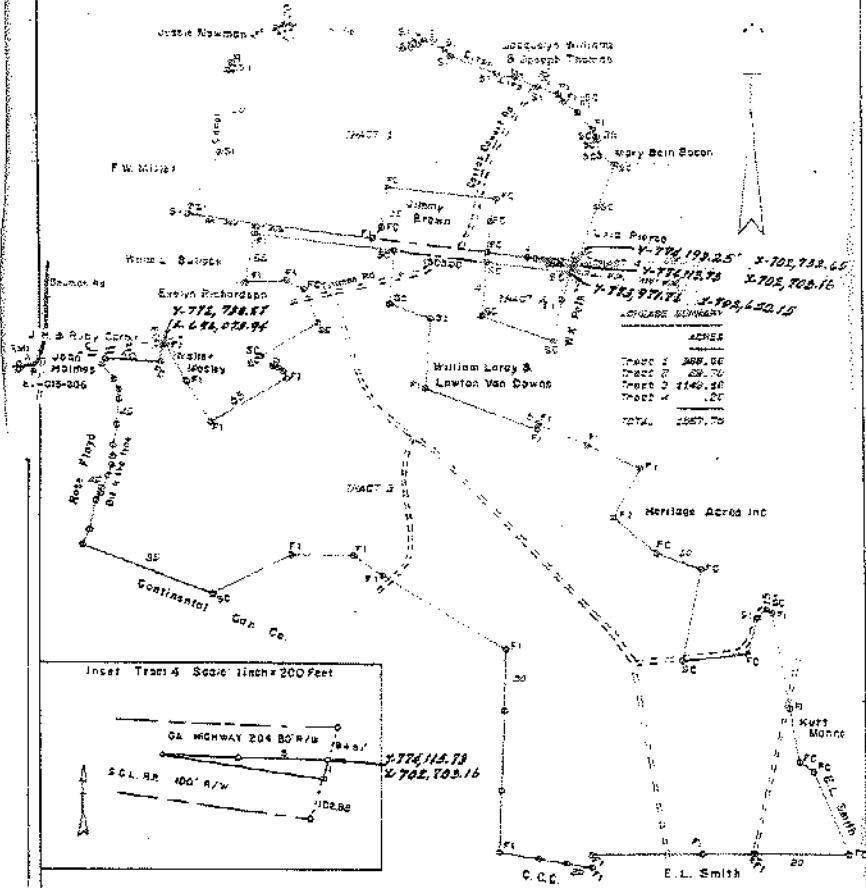


MEAD TIMBER CO. & SCOTT TIMBER CO.

FORMERLY
SMITH, KERR, DUNBAR & FORTNER
LOCATED IN
1880 S.W. 1/4
BRYAN COUNTY, GEORGIA
APRIL 28, 1888
SCALE: 1 INCH = 100 FEET.

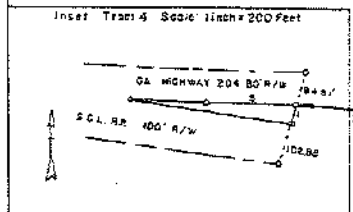


BRYAN TRACT I



ACRES

Tract 1	388.06
Tract 2	29.70
Tract 3	1149.26
Tract 4	1.00
TOTAL	1867.70



TRACT 1			TRACT 3		
1.	N 89 18' 20" W	892.01	1.	S 04 23' 03" N	690.45
2.	N 89 30' 07" W	173.58	2.	S 79 00' 32" E	490.87
3.	N 89 47' 34" W	102.04	3.	S 04 27' 25" E	1164.89
4.	N 89 52' 53" W	103.06	4.	N 89 27' 44" E	1920.89
5.	N 89 59' 35" W	104.88	5.	N 48 38' 57" E	96.84
6.	N 89 59' 35" W	650.64	6.	S 89 38' 36" E	892.82
7.	N 89 59' 35" E	333.03	7.	S 55 35' 21" E	107.36
8.	N 89 59' 35" E	379.07	8.	S 24 09' 34" N	301.06
9.	N 89 58' 28" W	1729.87	9.	S 49 51' 16" E	507.87
10.	S 09 28' 31" W	680.89	10.	S 99 38' 25" N	103.07
11.	S 07 47' 24" E	294.58	11.	S 44 08' 45" N	100.00
12.	N 89 50' 07" W	2267.05	12.	N 04 12' 09" E	1929.27
13.	N 70 16' 36" E	132.01	13.	N 14 41' 34" S	607.91
14.	N 87 20' 37" E	1908.85	14.	N 44 10' 10" E	319.81
15.	N 85 34' 42" E	4734.20	15.	S 08 30' 30" E	123.88
16.	N 85 48' 04" E	132.01	16.	S 07 47' 48" E	1897.82
17.	N 41 11' 13" E	130.02	17.	S 08 49' 40" E	605.83
18.	N 54 08' 54" E	788.03	18.	S 55 59' 40" E	891.00
19.	N 67 47' 24" E	132.01	19.	S 89 03' 30" E	848.27
20.	N 89 35' 50" E	132.02	20.	N 89 35' 00" W	1429.40
21.	N 70 12' 57" W	1655.01	21.	N 89 33' 48" W	31.00
22.	N 83 38' 54" E	132.02	22.	S 02 38' 59" W	897.12
23.	N 87 09' 50" E	132.02	23.	S 08 44' 11" N	1779.84
24.	N 47 40' 49" E	132.01	24.	S 04 30' 57" E	802.79
25.	S 84 34' 02" E	376.03	25.	N 89 37' 33" W	418.03
26.	S 49 09' 08" E	107.01	26.	N 78 34' 08" W	444.78
27.	S 08 23' 04" E	730.07	27.	N 48 48' 30" W	607.24
28.	S 77 56' 03" E	360.09	28.	N 02 42' 12" E	833.83
29.	S 87 10' 48" E	376.03	29.	N 07 10' 10" E	1912.68
30.	S 89 50' 40" E	342.02	30.	N 01 27' 21" E	381.01
31.	S 89 31' 45" E	164.02	31.	N 58 00' 04" N	2309.00
32.	S 50 18' 40" E	887.77	32.	N 58 30' 14" N	871.72
33.	S 39 03' 40" E	337.95	33.	N 89 26' 30" W	951.88
34.	S 28 30' 40" E	134.04	34.	S 83 14' 14" N	1400.00
35.	S 18 30' 30" E	59.00	35.	N 88 47' 21" N	2328.40
36.	S 07 30' 12" E	269.03	36.	N 24 45' 59" E	272.04
37.	S 39 30' 09" E	287.79	37.	N 18 18' 07" E	406.49
38.	S 32 40' 39" E	709.79	38.	N 02 29' 60" E	129.85
39.	S 20 20' 40" W	812.97	39.	N 10 53' 10" E	60.82
			40.	N 27 50' 19" E	302.07
			41.	N 32 07' 30" E	189.49
			42.	N 07 30' 17" E	325.82
			43.	N 00 23' 08" E	178.80
			44.	N 57 23' 10" E	340.18
			45.	N 08 43' 30" E	302.04
			46.	N 04 42' 30" E	342.82
			47.	N 21 53' 40" A	385.80
			48.	N 39 04' 30" W	304.16
			49.	N 29 00' 57" W	176.85
			50.	N 88 24' 02" E	828.71
			51.	N 02 33' 15" E	382.81
			52.	N 00 25' 14" E	82.82
			53.	S 37 53' 14" E	602.75
			54.	S 38 23' 14" E	787.83
			55.	N 59 26' 30" E	1407.14
			56.	N 03 03' 22" N	101.18
			57.	N 29 45' 08" W	102.84
			58.	N 18 47' 04" W	126.82
			59.	S 07 04' 14" W	104.80
			60.	N 45 34' 02" W	282.80
			61.	N 58 52' 43" E	1079.78
			62.	N 27 07' 29" W	866.49
			63.	N 69 33' 30" W	350.48

The field data has a closure precision of one foot in 6800 feet and an angular error of 4", per angle point, and has been adjusted using compass rule. The plot closure is one foot in 1838 feet.

NOTE: Instrument used: Tripod, measurement with a 7-1/2 theodolite, distance measurement with a 433 ft. tape.

In my opinion, this plan is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

REGISTERED SURVEYING AND MAPPING SOCIETY OF GEORGIA.

NOTE: This tract is tied into the East Zone Central of one U.S.P.M.S. of Georgia by corner SW-1/4-2002 007.

VT72, 47062 X-894, 72-88

NOTE: Timber road shown on Etchelle-Black Cross Road.

THE LINE

- A S 42 30' 12" E 12.00
- B N 68 42' 11" E 363.03
- C N 62 08' 15" E 183.41

- FC = FOUND CONCRETE MON
- SC = SET CONCRETE MON
- FI = FOUND IRON
- SI = SET IRON



HUSSEY GAY BELL

Established 1958

PROPERTY OWNERS WITHIN 300 FT OF PROPOSED RECLASSIFICATION

1. SMITH, CHARLES WELDON
120 BONNIE CIRCLE, ELLABELL, GA 31308
2. SMITH, GARRETT DEVON & SMITH ANDREA LAUREN
110 BONNIE CIRCLE, ELLABELL, GA 31308
3. RUARKS, JASON L
100 BONNIE CIRCLE, ELLABELL, GA 31308
4. GRIFFIN, RONNIE & GRIFFIN NANCY
90 BONNIE CIRCLE, ELLABELL, GA 31308
5. LEE, RICHARD D & EASON ASHIA
80 BONNIE CIRCLE, ELLABELL, GA 31308
6. GUSMAN, ALLEN P
70 BONNIE CIRCLE, ELLABELL, GA 31308
7. SAMUELSON, CONNOR & SAMUELSON KELSEY
50 BONNIE CIRCLE, ELLABELL, GA 31308
8. HOOVER, TIMOTHY & O'HARA KELLI ANN
40 BONNIE CIRCLE, ELLABELL, GA 31308
9. SHADRICK, KARA E
20 BONNIE CIRCLE, ELLABELL, GA 31308
10. JONES, LUCRETIA D.H.
55 BONNIE CIRCLE, ELLABELL, GA 31308
11. OGGS, LENNI & SUZANNE NICHOLE
10900 ENGLAND PLACE, EL PASO, TX 79934
12. MARKS, MELINDA M
167 CARLOS COWART, ELLABELL, GA 31308
13. MARKS, WILLIAM R & STACEY
1702 B HWY 17, RICHMOND HILL, GA 31324
14. MARKS, BILL
1175 HWY 204, PEMBROKE, GA 31321
15. MARKS, STACEY
1179 GA HWY 204, PEMBROKE, GA 31321
16. LEWIS, ELLA MILES & BLOCKER LILA MILES
PO BOX 1364, PEMBROKE, GA 31321
17. MORGAN, LILLIAN V
30 MORGAN ROAD, PEMBROKE, GA 31321
18. DOWNS, WILLIAM L & L VANN
PO BOX 988, PEMBROKE, GA 31321
19. WINTERS, SUSAN M
69 ROGERS ST, BELLVILLE, GA 30414
20. MILLER, FRED WARREN JR & WINTERS SUSAN M
PO BOX 801, PEMBROKE, GA 31321
21. NEWMAN, DERRELL & DEBBIE
860 PARADISE LANE, PEMBROKE, GA 31321
22. DOWD, MILTON & DORIS
535 DOWD ROAD, PEMBROKE, GA 31321

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: November 6, 2018

<p>REGARDING THE APPLICATION OF: Corde Wilson, applicant, on behalf of Beacon Builders, Inc., for a two hundred and forty (240) lot rezone application, for a 272.5 acre subdivision of parcel, PID# 027-018, of the Weyerhaeuser Company owned property, to be known as Plum Creek Subdivision, off of Carlos Cowart Rd. and Georgia Highway 204, Ellabell, GA, 31308, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned R-1, from its current A-5 zoning.</p>	<p>Staff Report by Sara Farr-Newman Dated: November 6, 2018</p>
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I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by Beacon Builders, Inc. on behalf of Weyerhaeuser Company, proposes to change the A-5, Agricultural District, zoning for a 272.5 acre subdivision, to be known as Plum Creek, located off of Carlos Cowart Rd. and Georgia Highway 204, PID# 027-018, in unincorporated Bryan County, Georgia, to R-1, Single Family Residential.

Representative: Jim Kopotic
Hussey Gay Bell
Applicant: Corde Wilson
Beacon Builders, Inc.
Owner: WEYERHAEUSER COMPANY
C/O JEFFREY TEAL
100 PROFESSIONAL CENTER DRIVE
BRUNSWICK, GA 31325

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, Chapter 12, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power & Sec. 612. Provisional Zoning

II. General Information

1. Application: A rezoning application was placed by Corde Wilson, on behalf of the property owner, Weyerhaeuser Company, 100 Professional Center Drive, Brunswick, GA 31325, on July 3, 2018. After reviewing the application, the Administrator certified the application as being generally complete on July 6, 2018. The application was tabled at the August P&Z Meeting to allow time to update the Comprehensive Plan, which has not been completed. The applicant requested it to be heard at the November 2018 P&Z meeting.

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

- A. Legal notice was published in the Bryan County News on October 18, 2018.
- B. Notice was sent to Surrounding Land Owners on October 15, 2018.
- C. The site was posted for Public Hearing on October 16, 2018.
- D. The Agenda and notice of the Hearing was posted on the County's website on October 19, 2018.

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

4. Background: The 272.5 acre property is currently undeveloped and was historically used for silvaculture purposes. The intersection of Carlos Cowart Rd. and Georgia Highway 204 has no major development or commercial activity. The property located to the southeast includes single family residential on large lots zoned AR-1 and AR-1.5. The remaining surrounding land, with the exception of several developments north and southeast of the subject property, is zoned AR-1 or AR-5.

There are three developments to the north of the property, Magnolia Creek, Magnolia Landing, and Taylor Place, as well as a development to the southeast, Victoria Place. These developments are zoned R-1.

The Bryan County Comprehensive Plan's Character area and Future Land Use Map identifies this area as Agricultural Low Density Residential, which has been the traditional character for most of the land area in North Bryan County. This crossroad, of Hwy 204 and Carlos Cowart Rd., according to the latest Georgia Department of Transportation count, has an Annual Average Daily Traffic of 3,050 vehicles according to the GDOT online map (gdottrafficdata.drakewell.com, 2016). The crossroad of US Hwy 280 E and Toni Branch Rd. located to the north has an Annual Average Daily Traffic of 5,380 vehicles.

Site access is proposed from a single access point off of Carlos Cowart Rd. Carlos Cowart Rd. is a paved County road to Georgia Highway 204 to the south and US Highway 280 E to the north via Toni Branch Rd. Most of the proposed access will be generated from the south, off of Highway 204, and the north, off of US Highway 280 E.

The water supply is proposed to be provided by connecting to the existing water supply for Magnolia Landing. Individual septic systems are proposed for each dwelling. Septic locations will have to be approved by the County Health Department prior to any Certificate of Occupancy. The County Engineer and Fire Chief have been provided application materials, and as of the date of this report, no comment has been received.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on July 3, 2018 unless otherwise noted.

“A” Exhibits- Application:

A-1 Rezone Application

A-2 Site Plan 1, prepared for Beacon Builders, by Hussey, Gay & Bell

A-3 Site Plan 2, prepared for Beacon Builders, by Hussey, Gay & Bell

“B” Exhibits- Agency Comments:

None provided by date of report.

“C” Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current North Bryan Zoning Map

C-3 Comprehensive Plan North Bryan Character Area Map

“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 shows that the area is projected as Agricultural Low Density Residential, which would call into question the term Agricultural in the designation.

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

► **Staff comment:** While the rezoning is not in keeping with the projected use as Agricultural Low Density Residential, there are several existing developments zoned R-1 in the area. Rezoning this parcel to R-1 should be considered under a reconsideration of the Comprehensive Plan and the character areas provided. Any extension of smaller-lot residential should take into consideration the continued impact of traffic and environmental change and the systems provided to protect public health and safety.

(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:** As projected in the Comprehensive Plan, the area has historically been low density residential and agricultural area. The proposed rezone would likely alter the character of the area; however, the land use pattern of the area is already shifting to single family residential as proposed. A one-mile radius from the site stretches from just before the intersection of Highway 204 and Little Creek Road and just after the intersection of Highway 204 and Toni Branch Road and takes in a wide spread of low density residential dwellings, R-1 zoned developments, and agriculturally timbered properties.

(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:** The property is proposed to be served by the existing water system in Magnolia Landing and individual septic for each dwelling. The development will include installation of storm water management systems. Approval of any site development will be contingent upon Health District approval. The residential use will impact schools and services at a level comparable to the nearby developments.

There is only one access point proposed along Carlos Cowart Rd., which is a concern due to emergency and fire access. The updated Ordinance will require a minimum of two access points, and staff recommends this development, due to its size and location, set a standard by providing two access point.

(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. A consultant for the applicant will provide an ESA and wetland assessment.

(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:** No adverse impact is anticipated due to the rezoning.

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

► **Staff comment:** No adverse impact is anticipated by the plans provided and redevelopment should in fact have a positive impact to market values.

(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:** The proposed rezoning and development will increase demand on public systems, such as an anticipated 2,400 additional travel trips directly on Carlos Cowart Rd. There has been no evidence provided of traffic improvements to mitigate these added trips. Individual septic tanks are proposed for each dwelling, which is a concern as this means the introduction of 240 new septic tanks that, as they age, are prone to increased risk of failure. There is also minimal information provided regarding the soils and other requirements for septic tanks. Additionally, underground utilities are encouraged.

(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:** None anticipated.

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

► **Staff comment:** Adjacent properties are a mixture of low density residential, single family residential, and agricultural zoning.

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

► **Staff comment:** The existing zoning restrictions permit one dwelling per 217,800 square feet. The proposed R-1 zoning permits one dwelling per 21,780 square feet with a central water system or central sewage. The proposed zoning permits an 800% increase in development.

(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:** Site is suitable, as it is a well-travelled State route and several developments zoned R-1 exist nearby; however, as development density increases in the area it will place additional pressure on the roads. The applicant has also not presented any evidence that the soils are adequate for the demands that will be asked for individual septic.

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

► **Staff comment:** The lot produced income approximately five years ago through the harvesting of timber. No other known income production has occurred on the property since that time.

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

► **Staff comment:** There are four existing developments zoned R-1 within one mile of the property, including immediately to the north.

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

► **Staff comment:** The lot can be used as it is currently zoned, but the proposed zoning is a valid classification for its future use. The continued development of the area will put pressure on the roads and services in the area. The Comprehensive Plan serves as a guiding document for the development of the County, so it may need to be restudied particularly in terms of the future land use in order to ensure it can effectively guide development.

(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:** The applicant acknowledges this presumption.

IV. APPENDIX A. SUBDIVISIONS. ARTICLE V. DESIGN STANDARDS:

In order that various purposes of this ordinance may be accomplished, all subdivisions shall be developed, improved and constructed in accordance with the minimum design standards set forth in this article V. All subdivision improvements shall be designed and constructed in accordance with this ordinance and other applicable laws.

Section 501. Except where otherwise specified in this ordinance, the minimum required road frontage for a lot shall not be less than the minimum lot width at building line required for the zoning district within which the lot is situated, except that road frontage for exterior corner lots or lots abutting a cul-de-sac turn-around shall be at least 35 percent of the otherwise required road frontage and road frontage for exterior curve lots shall be at least 70 percent of the otherwise required road frontage.

► **Staff comment:** The applicant did not provide this information.

Section 501.01. Where the road frontage of a tract which is an existing lot of record is not continuous ("non-continuous tract") and where the road frontage of any part of a non-continuous tract ("non-continuous part") does not meet the minimum road frontage as required by section 502, such non-continuous tract may still be subdivided, provided:

(i) The number of lots does not exceed the number of non-continuous parts;

(ii) The space and bulk of the lots meet the minimum requirements set forth in the Bryan County zoning ordinance; and

(iii) All of the road frontage of a non-continuous part is utilized as a lot.

► **Staff comment:** The standard is not applicable. The lot does not qualify as a non-continuous tract.

Section 502.01. - Roads to be constructed.

All roads to be constructed in a subdivision must comply with the following provisions:

General. All roads must be designed and constructed in accordance with the engineering standards.

County maintained or approved private road system. All roads must be either: (i) accepted by the county commission as a county maintained road; or (ii) designated and approved as an approved private road system.

► **Staff comment:** The roads within the proposed subdivision shall be designated and approved as an approved private road system.

Continuation of existing road pattern. The arrangement of roads in a subdivision shall provide for the alignment with, or the continuation of, or the appropriate projection of existing roads in surrounding areas.

► **Staff comment:** The standard is met by the proposed design, which only connects to one road.

Road jogs. Road jogs or centerline offsets in the horizontal alignment of roads across intersections of less than 150 feet shall be prohibited.

► **Staff comment:** Road jogs are not proposed in the subdivision.

Intersections. The centerline of no more than two roads shall intersect at any one point. Roads shall be laid out so as to intersect as nearly as possible at right angles and no roads shall intersect any other road at less than 75 degrees. Curbed roads shall have a minimum tangent of 100 feet at intersections.

► **Staff comment:** The road intersections appear to meet these requirements; however, more detailed road information should specify this information.

Subdivisions on arterial roads. Where a subdivision abuts or contains an existing or proposed arterial road, the county commission may require local roads, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

► **Staff comment:** This standard is not applicable.

Permanent dead-end roads. Dead-end roads, designed to be such permanently, except cul-de-sacs built pursuant to section 504, shall be provided at the closed end with a turn-around having an outside roadway diameter of not less than 100 feet, and a right-of-way diameter of not less than 120 feet.

► **Staff comment:** This standard is not applicable.

Temporary dead-end roads. Temporary dead-end roads shall only be allowed in connection with phased construction of subdivisions within a development according to an approved master plan.

► **Staff comment:** This standard is not applicable.

Road names. All roads within a subdivision shall be named in accordance with the 911 Manual.

► **Staff comment:** The applicant shall provide final road names for approval.

Road name markers. Road name markers which shall be constructed to county specifications shall be installed at all road intersections.

► **Staff comment:** The applicant must provide road name markers that meet the standard.

Paving. All roads must be paved, except those roads exempt from paving pursuant to article XIII. (Ord. of 11-7-1995; Ord. of 10-8-1997)

► **Staff comment:** All roads are proposed to be paved.

Section 504. - Cul-de-sacs.

All cul-de-sacs as defined below must be designed and constructed as follows:

Cul-de-sacs. A local road with a 60 foot right-of-way and a minimum 18-foot pavement width which does not exceed 600 feet in length ending with a permanent turn-around that is 80 feet in diameter with a 100-foot diameter right-of-way. The length of such road is measured from the point of intersection of the centerline of the intersecting road and the cul-de-sac to the center point of the cul-de-sac turn-around.

Minor cul-de-sac. A local road with a 60-foot right-of-way and a minimum 18-foot pavement width which does not exceed 300 feet in length ending with a permanent turn-around that is 66 feet in diameter with a 100-foot diameter right-of-way. The length of such road is measured from the point of intersection of the centerline of the intersecting road and the cul-de-sac to the center point of the cul-de-sac turn-around.

Alternative designs. A local road with a 60-foot right-of-way which does not exceed 300 feet in length may terminate in accordance with the examples shown below.

► **Staff comment:** The applicant did not provide road details.

Section 505. - Lanes.

Lanes shall be provided in commercial and industrial zoning districts, except that the planning director, after recommendation by the county engineer, may waive this requirement if other definite and assured provisions are made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed. All lanes must be designed and constructed in accordance with this ordinance and other applicable laws.

(Ord. of 10-8-1997)

► **Staff comment:** The applicant did not provide road details.

Section 507. - Pedestrian ways.

Pedestrian ways shall be required within subdivisions as follows:

Subdivisions of ten or more lots or subdivisions which are part of a phased subdivision with ten or more potential lots shall provide pedestrian ways within the subdivision totaling a minimum of 200 square feet for each lot within the subdivision.

► **Staff comment:** The subdivision will have 240 lots which requires a minimum of 200 square feet for pedestrian ways within the subdivision. This is not shown on the site plans.

The proposed locations and widths of pedestrian ways must be shown on preliminary plats.

► **Staff comment:** These items must be provided on the preliminary plat.

Except as modified under section 507(e), pedestrian ways shall be required as follows within subdivisions:

On both sides of arterial roads within subdivisions;

On one side of arterial roads abutting subdivisions;

On one side of collector and marginal access roads within or abutting subdivisions;

Subdivisions adjacent to schools, parks or playgrounds must provide pedestrian ways from such subdivisions to the adjacent school, park or playground, unless prohibited by the governmental authority owning such facilities; and

On one side of local roads or cul-de-sacs which exceed 300 feet in length.

Pedestrian ways must be designed and constructed in accordance with the engineering standards.

► **Staff comment:** The proposed pedestrian ways must meet these standards and Staff suggests, along exterior arterials and collectors, 10’ paved multi-use paths, for the benefit of the public be provided.

Section 508. - Lots.

All lots shall comply with the following design standards:

Road access. Each lot shall abut a road as required by section 502 herein.

► **Staff comment:** All lots abut a road.

Lot lines. Side lot lines shall be as nearly as practical at right angles to straight road lines and radial to curved road lines.

► **Staff comment:** The proposed lot lines meet this standard.

Corner lots. Corner lots shall have sufficient width and depth to permit the establishment of appropriate building lines from both roads.

► **Staff comment:** Corner lots meet this standard.

Lot sizes. The area and dimensions of lots shall meet the greater of the minimum lot sizes set forth in this ordinance, the Bryan County zoning ordinance or other applicable laws.

► **Staff comment:** The lots are proposed to be a minimum of 22,000 square feet.

Section 509. - Block lengths.

In order: (a) that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas; and (b) to help prevent traffic congestion and traffic hazards, the length of blocks shall not exceed 1,800 feet.

► **Staff comment:** The applicant did not provide block lengths.

Section 510. - Easements.

All easements within subdivisions must be designed in accordance with the engineering standards and must be shown on a final plat. The following types of easements shall be required within subdivisions:

Drainage. Where a proposed subdivision is traversed by a watercourse, drainage way, channel, or stream, the developer of such proposed subdivision shall offer the county a stormwater easement or drainage right-of-way which shall conform substantially with the lines of such watercourse, drainage way, channel, or stream and shall be of such additional width as deemed necessary for maintenance purposes by the county engineer.

County maintenance easement. Maintenance easements shall be provided when deemed necessary by the county engineer. All easements to the county shall, in addition to being shown on a final plat, be evidenced by a written easement agreement recorded in the clerk's office.

Utilities. Easements for utilities serving a proposed subdivision must be shown on the final plat. (Ord. of 10-8-1997)

► **Staff comment:** The applicant must ensure these easements are shown on the final plat.

Section 511. - Required water supply and sanitary sewerage.

All subdivisions must provide water supply and sewerage disposal systems pursuant to the following requirements:

Public water and sewerage systems.

Where a public water system is available and located within one mile of a proposed subdivision, of ten or more lots or subdivisions which are part of a phased subdivision with ten or more potential lots, the subdivision must be served by such public water system.

► **Staff comment:** Water will be provided from an existing system in the Magnolia Landings development; however, additional information is needed to ensure this water system is adequate and it addresses all fire and safety needs.

Where a public sewerage system is available and located within one mile of a proposed subdivision, of ten or more lots or subdivisions which are part of a phased subdivision with ten or more potential lots, the subdivision must be served by such public sewerage system.

► **Staff comment:** There is not a public sewerage system within one mile of the proposed subdivision. Individual septic tanks are proposed on each lot; however, since the subdivision is greater than ten lots a single community system for the entire development is preferable.

Private water and sewerage.

Where, under section 511.01(a), a subdivision is not required to be served with public water, the subdivision must be served with a private water system designed and constructed in accordance with this ordinance and other applicable laws and approved as to such compliance by the health department and the county engineer.

► **Staff comment:** Water will be provided from an existing system in the Magnolia Landings development.

The requirements for sewer and water are now governed by chapter 30, Sewer and Water Ordinance of Bryan County.

Prior to the submittal to the planning director of the final plat of a subdivision served by a private water system or private sewerage system, an applicant must submit to the planning director a trust indenture relating to each system, as required by section 1703.

► **Staff comment:** The applicant is proposing a private septic system, so they must provide a trust indenture.

Section 512. - Environmental site assessment ("ESA").

All applications for subdivision approval, except those described in section 512.(b), must be accompanied by an ESA for the property to be subdivided.

► **Staff comment:** The applicant will provide an ESA.

No subdivision requiring an ESA shall be approved until the ESA has been reviewed and approved by the county engineer. Until such approval is given, no plat or construction plans shall be approved for any subdivision requiring an ESA until the ESA has been reviewed and approved by the county engineer. Until such approval is given, no work shall occur within the proposed subdivision.

If during construction within a subdivision, a previously undiscovered landfill or other environmentally dangerous situation shall be discovered, the existence of such landfill or situation shall be immediately disclosed by the developer to the county engineer. In such situations, the county engineer may require a revised ESA for the subdivision and, if necessary to protect the health, safety or welfare of residents of Bryan County, the county engineer may order that all construction be halted and all construction shall be so halted. After review of the revised ESA, the county engineer shall make a determination as to the necessity of revision to the construction plans and preliminary plat.

► **Staff comment:** The applicant must adhere to these standards.

Section 513. - General suitability.

Soils.

No lot(s) shall be approved where the health department determines that the soil conditions at the site of the septic tank absorption field serving a lot(s) are wetlands or classified as Soil Groups 5 or 6 in either the "Manual For Onsite Sewage Management Systems" of the environmental health section of the Georgia Department of Natural Resources or the United States Department of Agriculture Soil Conservation Service (SCS) publication, known as Soil Survey of Bryan and Chatham County, Georgia (March 1974).

The health department shall certify its findings under section 513.01(a), to the planning director.

An applicant who disputes the determinations of the health department under section 513.01(a) shall have the right to retain a soils scientist to prepare an on-site soil mapping of the proposed lot(s). The health department will then reconsider his determinations under section 513.01(a) based on such soil mapping.

When soil mapping of a lot has been performed, a copy of such mapping shall accompany the certification described in section 513.01(b).

► **Staff comment:** The applicant plans to install individual septic tanks, so they must meet the requirements set by the health department.

513.02. Access.

No proposed subdivision with an entrance on, or lots accessed from, an unpaved road shall be approved where the county commission makes a determination, based on the engineering standards, that such unpaved road is inadequate to serve the additional traffic to be generated by the proposed subdivision.

► **Staff comment:** The standard is not applicable.

513.03. Subdivision entrances and driveways.

Entrances and driveways to subdivisions shall be designed and constructed in accordance with the engineering standards.

Entrances and driveways to subdivisions abutting state and federal roads shall also be designed and constructed in accordance with all applicable laws, including, but not limited to, the rules and regulations of the Georgia Department of Transportation.

When driveways and entrances are limited under this section 513.03, the approved locations of such driveways and entrances shall be shown on the final plat.

► **Staff comment:** This information must be provided on the final plat.

Section 514. - Buffers.

Buffers established in dedicated buffer parcels shall be required along the following subdivision boundaries:

Subdivisions of ten or more lots or subdivisions which are part of a phased subdivision with a potential for ten or more lots;

Subdivisions of three or more lots which abut an arterial/connector road;

Any subdivisions which abut a major thoroughfare or a scenic parkway; or
Where a marginal access road is constructed to provide access to a subdivision, the buffers required by section 514 shall be situated between the existing road and the marginal access road.
(Ord. of 9-7-2004; Ord. of 6-6-2006)

► **Staff comment:** Buffers in dedicated buffer parcels will be required.

Section 514.02. - Width of buffers along roads.

When required by section 502.03 or section 514, buffers along roads must be the following minimum widths:

70 feet along a scenic parkway;

50 feet along a major thoroughfare or an arterial road; and

30 feet along all other existing roads.

► **Staff comment:** Buffers are shown along Highway 204, but the width is not specified.

Section 514.03. - Width of buffers within subdivisions.

The outer perimeter buffers around subdivisions shall be at least 30 feet in depth. Such buffers may be platted as part of the lot/parcel. The same buffer requirement applies to any parcel being zoned to a

commercial, business or industrial use. The county engineer is authorized to modify or waive this requirement for I-L zones.
(Ord. of 9-2-2008)

► **Staff comment:** Buffers are shown around the subdivision, but the width is not specified.

Section 514.05. - Buffer requirements.

Buffers required under section 502.03 or section 514 must consist of undisturbed vegetation (planted or natural); and

Prior to approval of a final plat of a subdivision with buffers, the planning director must approve a plan submitted by the applicant for the preservation of the buffers.
(Ord. of 6-6-2006)

► **Staff comment:** This information must be submitted with the final plat.

Section 516. - Flood damage prevention ordinance.

All subdivisions shall comply with the provisions of the flood damage prevention ordinance of Bryan County and any other state or federal laws relating to flooding. All final plats must show the limits of flood zones and contain all matters relating to flooding or flood zones required by any applicable laws.

► **Staff comment:** The applicant must include this information in the final plat.

Section 517. - Recreation.

Subdivisions of ten or more lots or subdivisions which are part of a phased subdivision with ten or more potential lots must include the following for recreational purposes for the residents of such subdivision:

A parcel designed for recreational purposes which is the greater of one-half acre or five percent of the total acreage of the land subdivided ("recreation tract");

► **Staff comment:** 13.65 acres of open space are required and 35.5 acres are proposed.

No more than 20 percent of the recreation tract may be wetlands;

► **Staff comment:** This information is not specified.

The recreation tract must be accessible from within the subdivision, by all lots in the subdivision, by way of a public road, an approved private road system or a pedestrian way approved by the county engineer; and

Prior to approval of the final plat of a subdivision which includes a recreation tract:

The recreation tract must be improved by the applicant in accordance with the engineering standards;

The planning director must approve a plan submitted by the applicant for the continued maintenance of the recreation tract; and

Prior to the construction of 30 percent of the lots in any phase of a subdivision, the approved improvements must be completed and installed on the recreation tract for that phase.
(Ord. of 10-8-1997; Ord. of 2-14-2006)

► **Staff comment:** The applicant must ensure this information is included with the final plat.

STAFF RECOMMENDATION

Staff recommends tabling the application until a proper Comprehensive Plan amendment can be considered and all information on why a community sewerage system is not being provided.

V. 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.

Recommended Conditions of Approval:

1. Provide ESA and wetland assessment;
2. If feasible, use a single system as opposed to individual septic systems;
3. A trust indenture is provided for any septic system;
4. All design standards are addressed with the final plat including, but not limited to, pedestrian ways, buffers, and utility easements.



Summary

Parcel Number 027018
 Location Address CROSS SWAMP RD
 Legal Description 1380GDMMEAD SCOTT TRACT PS 364/2
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A-5
 Tax District County Unincorporated (District 03)
 Millage Rate 25.375
 Acres 1566.68
 Neighborhood ELLABELL AREA (ELLAB)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

PLUM CREEK TIMBERLANDS, LP.
 NKA: WEYERHAEUSER
 ATTN: TAX DEPARTMENT
 100 PROFESSIONAL CENTER DRIVE
 BRUNSWICK, GA 31525-6743

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	8	59
RUR	Woodlands	Rural	6	295.93
RUR	Easements	Rural	5	19
RUR	Road Frontage	Rural	8	130
RUR	Woodlands	Rural	4	870.78
RUR	Woodlands	Rural	1	191.97

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/19/2008	839 243	364 2	\$0	QUIT CLAIM	BLUE SKY TIMBER PROPERTIES LLC	PLUM CREEK TIMBERLANDS, LP.
3/21/2003	315 311	364 2	\$2,217,745	MULTIPLE PARCEL SALE	SOUTHLAND TIMBER PROPERTIES	BLUE SKY TIMBER PROPERTIES LLC
2/14/2003	315 303	364 2	\$15,995	MULTIPLE PARCEL SALE	SUSTAINABLE FORESTS	SOUTHLAND TIMBER PROPERTIES
6/1/1999	00750041		\$3,481,000	UQ		SUSTAINABLE FORESTS
12/1/1987	07-E0735		\$934,900	UQ		
8/1/1985	06-E0102		\$768,900	UQ		
6/1/1985	06-C0313		\$768,900	UQ		
4/1/1953	03-E0350		\$0	UQ		

Valuation

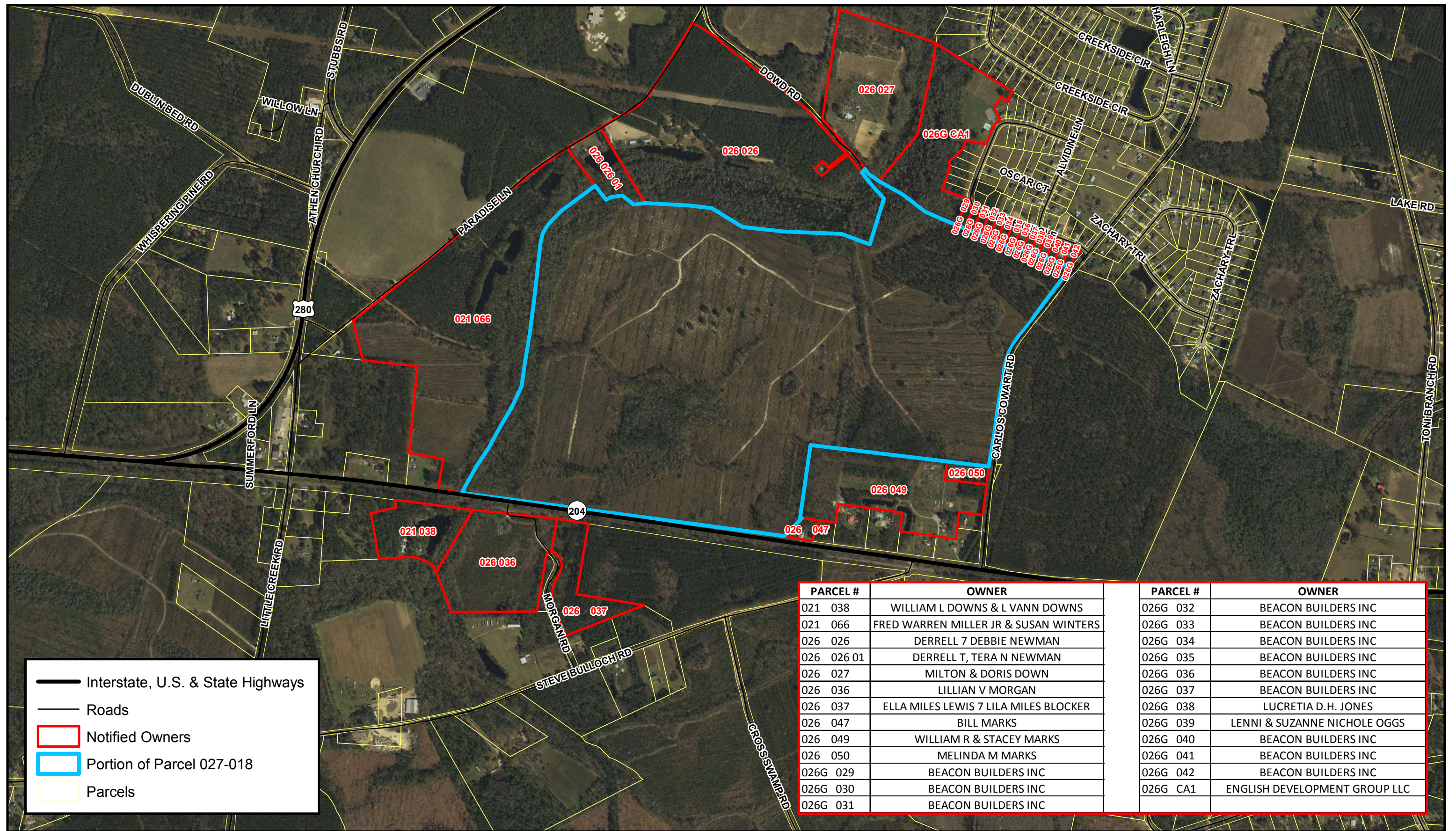
	2018	2017	2016
Previous Value	\$777,400	\$897,000	\$897,000
Land Value	\$727,900	\$777,400	\$897,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$727,900	\$777,400	\$897,000

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.



Last Data Upload: 10/29/2018 7:01:11 AM



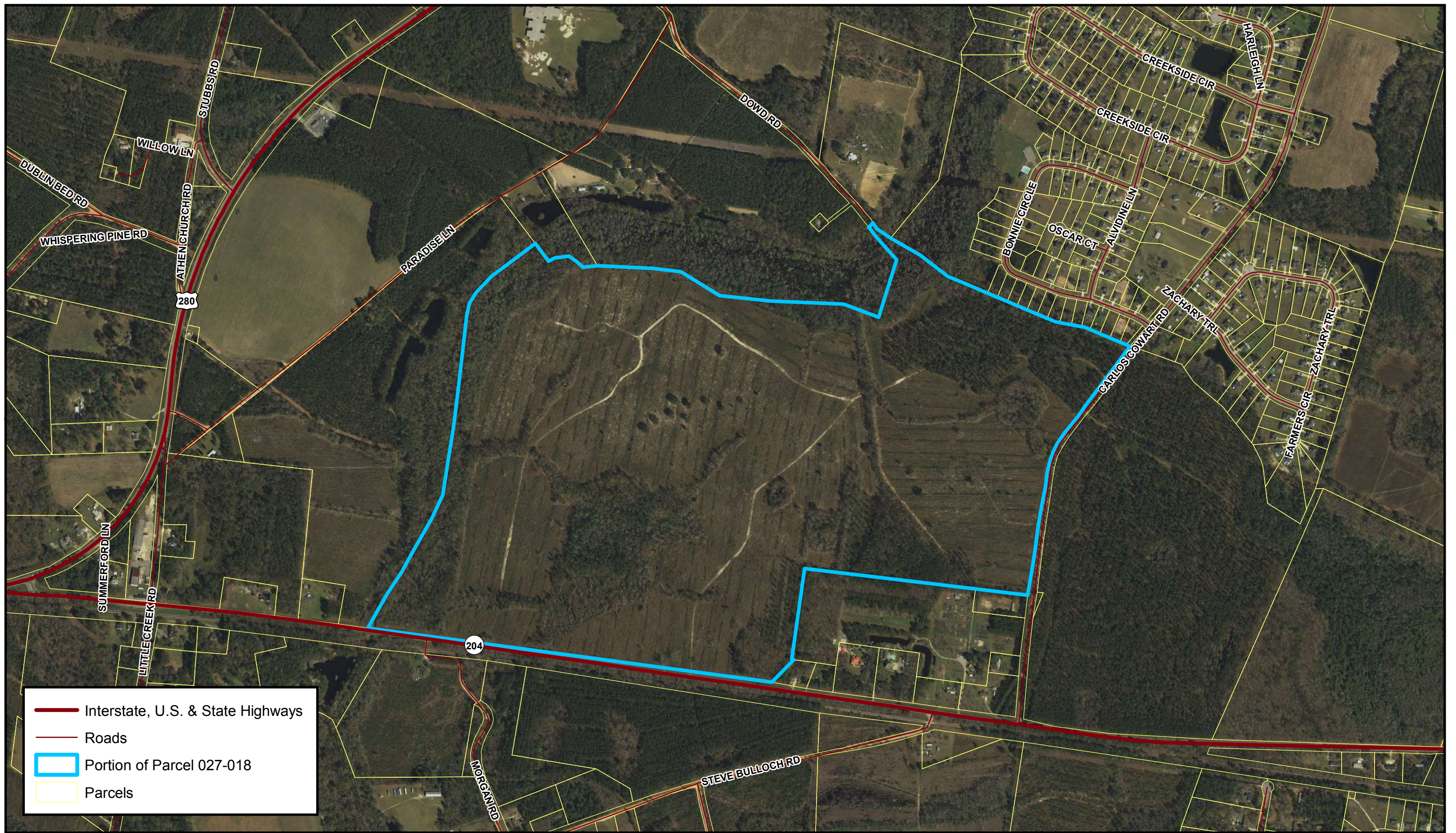
— Interstate, U.S. & State Highways
 — Roads
 [Red Outline] Notified Owners
 [Blue Outline] Portion of Parcel 027-018
 [Yellow Outline] Parcels

PARCEL #	OWNER	PARCEL #	OWNER
021 038	WILLIAM L DOWNS & L VANN DOWNS	026G 032	BEACON BUILDERS INC
021 066	FRED WARREN MILLER JR & SUSAN WINTERS	026G 033	BEACON BUILDERS INC
026 026	DERRELL 7 DEBBIE NEWMAN	026G 034	BEACON BUILDERS INC
026 026 01	DERRELL T, TERA N NEWMAN	026G 035	BEACON BUILDERS INC
026 027	MILTON & DORIS DOWN	026G 036	BEACON BUILDERS INC
026 036	LILLIAN V MORGAN	026G 037	BEACON BUILDERS INC
026 037	ELLA MILES LEWIS 7 LILA MILES BLOCKER	026G 038	LUCRETIA D.H. JONES
026 047	BILL MARKS	026G 039	LENNI & SUZANNE NICHOLE OGGS
026 049	WILLIAM R & STACEY MARKS	026G 040	BEACON BUILDERS INC
026 050	MELINDA M MARKS	026G 041	BEACON BUILDERS INC
026G 029	BEACON BUILDERS INC	026G 042	BEACON BUILDERS INC
026G 030	BEACON BUILDERS INC	026G CA1	ENGLISH DEVELOPMENT GROUP LLC
026G 031	BEACON BUILDERS INC		



Notification Map
Beacon Builders, INC. - Plum Creek
Case Number: Z# 191-18

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

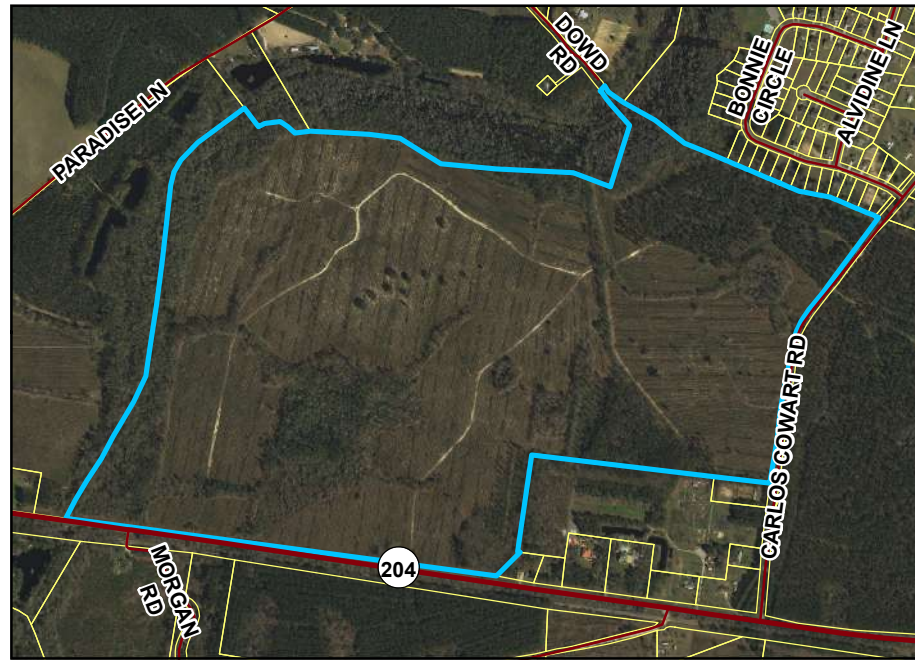


- Interstate, U.S. & State Highways
- Roads
- Portion of Parcel 027-018
- Parcels



Location Map
Beacon Builders, INC. - Plum Creek
Case Number: Z# 191-18

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- Interstate, U.S. & State Highways
- Roads
- Portion of Parcel 027-018
- Surrounding Parcels



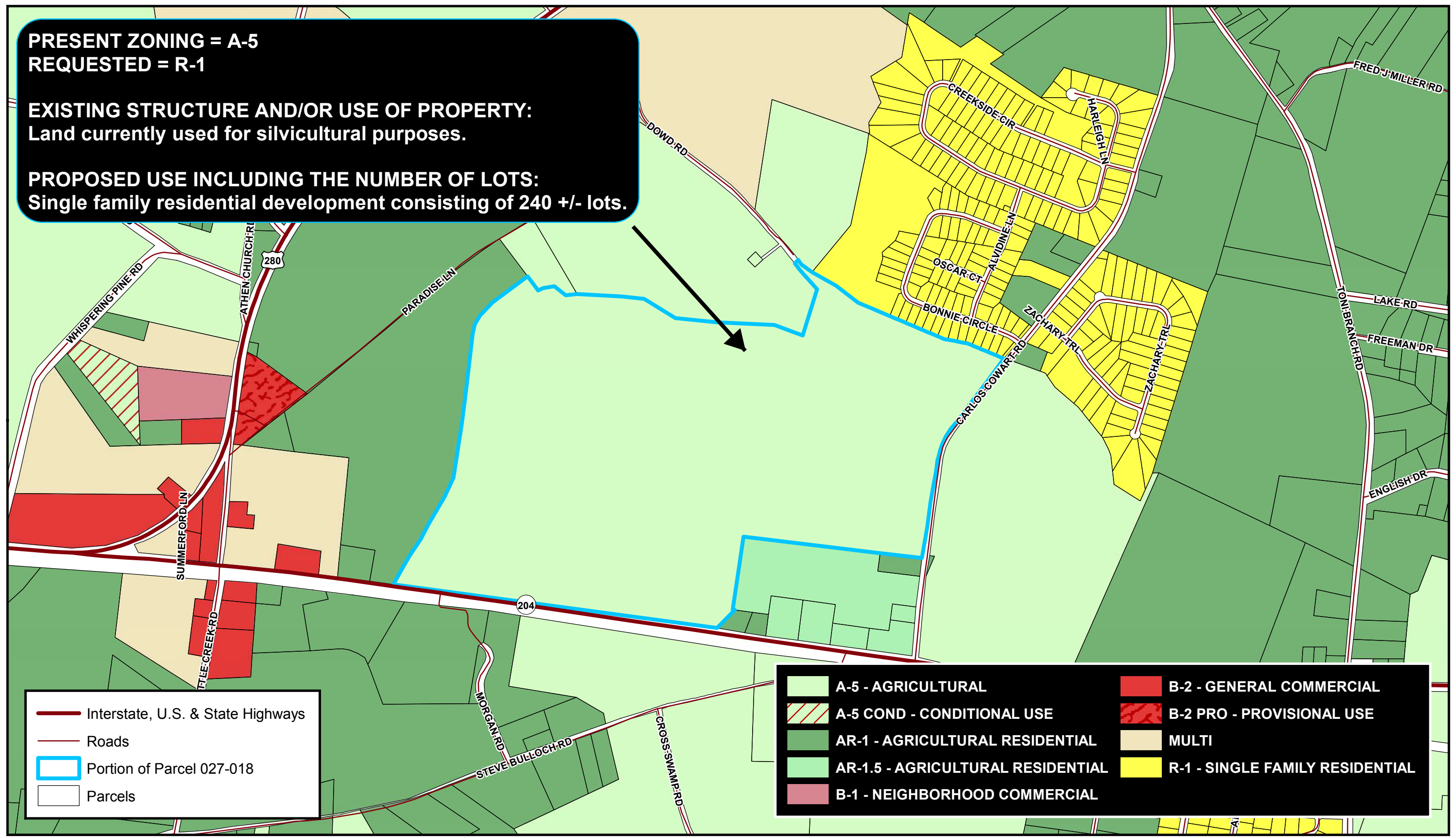
Overview Map
Beacon Builders, INC. - Plum Creek
Case Number: Z# 191-18

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**PRESENT ZONING = A-5
REQUESTED = R-1**

**EXISTING STRUCTURE AND/OR USE OF PROPERTY:
Land currently used for silvicultural purposes.**

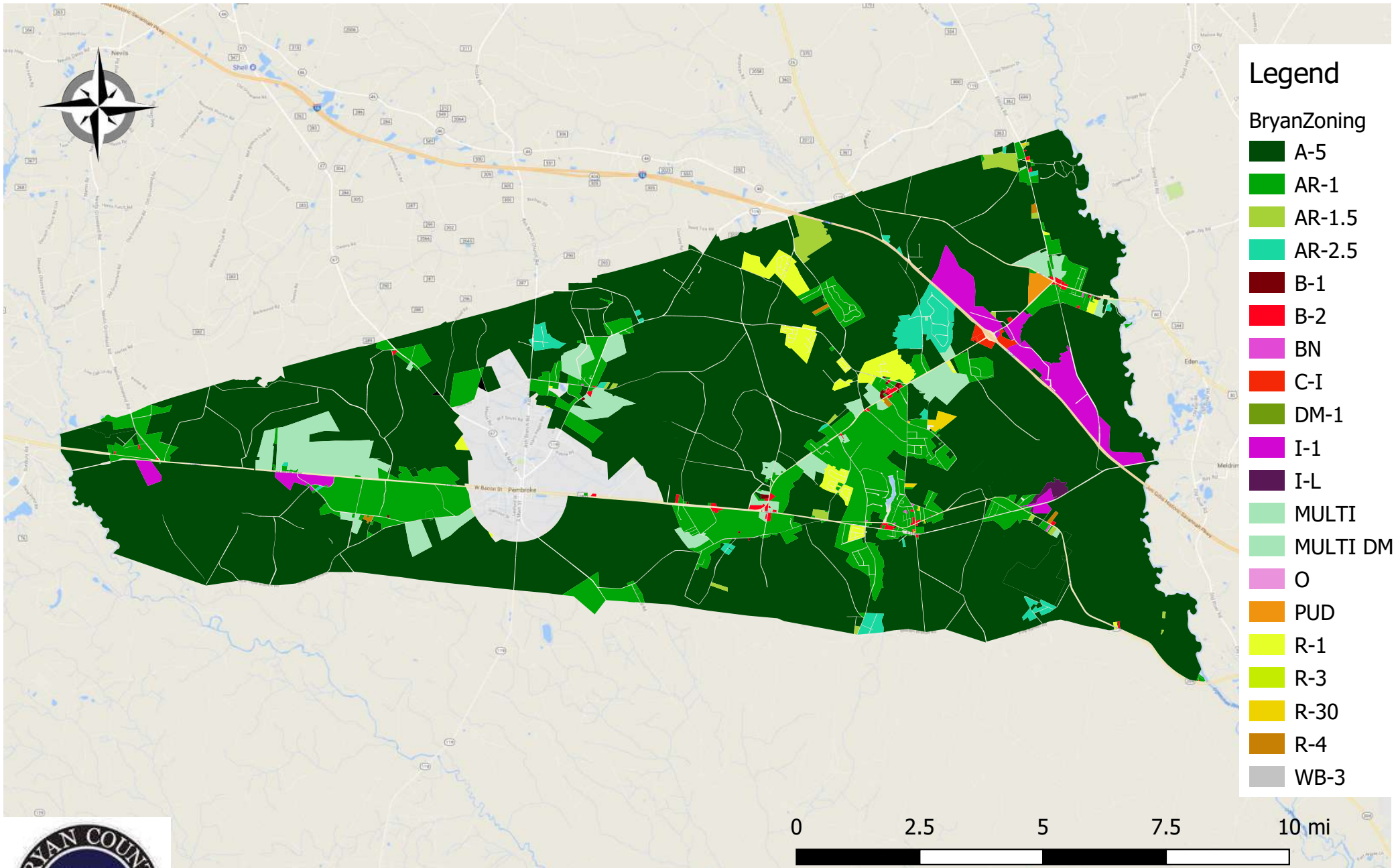
**PROPOSED USE INCLUDING THE NUMBER OF LOTS:
Single family residential development consisting of 240 +/- lots.**



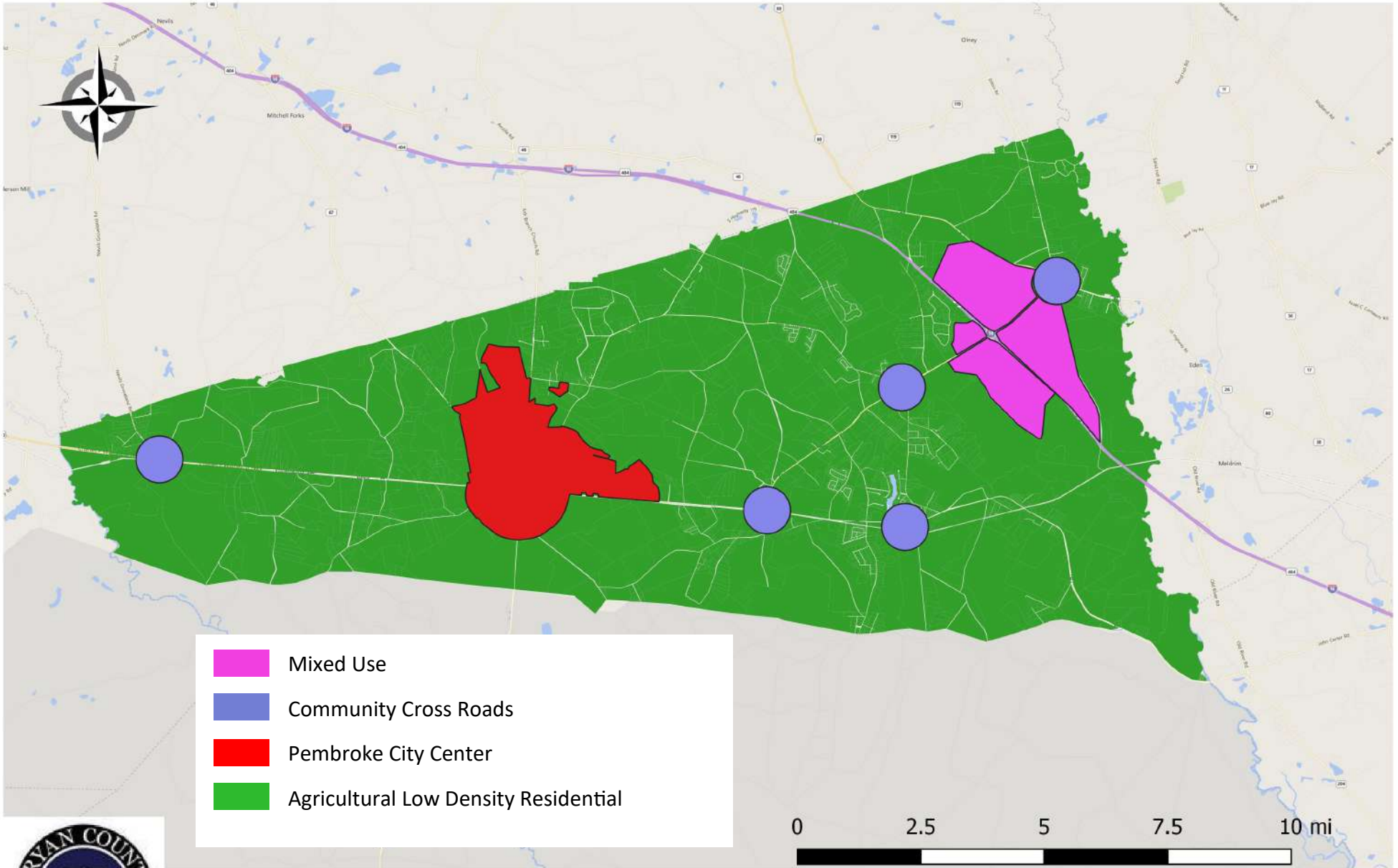
— Interstate, U.S. & State Highways
— Roads
 Portion of Parcel 027-018
 Parcels

 A-5 - AGRICULTURAL	 B-2 - GENERAL COMMERCIAL
 A-5 COND - CONDITIONAL USE	 B-2 PRO - PROVISIONAL USE
 AR-1 - AGRICULTURAL RESIDENTIAL	 MULTI
 AR-1.5 - AGRICULTURAL RESIDENTIAL	 R-1 - SINGLE FAMILY RESIDENTIAL
 B-1 - NEIGHBORHOOD COMMERCIAL	





North Bryan Zoning Map



North Bryan County Character Areas & Future Land Use Map

APPLICATION FOR ZONING
CASE Z# 197-18

Date Received: 9/28/18 Meeting Date: Nov 6, 2018

Applicant: Travis Moore

Applicant's Address: 1363 Camellia Dr
Pembroke, GA 31321

Applicant's Phone No: 912-856-2442

Applicant's Email Address dmoore@aol.com

Owner(s) of the Property: Travis + Diane Moore

Owners' Address: 1363 Camellia Dr
Pembroke, GA 31321

Owner's Telephone No.: 912-856-2442 Fax No.: _____

Contact Person's Name: Travis Moore or Quint Moore

Contact Person's Phone No.: 912-856-2442 or 912-657-7434 Fax No.: _____

Address of Property selected for reclassification: 8905 Hwy 280 E

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 0251-019 Acreage: 1.71

Present Zoning: AR-1 Requested Zoning: B-2

Existing Structure and/or Use of Property: House (vacant)

~~House (vacant) or removed for future commercial use~~

Proposed Use including the number of lots: Commercial Use

House rented as commercial or removed for future commercial use.

Proposed date of completion: _____

Tom B. Man
Signature of applicant

9/26/18
Date

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk JS1 Date 2018 09 28 Sequence 4349

9/28/18
10:43:58

Bill Number . . .	2017 005313	Acct	1870R17	Fair Mkt Val	72,720
Taxpayer Name. .	FAIRCLOTH LEON F JR &			Bill Date	2017 08 23
Additional Name.	KAREN S			Due Date	2017 11 15
Address Line 1 .				H/S Code	
Address Line 2 .	275 PINECROFT DRIVE			Lender Code	
City ST Zip 4. .	TAYLORS		SC 29687	Under Appeal	
Loctn/Desc . . .	1380 GMD 4-X-606	08/31/79	\$38	Bankruptcy	
Map Blk Par Sub.	0251	019	Dist 03	Check Notes	
Original Bill	Adj & Charges		Payments	Descriptions	This Tran
1,008.62			1,008.62-	Taxes	
	11.34		11.34-	Assessment Pen	
				Interest	
				Costs	
				Late Penalty	
1,008.62	11.34		1,019.96-	Other Penalty	
				TOTALS	
			Last T/A Date	Payment/Adjust	(P/A) P
			PP 2018 01 08	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

2018 property tax not due
until November 15, 2018.

BRYAN COUNTY TAX COMMISSIONER

DISCLOSURE STATEMENT

Title 3, chapter 67A-3 of O.C.G.A. requires an applicant for rezoning action, within two years immediately preceding the filing of the applicant's application for the rezoning action, to disclose campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

Jim B. Moore

Signature of Applicant

Personally appeared before me

Travis B. Moore
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This 28th day of Sept., 2018.

Lori A. Tyson

Notary Public

(Notary Seal)



AUTHORIZATION BY PROPERTY OWNER

I, Travis Moore, 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: Travis Moore

Address: 1363 Camellia Dr

City: Pembroke State: GA Zip Code: 31321

Telephone Number: 912-856-2442 Fax Number: _____

[Signature]
Signature of Owner

9/26/18
Date

Owners Name (Print)

Personally appeared before me

Travis B. Moore
Applicant (Print)

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

This 28 day of Sept., 2018.

[Signature]
Notary Public



(Notary Seal)

New System Existing System Repair Site Evaluation

Applicant's Name Travis Moore Phone _____ Cell 912-856-2442
 Mailing Address 1363 Carvelia Drive Email _____
 City Pembroke State GA Zip 31321

Property to be tested: Lot must be clearly marked to avoid a re-inspection fee.

Map # 0251 Parcel # 019 Lot size 1.71
 Subdivision _____ Lot _____
 911 Address 8906 Hwy 280 E
 City Black Creek State GA Zip 31308

Directions to lot:

Existing residence on property? Yes No Any other structure on property? Yes NO
 Type of facility proposed? (Residence, pool, accessory building, etc.) _____
 Number of bedrooms? _____ Number of bathrooms? _____ Bonus room? _____
 Water supply? Individual (Well permit needed) Community Garbage Disposal? Y N
 Water system owner _____ Phone Number _____
 Address _____
 Signature of applicant: Travis Moore Date 9/26/18

Office Use

Payment Date received _____ CC _____ Cash _____ Check _____

Zoning Clearance

Date 9-28-18 Zone AR-1 Lot Size 1.71

Proposed use of property Commercial (Upon Approval)

Is lot in sewer service area? Y N Water service area? Y N (If yes, county engineer approval needed)

Approved by Gail A. Tyson Date Sept. 28, 2018



038020

WORK ORDER #
S18G026



Doc. Ctr: 0401117-001
Date: 12/6/17

Logged in LIMS by JMC
Meets Acceptance Criteria: N

CHAIN OF CUSTODY RECORD

1460 W. McNab Road, Ft Laud. FL 33309
630 Indian Street Savannah, GA 31401
528 30th Street NE, Fort Meade, FL 33841
610 Parrot Ave. N, Okeechobee, FL 34972
1910 Harden Blvd, Suite 101, Lakeland, FL 33803

Tel: (954) 978-6400
Tel: (912) 238-5050
Tel: (863) 285-8145
Tel: (863) 763-3336
Tel: (863) 686-4271

DUE DATE Requested

RUSH RESERVATION #

Rush Surcharges apply

Yellow-Lab File Copy
Pink - Sampler Copy

Report to (company name) Invoice to: 986 Springfield Egypt Rd, Springfield, GA
Invoice to: Same
(company name) Location: Black Creek
Project Name and/or Number: T. Lancaster
Project: Tracie Wells@comcast.net
Contact: Richard Lancaster
Sampler Name: Richard Lancaster (printed)

Phone: 912-429-0725
Affiliation: Lancaster Well
Purchase Order # CASH30

Number of Containers Received & NELAC Letter Suffixes A-? 1
Bottle & Pres. Combo Codes BT
Matrix DW

Date Sampled 07.05.18
Time Sampled 1221

Sample ID Well Tap

ORDER #
Lab Control Number
Shaded Areas For Laboratory Use Only

Analysis Required

Field Tests
TEMP °C
PH
COND
COLOR

JMC 07/05/18

ENTERED 07.05.18
INVOICED
5513634

EMAILED

19-T ✓

1

1

2

2

3

3

Signature

Relinquished by: J. Calver FSES 07.05.18 1305

Relinquished by:

Relinquished by:

Relinquished by:

Relinquished by:

Special Comments: \$30.00 rd Cash

Deliverables: "I waive TNI protocol" (emergency) (sign here) >

QA/QC Report Needed? Yes No (additional charge)

Sample Custody & Field Components

Received on Ice: Y 25.50

Temp as received: Y 25.50

Custody seals: Y GUN-1

RAD-9: FIELD TIME

Sampling: hrs Pick Up: hrs
Misc. Charges: hrs

Sample Custody & Field Components	Bottle Type	Preservatives
A-liter amber	A-ascorbic acid	P-H3PO4
B-Bacteria bag/bottle	C-HCL	S-H2SO4
F-500 ml	Cu-CuSO4	T-Na2S2O3
H-Plastic Amber Liter	DI-DI water	U-Unpreserved
L-liter bottle	H-HNO3	N-NaOH
S2-2 oz soil jar	M-MCAB	NH4-NH4CL
S4-4 oz soil jar / S8-8 oz soil jar	MeOH-Methanol	
T-250 ml	Z-zinc acetate	
V-40 ml vial		
W-wide mouth		
X-other		
B-brown liter plastic		
	Additional Preservatives	
	Hex-Hex Cr Buffer	
	EDA-Ethylene Diamine	



Report To:

Theresa Lancaster
Lancaster Well Drilling
986 Springfield Egypt Road
Springfield GA, 31329

Work Order Number: S18G026
Report Print Date: 7/11/2018
Chain of Custody Number: 038020

Project Name : Bacteriologicals
Location : Travis Moore

Lab ID: S18G026-01
Client Sample ID: WELL TAP
Matrix: Water

Collection Date: 07/05/18 12:21
Received Date: 07/05/18 13:05
Collected By: Richard Lancaster

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
-----------	--------	----	-------	-----	-----	-----	--------	-----------	-------------	---------

Microbiology

Coliform-Total (Presence-Absence)	Absent	U	Pres-Abs	1	1.00	1.00	SM9223B	07/05 13:48	07/06 13:53	CR
-----------------------------------	--------	---	----------	---	------	------	---------	-------------	-------------	----

Florida-Spectrum Environmental
Services, Inc.
1460 W. McNab Road,
Fort Lauderdale, FL 33309

Spectrum Laboratories
630 Indian St.
Savannah, GA 31401

Pembroke Laboratory
528 Gooch Rd.
Fort Mead, FL 33841

Big Lake Laboratory
610 Parrot Ave. N.
Okeechobee, FL 34972

Lakeland Laboratories
1910 Harden Blvd, Ste 101
Lakeland, FL 33803



Report To:

Theresa Lancaster
Lancaster Well Drilling
986 Springfield Egypt Road
Springfield GA, 31329

Page 2 of 2

Work Order Number: S18G026
Report Print Date: 7/11/2018
Chain of Custody Number: 038020

Project Name : Bacteriologicals
Location : Travis Moore

Notes and Definitions

Absent Absent The specified bacteria were NOT detected in the submitted sample.
DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the detection limit

QC=Data Qualifier Code as defined by DEP 62-160.

MDL=Method Detection Limit: The minimum concentration that can be measured and reported with 99 percent confidence that the concentration is greater than zero, but the exact concentration cannot be reliably quantified.

PQL=Practical Quantitation Limit: the minimum concentration of an analyte (substance) that can be measured with a high degree of confidence that the analyte is present at or above that concentration.

Unless otherwise indicated, soil results are reported on actual (wet) weight basis.

Unless otherwise noted, these test results meet all NELAP requirements and relate only to this sample.

Analyses not NELAP certified are designated with a "-".

Unless otherwise noted, analysis was performed by Spectrum Labs, 630 Indian Street, Savannah, GA 31401

Christine M. Riddle

Christine M. Riddle
Florida-Spectrum Environmental Services, Inc.
NELAP Certification# E87671
Georgia EPD #833
Tel: 912-238-5050 Fax: 912-234-4815
E-mail: c.riddle@flenviro.com

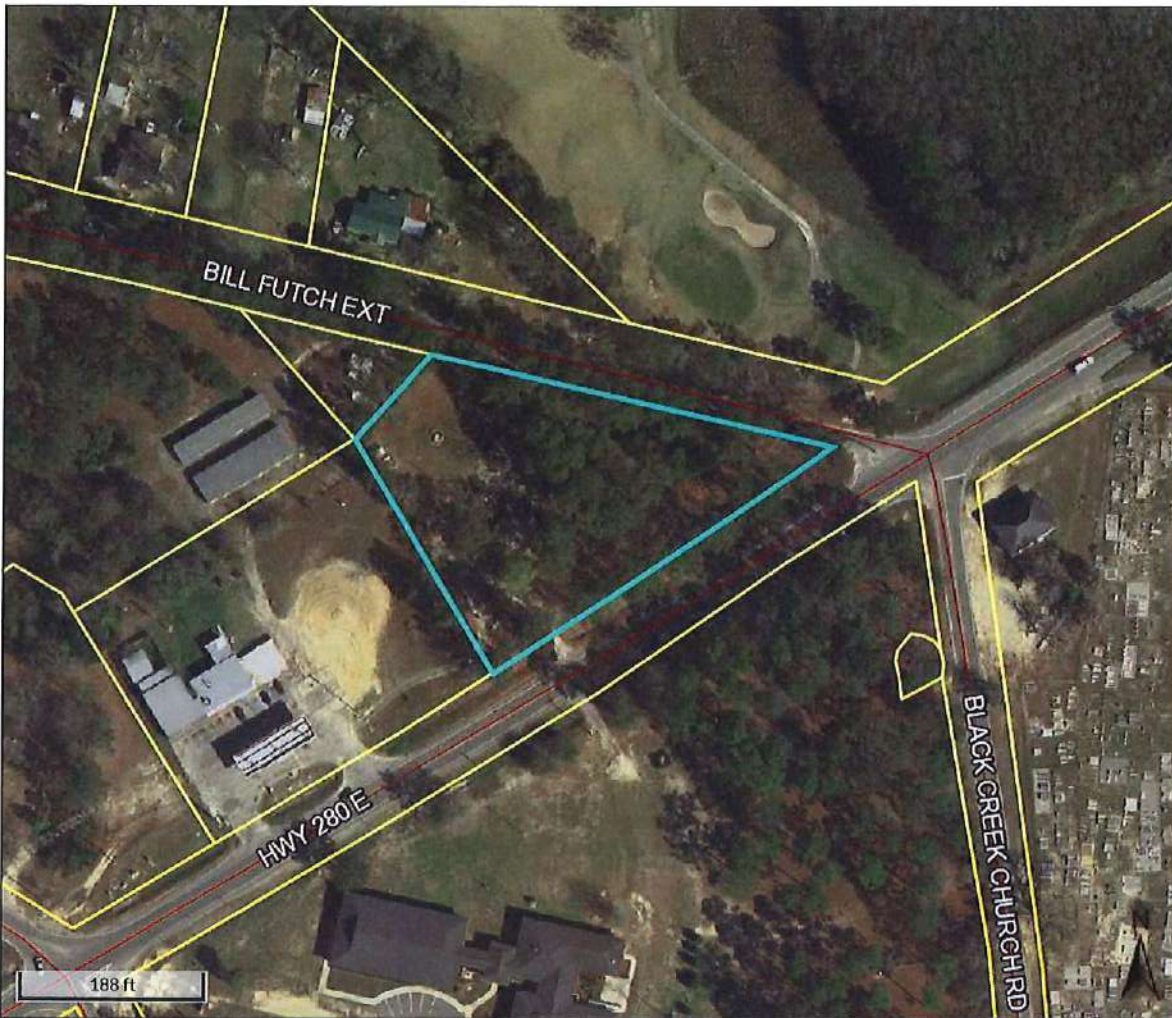
Florida-Spectrum Environmental
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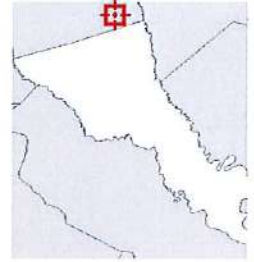
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Fort Mead, FL 33841

Big Lake Laboratory
610 Parrot Ave. N.
Okeechobee, FL 34972

Lakeland Laboratories
1910 Harden Blvd, Ste 101
Lakeland, FL 33803



Overview



Legend

-  Parcels
-  Roads
-  Fort Stewart

Parcel ID	0251019	Owner	MOORE TRAVIS B & MOORE DIANE H	Last 2 Sales			
Class Code	Residential		PO BOX 1131	Date	Price	Reason	Qual
Taxing District	County Unincorporated		PEMBROKE GA 31321	7/31/2018	\$103250	AA	U
	County Unincorporated	Physical Address	8905 HWY 280	8/1/1979	\$38000	UQ	U
Acres	1.71	Assessed Value	Value \$73020				

(Note: Not to be used on legal documents)

Date created: 9/28/2018
 Last Data Uploaded: 9/27/2018 6:20:06 PM

Developed by  **Schneider**
 GEOSPATIAL

Subject Property

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: November 6, 2018

REGARDING THE APPLICATION OF: Travis Moore, requesting the rezoning of parcel, PID# 0251-019 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned B-2, from its current AR-1 zoning.	Staff Report by Sara Farr-Newman Dated: November 6, 2018
--	--

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by Travis Moore, proposes to change the AR-1, Agricultural Residential District, zoning for a 1.71 acre parcel, PID# 0251-019, in unincorporated Bryan County, Georgia, to B-2, General Commercial District.

Representative: Travis Moore

Applicant: Travis Moore

Owner: TRAVIS AND DIANE MOORE
1363 CAMELLIA DRIVE
PEMBROKE, GA 31321

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, Chapter 12, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power & Sec. 612. Provisional Zoning

II. General Information

1. Application: A rezoning application was placed by Travis Moore, on September 28, 2018. After reviewing the application, the Administrator certified the application as being generally complete on September 28, 2018.

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

- A. Legal notice was published in the Bryan County News on October 18, 2018.
- B. Notice was sent to Surrounding Land Owners on October 15, 2018.
- C. The site was posted for Public Hearing on October 16, 2018.
- D. The Agenda and notice of the Hearing was posted at the County's website on October 19, 2018.

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

Travis Moore's son, Quint Moore, works for the Bryan County Board of Commissioners.

4. Background: The 1.71 acre property currently has a single family residence that is uninhabited. The surrounding properties are a mix of developed and undeveloped properties. The majority of the surrounding land is zoned AR-1, though there is also a parcel zoned B-1.

The property is located along Highway 280 East at an intersection. Due to the rezoning being located along a state highway, any development will need to be reviewed by the GA DOT. There are no major developments at the intersection, but it is well traveled. The intersection of Bill Futch Road/Black Creek Church Road and US 280 East was studied in the 2016 North Bryan Traffic Study. Traffic counts ranged from 533 to 810 vehicles.

The Bryan County Comprehensive Plan's Character area and Future Land Use Map identifies this area as a Community Cross Roads, which is identified in the Comprehensive Plan as one of four historic crossroads in North Bryan County. These areas include retail and homes. The recommended zoning in these areas is BN or B-1.

There are currently no future plans for the parcel. The applicant indicated that options included rehabilitating the existing structure to use as a small business as well as possible future development of compatible business uses. The County Engineer and Fire Chief have been provided application materials, and as of the date of this report, no comment has been received.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on September 28, 2018 unless otherwise noted.

"A" Exhibits- Application:

- A-1 Rezone Application
- A-2 Plat
- A-3 Aerial View

“B” Exhibits- Agency Comments:

None provided by date of report.

“C” Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current North Bryan Zoning Map

C-3 Comprehensive Plan North Bryan Character Area Map

“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 shows that the area is projected as Community Cross Roads, which is an appropriate land use for B-2 zoning. Although the Comprehensive Plan calls out BN and B-1 as the preferred zoning, B-2 is similar in intensity and would create compatible uses for this land use area.

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

► **Staff comment:** Rezoning the parcel is in keeping with the overall zoning scheme. It is currently zoned AR-1 and the proposed B-2 is more in keeping with the future land use map showing Community Cross Roads.

(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:** The proposed rezoning would not have a significant impact on the surrounding land use or character of the area.

(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:** The property is currently served by a well and septic system. Both have been tested and approved for future commercial use. The types of businesses that would be permitted will have minimal impact on traffic at the already busy intersection.

(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:** No adverse impact is anticipated due to the rezoning.

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

► **Staff comment:** No adverse impact is anticipated by the plans. Appropriate commercial or office development of the property may encourage similar development in the area.

(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:** The proposed rezoning is unlikely to require an increase in 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:** None anticipated.

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

► **Staff comment:** Adjacent properties are a mixture of commercial and residential development or are undeveloped, so the rezoning should not impact them.

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

► **Staff comment:** The existing zoning restricts the commercial and office options that can be placed on the property.

(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:** Site is suitable, as it is a well-travelled route and would provide an appropriate site for commercial or office use. Its current zoning provides fewer commercial options and the existing residential use is a less appropriate use for the lot.

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

► **Staff comment:** The applicant did not specify this information.

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

► **Staff comment:** There is a nearby lot zoned B-1. The other surrounding lots are zoned AR-1, but rezoning to B-2 would not create an unrelated district as there are other commercial uses in the area.

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

► **Staff comment:** The lot can be used as it is currently zoned, but the proposed zoning is a valid classification for its future use.

(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:** The applicant acknowledges this presumption.

STAFF RECOMMENDATION

Staff recommends approval of the application to rezone to B-2 as it is an appropriate use for the site.

V. 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.



Summary

Parcel Number 0251 019
 Location Address 8905 HWY 280
 Legal Description 1380 GMD 4-X-606 08/31/79 \$3800 PBH 36
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning AR-1
 Tax District County Unincorporated (District 03)
 Millage Rate 25.375
 Acres 1.71
 Neighborhood BLACK CREEK AREA (BLCRA)
 Homestead No (S0)
 Exemption
 Landlot/District N/A

[View Map](#)



Owner

MOORE TRAVIS B & MOORE DIANE H
 PO BOX 1131
 PEMBROKE, GA 31321

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	1.71

Residential Improvement Information

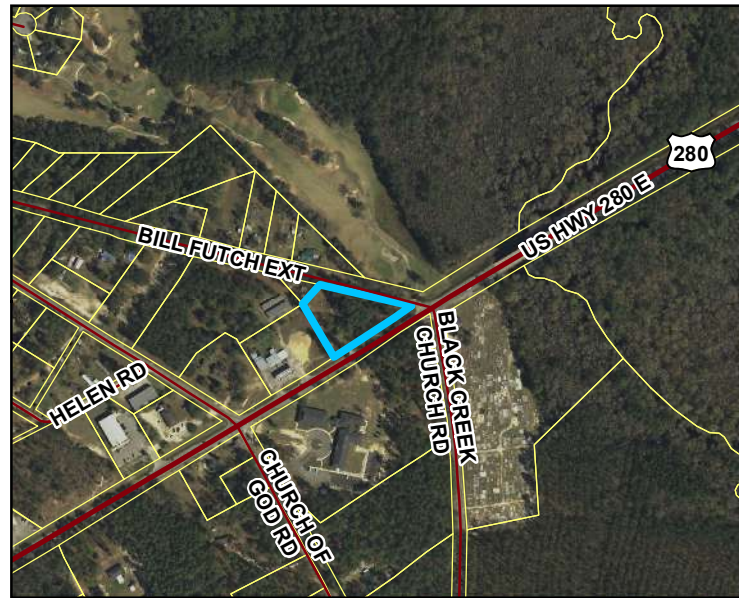
Style One Family
 Heated Square Feet 1040
 Interior Walls Sheetrock
 Exterior Walls Comp Bd/Asbestos
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1950
 Roof Type Asphalt Shingles
 Flooring Type Sheet Vinyl
 Heating Type No Heat
 Number Of Rooms 0
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$39,700
 Condition Average
 Fireplaces\Appliances CONST 1 STY 1 BOX 1
 House Address 8905 HWY 280

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
* FEE - FIRE PROTECTION	2010	0x0/0	0	\$0
* FEE - TRASH COLLECTION	2010	0x0/0	0	\$0
CARPORT W/SLAB	1990	18x21/0	1	\$920
STORAGE	1960	26x12/0	1	\$1,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2018	1322 658	H 36	\$103,250	FAIR MARKET SALE	FAIRCLOTH LEON F JR &	MOORE TRAVIS B & MOORE DIANE H
8/1/1979	04-X0606		\$38,000	UQ		FAIRCLOTH LEON F JR
11/1/1977	04-00641		\$32,000	UQ		
7/1/1971	03-V0116		\$0	UQ		

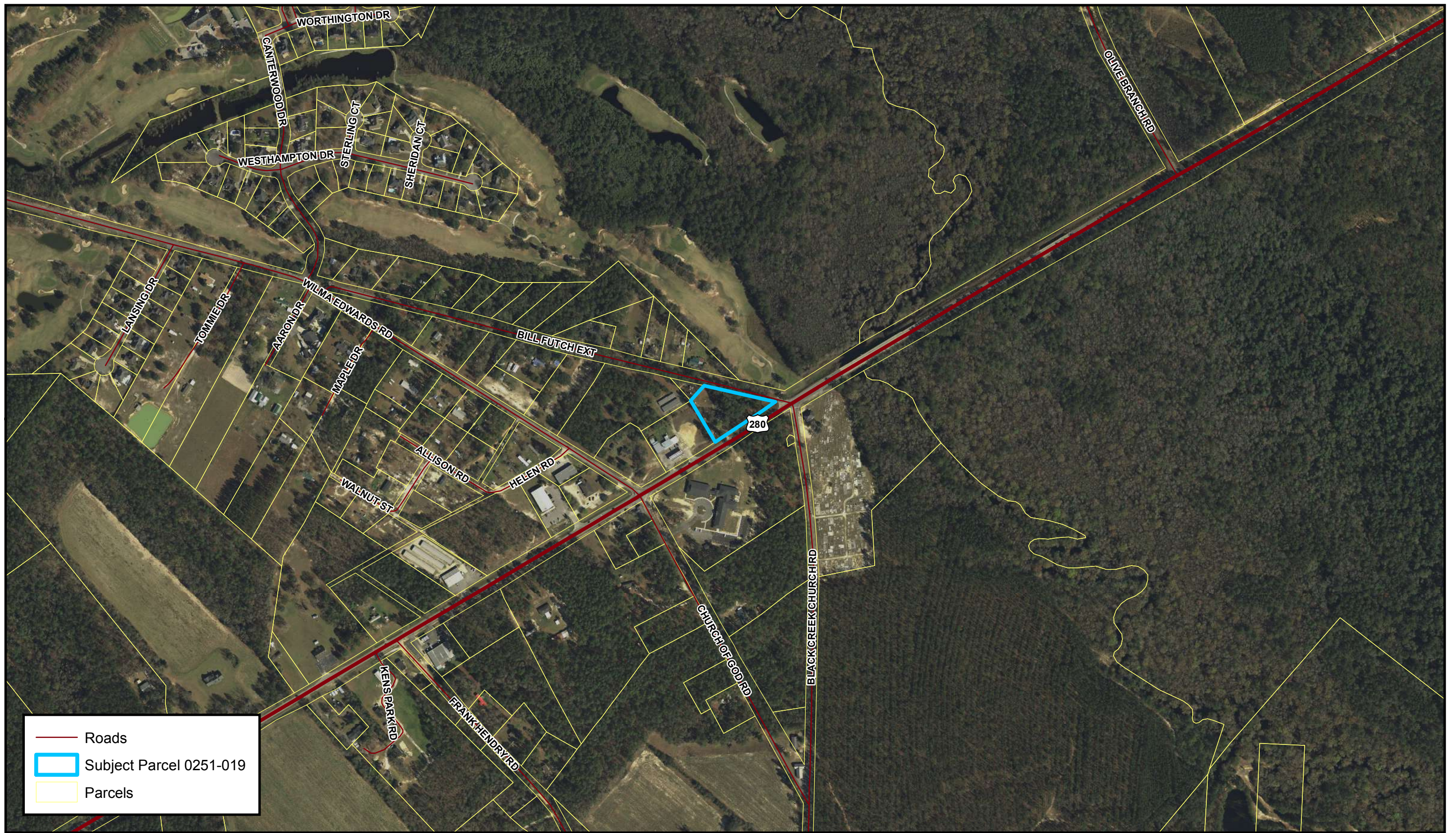


- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 0251-019
- Parcels



Overview Map
Travis Moore
Case Number: Z# 197-18

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

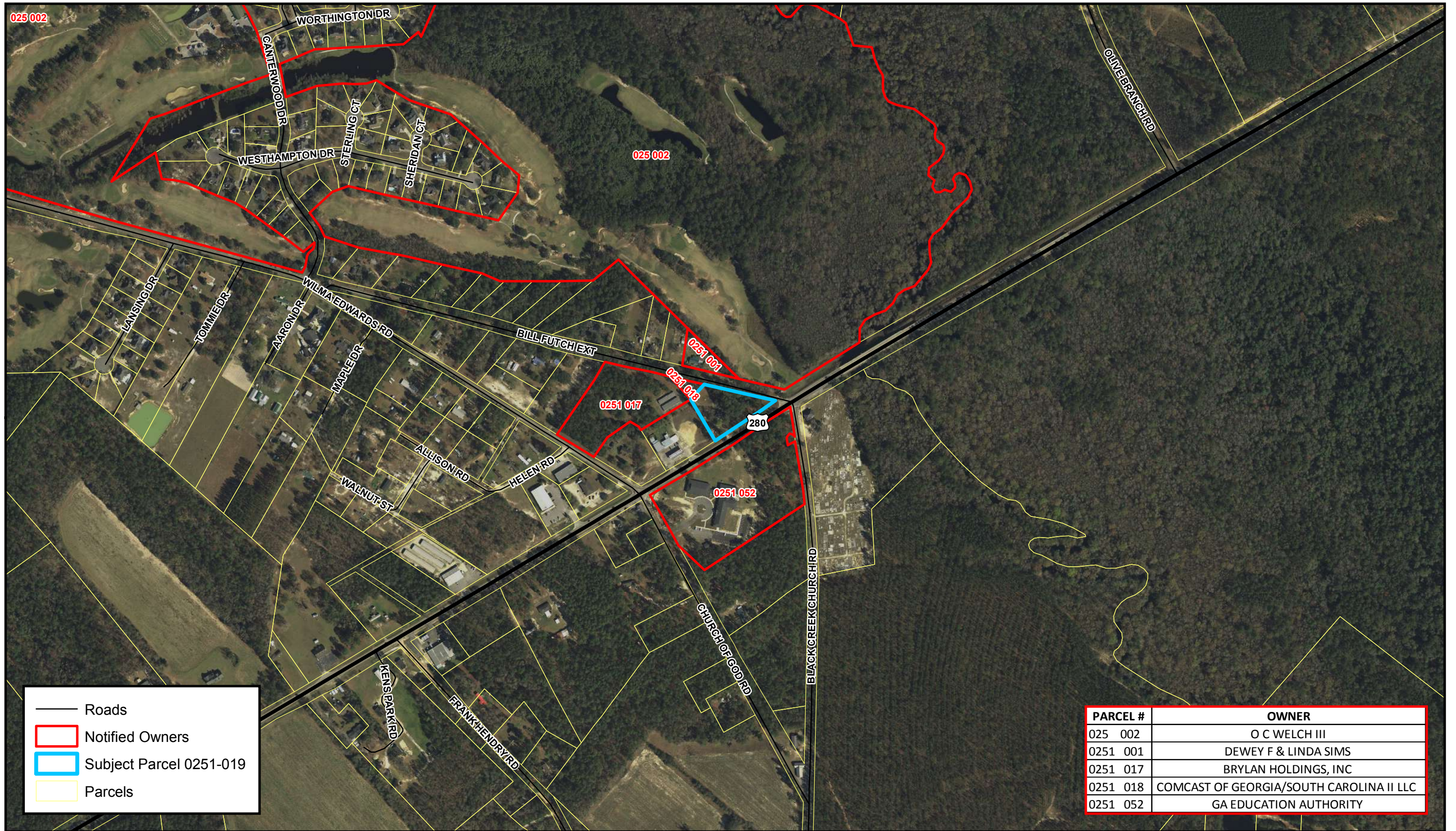


— Roads
 Subject Parcel 0251-019
 Parcels



Location Map
Travis Moore
Case Number: Z# 197-18

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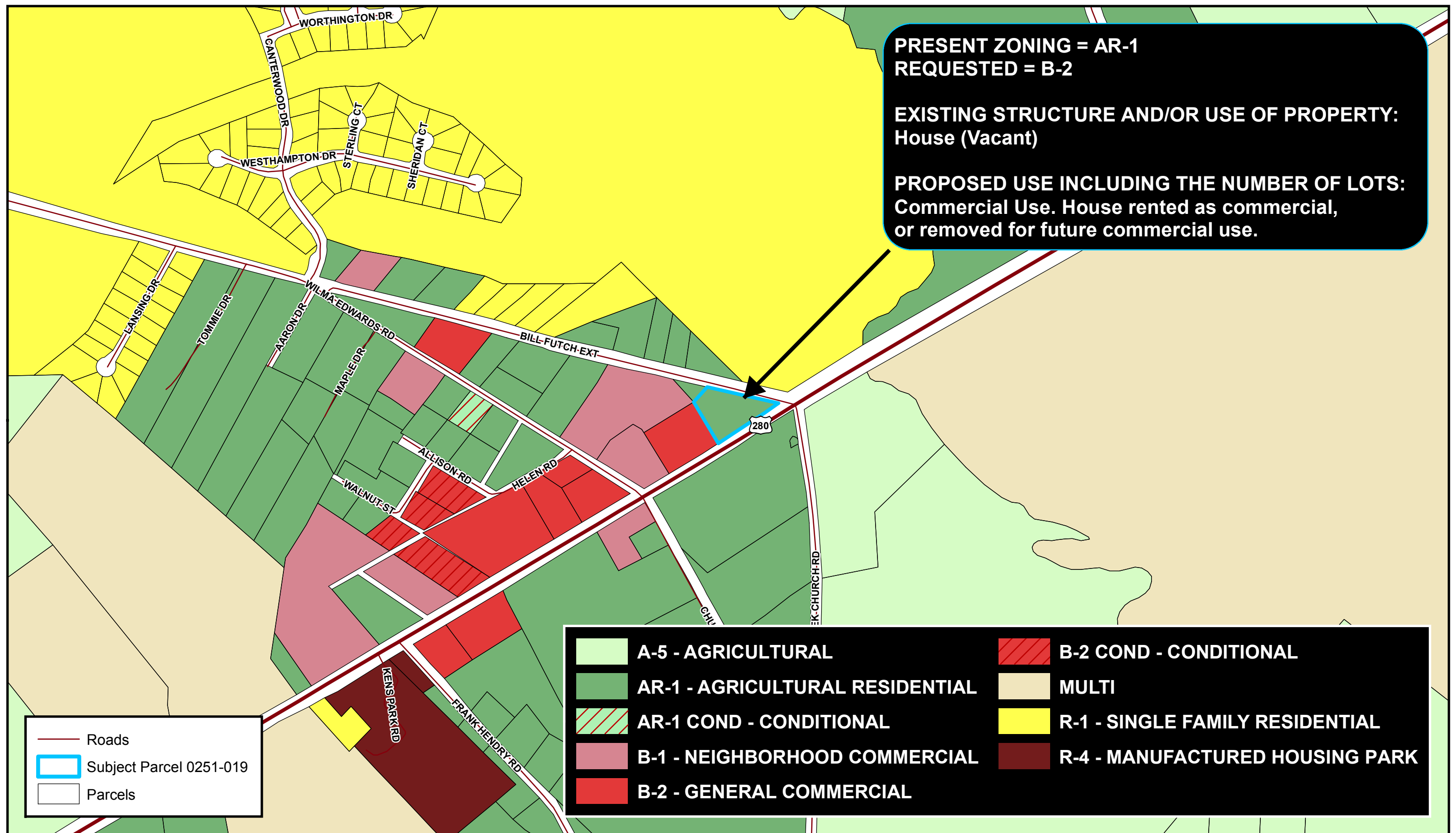
— Roads
 Notified Owners
 Subject Parcel 0251-019
 Parcels

PARCEL #	OWNER
025 002	O C WELCH III
0251 001	DEWEY F & LINDA SIMS
0251 017	BRYLAN HOLDINGS, INC
0251 018	COMCAST OF GEORGIA/SOUTH CAROLINA II LLC
0251 052	GA EDUCATION AUTHORITY



Notification Map
Travis Moore
Case Number: Z# 197-18

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**PRESENT ZONING = AR-1
REQUESTED = B-2**

**EXISTING STRUCTURE AND/OR USE OF PROPERTY:
House (Vacant)**

**PROPOSED USE INCLUDING THE NUMBER OF LOTS:
Commercial Use. House rented as commercial,
or removed for future commercial use.**

	A-5 - AGRICULTURAL		B-2 COND - CONDITIONAL
	AR-1 - AGRICULTURAL RESIDENTIAL		MULTI
	AR-1 COND - CONDITIONAL		R-1 - SINGLE FAMILY RESIDENTIAL
	B-1 - NEIGHBORHOOD COMMERCIAL		R-4 - MANUFACTURED HOUSING PARK
	B-2 - GENERAL COMMERCIAL		

— Roads
 Subject Parcel 0251-019
 Parcels



APPLICATION FOR ZONING
CASE Z# 195-18

Date Received: 9/19/18 Meeting Date: 9/19/18

Applicant: George Ruehling

Applicant's Address: PO Box 2209 R Hill GA 31324
33 Holly Hill Ct R Hill GA 31324

Applicant's Phone No: 912-312-7488

Applicant's Email Address: gruehling@gmail.com

Owner(s) of the Property: SARAH RUEHLING

Owners' Address: 33 Holly Hill Ct R Hill GA 31324

Owner's Telephone No.: 912-667-5189 Fax No.: _____

Contact Person's Name: George Ruehling

Contact Person's Phone No.: 912-312-7488 Fax No.: _____

Address of Property selected for reclassification: KC Tract #3 PS
484/6 From 62-047

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 06204701 Acreage: 6.66

Present Zoning: AR 5 Requested Zoning: AR 2.5

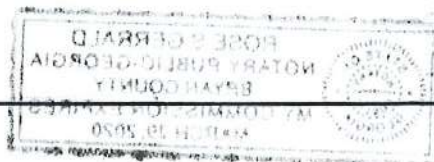
Existing Structure and/or Use of Property: NA

Proposed Use including the number of lots: Home 2 Lots

Proposed date of completion: 1-2 yrs

GR
Signature of applicant

9/20/18
Date



AUTHORIZATION BY PROPERTY OWNER

I, Sarah Ruchling, 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: George Ruchling

Address: 33 Holly Hill Ct R Hill GA 31324

City: R Hill State: GA Zip Code: 31324

Telephone Number: 912-312-7488 Fax Number: _____

Sarah Ruchling
Signature of Owner

9/20/18
Date

Sarah Ruchling
Owners Name (Print)

Personally appeared before me

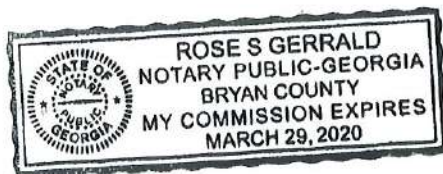
George Ruchling
Applicant (Print)

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

This 20 day of Sept, 2013. 2018

Rose S. Gerald
Notary Public

(Notary Seal)



VERIFICATION OF CURRENT TAX STATUS

FOR APPLICATION

CR The undersigned below is authorized to make this application. The undersigned certifies that all Bryan County property taxes, billed to date for the parcel listed below have been paid in full the Tax Commissioner of Bryan County, Georgia.

CR The undersigned verifies that all fire and garbage tax has been paid in full to the Tax Commissioner of Bryan County for the parcel listed below.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

06204701
Parcel Identification Number

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Name: _____ Title: _____

Signature _____ Date: _____

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: November 6, 2018

REGARDING THE APPLICATION OF: George Ruehling, requesting the rezoning of parcel, PID# 062 047 01 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned AR-2.5, from its current A-5 zoning.	Staff Report by Sara Farr-Newman Dated: November 6, 2018
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by George Ruehling, proposes to change the A-5, Agricultural District, zoning for a 6.66 acre parcel, PID# 062 047 01, in unincorporated Bryan County, Georgia, to AR-2.5, Agricultural Residential District.

Representative: George Ruehling

Applicant: George Ruehling

Owner: SARAH RUEHLING
33 HOLLY HILL ROAD
RICHMOND HILL, GA 31324

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, Chapter 12, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power & Sec. 612. Provisional Zoning

II. General Information

1. Application: A rezoning application was placed by George Ruehling, on September 19, 2018. After reviewing the application, the Administrator certified the application as being generally complete on September 28, 2018.

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

- A. Legal notice was published in the Bryan County News on October 18, 2018.
- B. Notice was sent to Surrounding Land Owners on October 15, 2018.
- C. The site was posted for Public Hearing on October 16, 2018.
- D. The Agenda and notice of the Hearing was posted at the County's website on October 19, 2018.

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

4. Background: The 6.66 acre property currently is vacant. The original subdivision plat that created this lot was approved in 1999 and is recorded in Plat Book 484 at Page 6. At the time of creation, this lot had primary access and frontage along Griffin Road. In 2001, a subsequent plat (recorded in Plat Book 499 at Page 10) was approved, providing this lot with an additional point of access on a private road. The owner plans to rezone and subdivide the property into two parcels to build homes; however, this is not possible with the current zoning due to lot size restrictions. The surrounding properties are zoned A-5 and AR 2.5. The majority are single family homes.

The property is located on Griffin Road near the intersection with Belfast River Road. The South Bryan Traffic Study included peak hour traffic counts for the intersection of 144 and Belfast River Road, which is located near the parcel. These counts ranged from 1215 to 1520. These counts indicate the heavy traffic in the area.

The Bryan County Comprehensive Plan's Character area and Future Land Use Map identifies this area as Low Density Suburban Characteristics, which is identified in the Comprehensive Plan as mainly subdivisions centered along main roads. The recommended zoning in these areas is PUD, BN, R-1, R-2/R-3.

The County Engineer and Fire Chief have been provided application materials, and as of the date of this report, no comment has been received.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on September 19, 2018 unless otherwise noted.

"A" Exhibits- Application:

- A-1 Rezone Application
- A-2 Plat
- A-3 Aerial View

"B" Exhibits- Agency Comments:

George Ruehling Rezoning | P&Z Commission

None provided by date of report.

“C” Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current North Bryan Zoning Map

C-3 Comprehensive Plan North Bryan Character Area Map

“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 South Bryan County shows that the area is projected as Low Density Suburban, which is an appropriate land use for AR-2.5 zoning. Although the Comprehensive Plan does not call out AR-2.5 as a preferred zoning, it is actually a lower intensity/density than the Low Density Suburban recommended zonings and is compatible with the surrounding A-5 parcels.

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

► **Staff comment:** Rezoning the parcel is in keeping with the overall zoning scheme. It maintains the low density of the surrounding parcels.

(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:** The proposed rezoning would not have a significant impact on the surrounding land use or character of the area.

(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:** The rezoning of the property would not have a significant impact on the existing public facilities and services that exist; however, it is noted that the existing Griffin Road has a prescriptive easement for county maintenance, but is not adequate to meet County road standards. The other access road is a private unimproved road. As the site is currently accessible by both, the rezoning and subdivision of the property as proposed will not increase the number of lots accessed by either.

(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:** No adverse impact is anticipated due to the rezoning.

(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:** The proposed rezoning is unlikely to require an increase in 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:** None anticipated.

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

► **Staff comment:** Adjacent properties are mainly residential, so they will not be impacted by the rezoning.

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

► **Staff comment:** The existing zoning only allows one principal structure, while the proposed rezoning will allow smaller lots.

(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:** Site is suitable for both zonings as it is surrounding by low density residential and will remain low density residential with either zoning.

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

► **Staff comment:** The applicant did not specify this information, but the lot is not proposed to be income producing in the future.

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

► **Staff comment:** The rezoning would not create an unrelated or isolated district.

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

► **Staff comment:** The lot can be used as it is currently zoned, but the proposed zoning is a valid classification for its future use.

(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:** The applicant acknowledges this presumption.

STAFF RECOMMENDATION

Staff recommends the request to rezone PID# 062 047 01 from its existing zoning of A-5 to AR-2.5 be approved subject to the provision that the applicant obtain approval from the owner of the private road prior to subdividing the property.

V. 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.



Summary

Parcel Number 062 047 01
 Location Address GRIFFIN RD
 Zip Code 31324
 Legal Description KC TRACT #3 PS 484/6 FROM 62-047
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A-5
 Tax District County Unincorporated (District 03)
 Millage Rate 25.375
 Acres 6.66
 Neighborhood 144 - MAP 060 (144-60)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

RUEHLING SARAH J
 PO BOX 2209
 RICHMOND HILL, GA 31324

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	6.66

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/9/2016	1236 770	484 4	\$0	QUIT CLAIM	RUEHLING SARAH J & A	RUEHLING SARAH J
2/10/2000	101 2 08	484 6	\$32,000	FAIR MARKET LAND SALE		RUEHLING SARAH J & A

Valuation

	2018	2017	2016
Previous Value	\$60,400	\$60,400	\$60,400
Land Value	\$60,400	\$60,400	\$60,400
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$60,400	\$60,400	\$60,400

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership Indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.



Last Data Upload: 10/29/2018 7:01:11 AM



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 062-047-01
- Parcels

**Overview Map
George Ruehling
Case Z# 195-18**



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 062-047-01
- Parcels



Produced by Bryan County GIS
October 2018



Location Map George Ruehling Case Z# 195-18

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









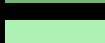




— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 Notified Owners
 Subject Parcel 062-047-01
 Parcels

PARCEL #	OWNER
062 046	ANDREA H SWAFFORD
062 046 02	ERIC C FRYE
062 046 03	MARK B FELDMAN & KRISTINE FELDMAN
062 046 04	JOHNNY DUANE & STEPHANIE B HEARN
062 047	ALAN B DANIELS
062 047 02	JOETTA N JENKINS
062 060	BUCKHEAD LAKE DEVELOPERS LLC



Notification Map
George Ruehling
Case Z# 195-18

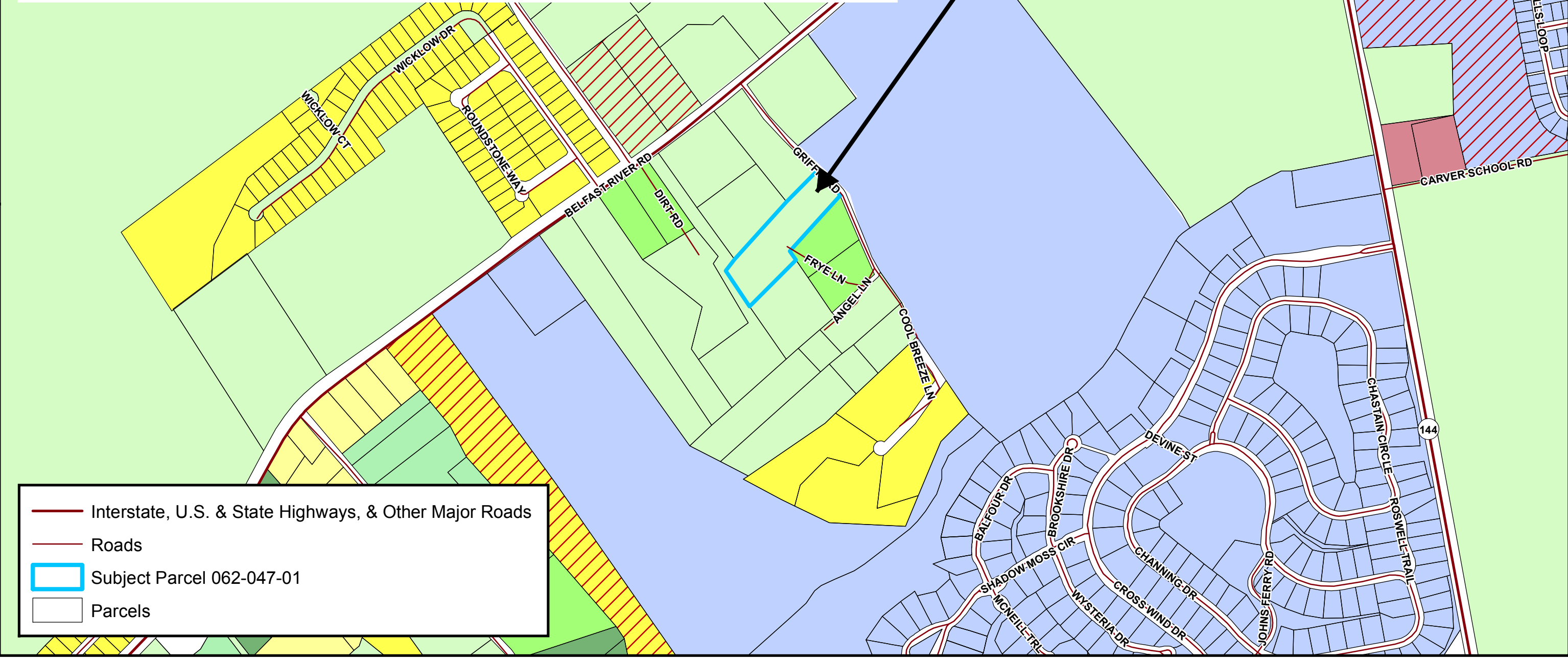
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	A-5 - AGRICULTURAL		PUD - PLANNED UNIT DEVELOPMENT
	A-5 COND - CONDITIONAL		PUD COND - CONDITIONAL
	AR-1 - AGRICULTURAL RESIDENTIAL		R-1 - SINGLE FAMILY RESIDENTIAL
	AR-1.5 - AGRICULTURAL RESIDENTIAL		R-1 COND - CONDITIONAL
	AR-2.5 - AGRICULTURAL RESIDENTIAL		R-30 - RESIDENTIAL
	B-1 - NEIGHBORHOOD COMMERCIAL		

PRESENT ZONING = A-5
REQUESTED = AR-2.5

EXISTING STRUCTURE AND/OR USE OF PROPERTY:
 N/A

PROPOSED USE INCLUDING THE NUMBER OF LOTS:
 Home 2 lots



	Interstate, U.S. & State Highways, & Other Major Roads
	Roads
	Subject Parcel 062-047-01
	Parcels



APPLICATION FOR ZONING
CASE Z# 19A-18

Date Received: 9-17-18 Meeting Date: _____

Applicant: Mark U. Gordon

Applicant's Address: 3466 Fort McAllister Road
Richmond Hill, GA 31324

Applicant's Phone No.: (912) 655-8894 Fax No.: (912) 232-6246

Owner of the Property: James and Paula Massey

Owner's Address: 2817 Fort McAllister Road
Richmond Hill, GA 31324

Owner's Telephone No.: _____ Fax No.: _____

Contact Person's Name: James B. Blackburn, Jr.

Contact Person's Phone No.: (912) 232-2136 Fax No.: (912) 232-6246

Address of Property selected for reclassification: _____

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 061 050 Acreage: 6.66

Present Zoning: PUD Requested Zoning: PUD

Existing Structure and/or Use of Property: vacant - approved PUD
uses - Boat & RV Storage

Proposed Use(s) including the number of lots: campground

Proposed date of completion: January 1, 2019

Mark U. Gordon
Signature of applicant

Date

APPLICATION FOR ZONING

TO: Bryan County Commission

NOW COMES, Mark U. Gordon, Agent for James and Paula Massey and requests an additional land use for the PUD zoning at 200 Fort McAllister Road. The additional to the land use requested is the land use known as Campgrounds, which would be in addition already existing approved use of boat and RV storage. Petitioners show that the use of the property as a campground, is a use similar to Boat and RV Storage, and would be a use that was more organized and beneficial to the neighboring uses, while not completely different from the uses already allowed. It is a use that is also compatible with and complimentary to the uses already allowed in the PUD.

Attached hereto is an amendment to the proposed site plan, showing the layout of the proposed additional use on the property.



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

X 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.

X 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.

061 050

Parcel Identification Number

Signature of Applicant

Mark U. Gordon

Date

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.

AUTHORIZATION BY PROPERTY OWNER

I, James and Paula 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: Mark U. Gordon

Address: 3446 Fort McAllister Road

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: (912) 655-8894 Fax Number: (912) 232-6246

James & Paula Massey 9/17/18
Signature of Owner Date
Paula Massey

James & Paula 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

Tressie Conley
Notary Public

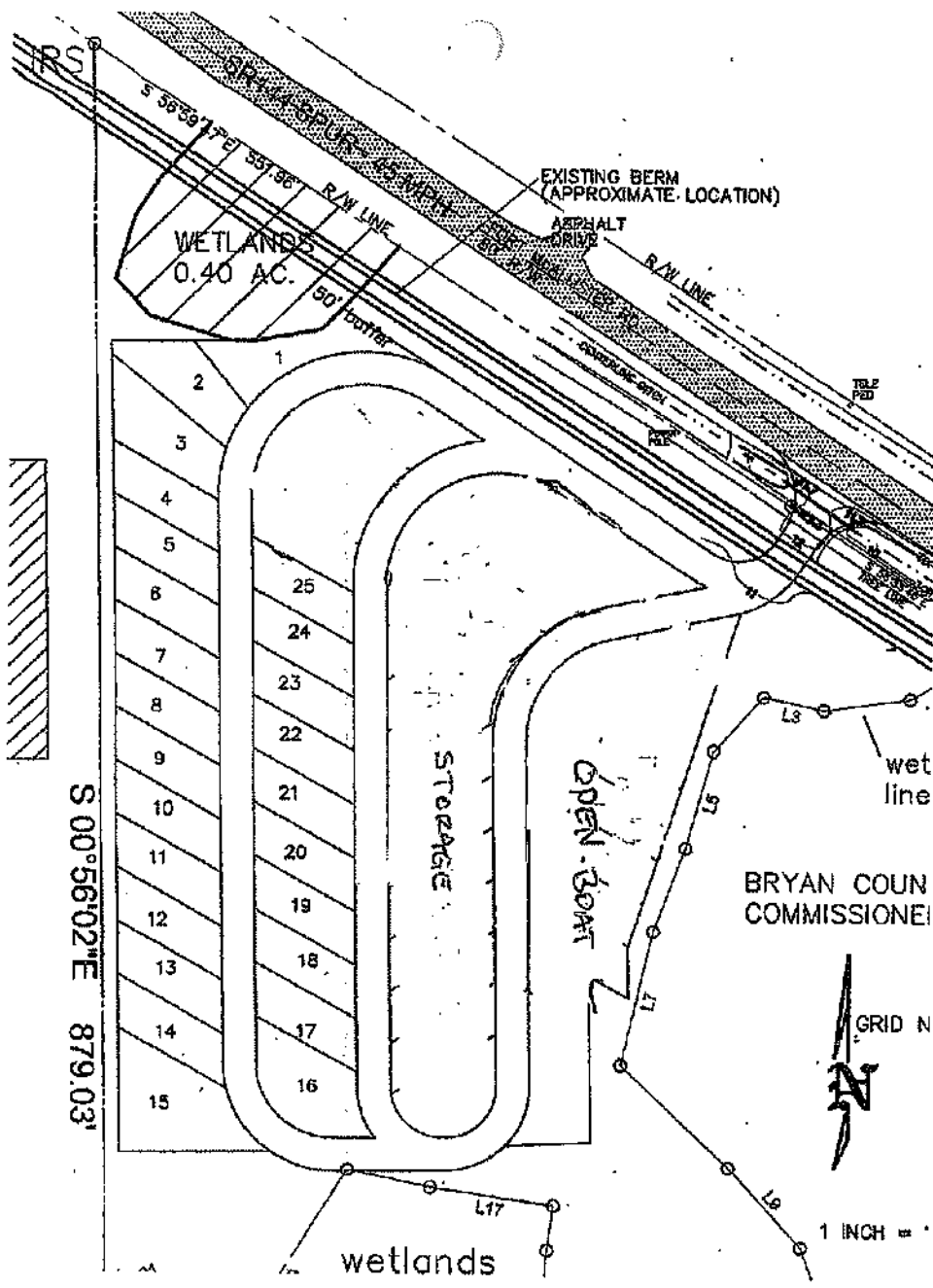
Sworn to this 17th day of September, 2018

TRESSIE CONLEY

Notary Public, Chatham County GA

My Commission Expires Oct. 29, 2018

Date _____ (Notary Seal)



COASTAL RV & BOAT

Mark Gordon

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: November 6, 2018

REGARDING THE APPLICATION OF: Mark U. Gordon on behalf of James and Paula Massey, requesting the rezoning/PUD amendment of parcel, PID# 061-050 in unincorporated Bryan County, Georgia. The applicant is requesting the property be amended from its current PUD zoning to allow an RV campground.	Staff Report by Sara Farr-Newman Dated: November 6, 2018
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a PUD amendment for Bryan County. The application by Mark U. Gordon, proposes to amend the PUD zoning for a 6.66 acre parcel, PID# 061-050, in unincorporated Bryan County, Georgia, to allow an RV campground. The land is currently approved for boat and RV storage but is vacant.

Representative: James B. Blackburn, Jr.

Applicant: Mark U. Gordon
3466 Fort McAllister Road
Richmond Hill, GA 31324

Owner: JAMES AND PAULA MASSEY
2817 FORT MCALLISTER ROAD
RICHMOND HILL, GA 31324

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, Chapter 12, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power & Sec. 612. Provisional Zoning

II. General Information

1. Application: A rezoning application was placed by Mark U. Gordon, on September 17, 2018.

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

- A. Legal notice was published in the Bryan County News on October 18, 2018.
- B. Notice was sent to Surrounding Land Owners on October 15, 2018.
- C. The site was posted for Public Hearing on October 16, 2018.
- D. The Agenda and notice of the Hearing was posted at the County's website on October 19, 2018.

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

4. Background: The 6.66 acre property is currently vacant. The surrounding properties are a mix of residential uses and PUDs. The property immediately to the west of the property is zoned PUD and the property to the northwest is zoned R-1 and is a suburban neighborhood. The remaining properties surrounding the parcel are zoned A-5.

The property is located along Fort McAllister Road near the intersection with Highway 144. The 2016 South Bryan County Traffic Study analyzed the intersection of Highway 144 and Fort McAllister Road. Peak traffic counts ranged from 987 vehicles to 1500 vehicles.

The Bryan County Comprehensive Plan's Character area and Future Land Use Map identifies this area as Low Density Suburban, which is identified in the Comprehensive Plan as a focus for future development and subdivisions. These areas include retail and homes. The recommended zoning in these areas includes PUD, BN, R-1, and R-2/R-3.

The original PUD included approval to store boats and RVs, but not to have an RV campground. The County Engineer and Fire Chief have been provided application materials, and as of the date of this report, no comment has been received.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on September 17, 2018 unless otherwise noted.

"A" Exhibits- Application:

A-1 Rezone Application

"B" Exhibits- Agency Comments:

B-1 Environmental Health Comments

"C" Exhibits- Bryan County Supplements

- C-1 Vicinity Map
- C-2 Current South Bryan Zoning Map
- C-3 Comprehensive Plan South Bryan Character Area Map

“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 South Bryan County shows that the area is projected as Low Density Suburban. Although PUD is shown as a recommended zoning, the Comprehensive Plan clearly indicates that residential PUDs are what is being recommended. The proposal to amend the existing PUD to include an RV park with 25 lots is not in conformance with the residential and neighborhood business uses recommended in Low Density Suburban.

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

► **Staff comment:** Amending the PUD does not improve the overall zoning scheme or help carry out the purposes of the Ordinance.

(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:** The proposed PUD amendment would negatively impact the overall character and land use pattern of the properties and neighborhoods nearby. The surrounding areas are largely residential, including a neighborhood and homes on large lots. Introducing a 25 lot RV park would negatively impact the residential character of the area.

(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:** The RV park, with one proposed entrance and exit, would increase traffic of large vehicles on Fort McAllister Road and may create dangerous traffic situations. The Bryan County Environmental Health Department expressed concern about the capacity to serve these lots with existing services. They estimate only 9 lots could be supported by existing facilities.

(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:** The lot is located adjacent to a wetland area, so sewage treatment and the trash generated by 25 RV lots could negatively impact this natural resource.

(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 existing residential uses may be negatively impacted by the activities, noise, and traffic generated by an RV campground.

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

► **Staff comment:** If the RV campground negatively impacts quality of life in the residential areas, it would adversely impact market values of nearby lots. It likely would not impact the value of the adjacent PUD 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, 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:** The proposed rezoning would require an increase in sewage treatment and may impact roads, fire, and police. One entrance and exit may not be sufficient for fire and police to safely access the site.

(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:** None anticipated.

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

► **Staff comment:** Nearby lots include PUD and the remaining lots are residential or low density development zoned R-1 and A-5.

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

► **Staff comment:** The existing zoning does not diminish the value of the lot.

(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:** Site is not suitable for the proposed use. While the site is easily accessible via Fort McAllister Road, it does not have the capacity to support the proposed 25 lots and includes wetlands that could be negatively impacted by the development.

(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:** The amended PUD would create an isolated use aside from the adjacent PUD lots. The remaining uses are unrelated to what is proposed.

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

► **Staff comment:** The lot can be used as it is currently zoned.

(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:** The applicant acknowledges this presumption.

STAFF RECOMMENDATION

Staff recommends denying the request to amend the PUD to allow an RV Campground.

V. 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.



Summary

Parcel Number	061 050
Location Address	200 FT MCALLISTER RD
Zip Code	31324
Legal Description	PB 600 / PG 10B PARCEL H3 (Note: Not to be used on legal documents)
Class	R4-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	PUD
Tax District	County Unincorporated (District 03)
Millage Rate	25.375
Acres	6.66
Neighborhood	OGEECHEE RIVER AC (OGEER)
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)

Owner

MASSEY JAMES R & MASSEY PAULA
2817 FT MCALLISTER ROAD
RICHMOND HILL, GA 31324

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	6.66

Permits

Permit Date	Permit Number	Type	Description
	11144	WELLS	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/28/2017	1295 9	600 10B	\$100,000	FAIR MARKET LAND SALE	BRYAN LAND & TIMBER, LLC	MASSEY JAMES R & MASSEY PAULA
1/19/2005	488 224	548 6	\$2,631,849	MULTIPLE PARCEL SALE	BRYAN LAND & TIMBER, LLC	BRYAN LAND & TIMBER, LLC

Valuation

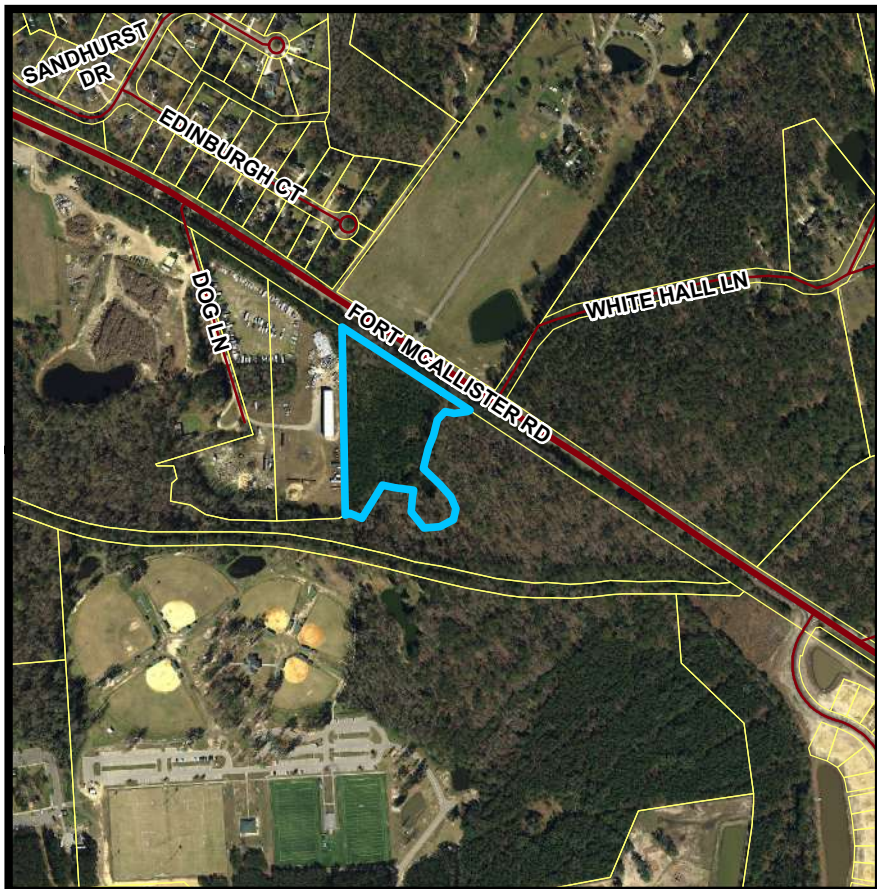
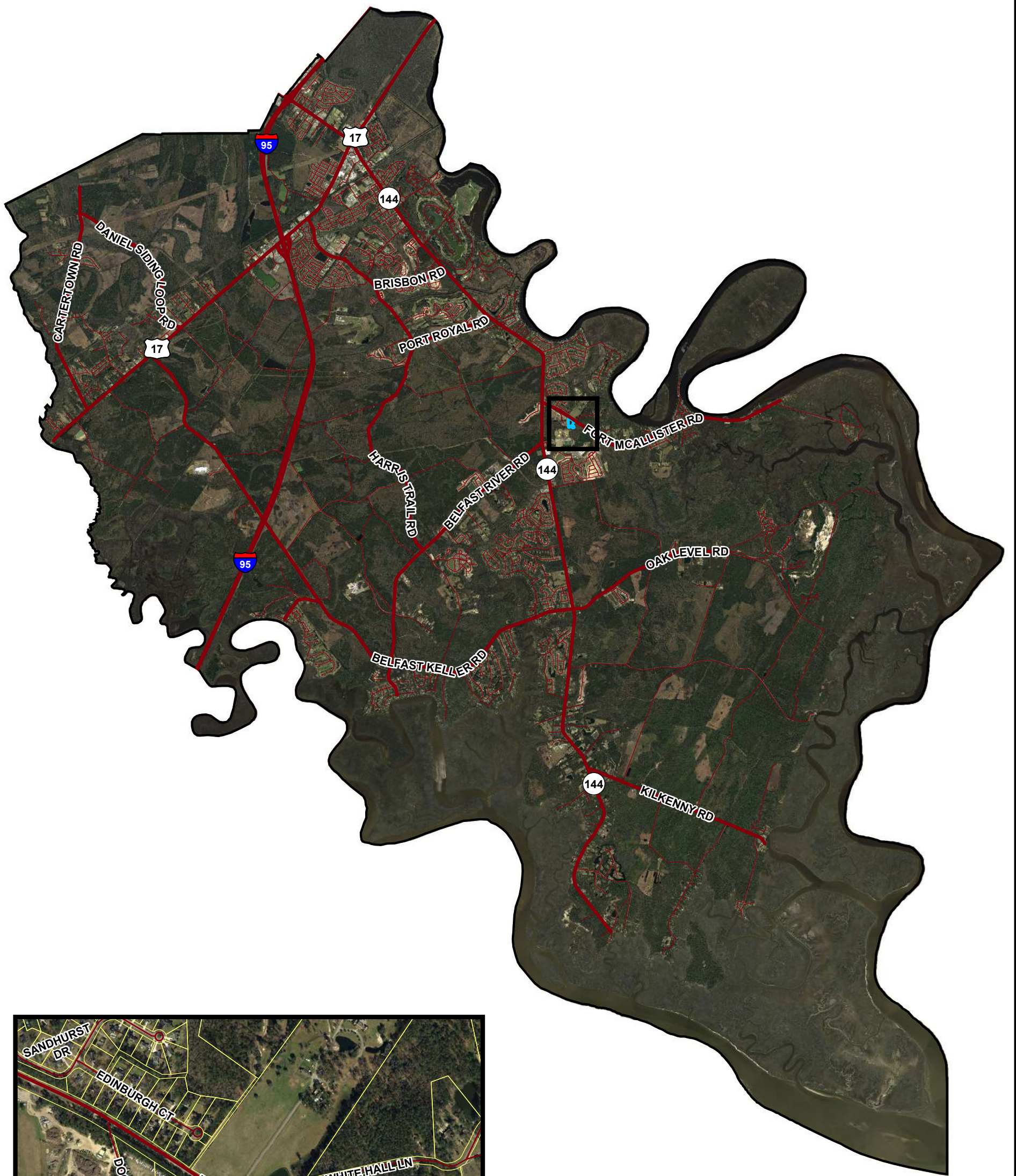
	2018	2017	2016
Previous Value	\$130,100	\$130,100	\$130,100
Land Value	\$97,600	\$130,100	\$130,100
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$97,600	\$130,100	\$130,100

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.



Last Data Upload: 10/29/2018 7:01:11 AM



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 061-050
- Parcels

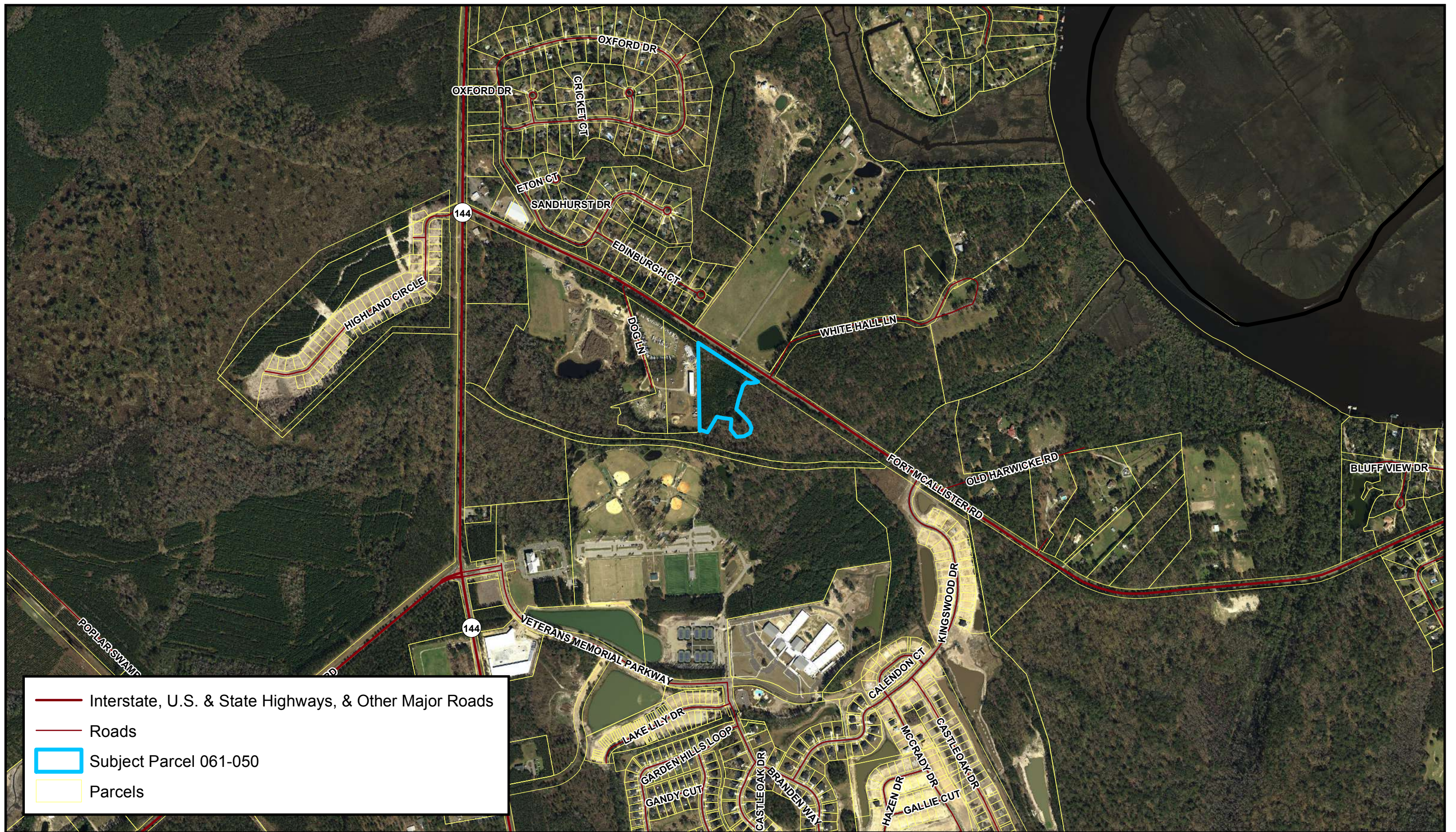


Produced by Bryan County GIS
October 2018



Overview Map
Mark U. Gordon
Case Z# 194-18

DISCLAIMER:
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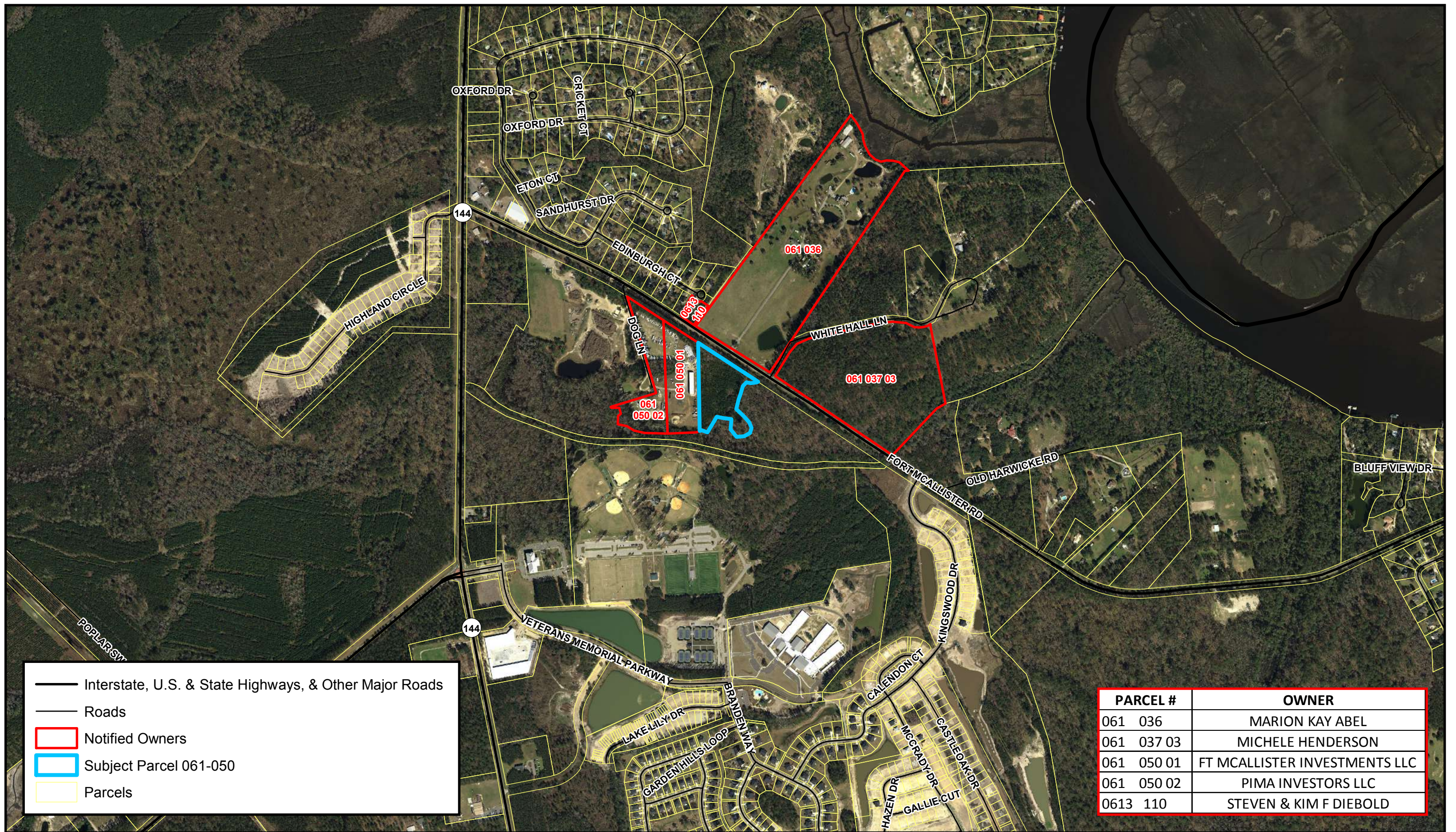


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 061-050
- Parcels



Location Map
Mark U. Gordon
Case Z# 194-18

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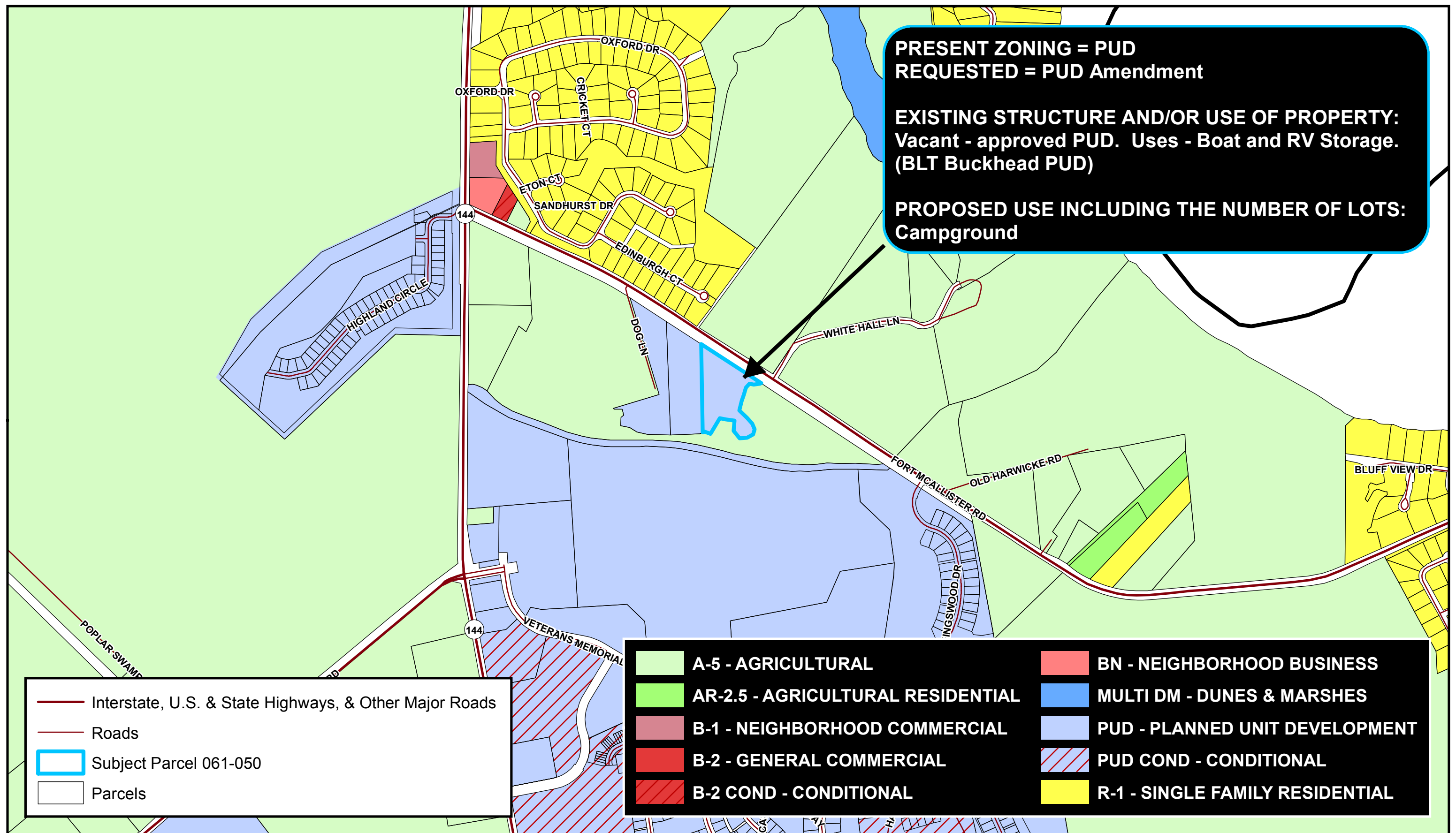
-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Notified Owners
-  Subject Parcel 061-050
-  Parcels

PARCEL #	OWNER
061 036	MARION KAY ABEL
061 037 03	MICHELE HENDERSON
061 050 01	FT MCALLISTER INVESTMENTS LLC
061 050 02	PIMA INVESTORS LLC
0613 110	STEVEN & KIM F DIEBOLD



Notification Map
Mark U. Gordon
Case Z# 194-18

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PRESENT ZONING = PUD
REQUESTED = PUD Amendment

EXISTING STRUCTURE AND/OR USE OF PROPERTY:
 Vacant - approved PUD. Uses - Boat and RV Storage.
 (BLT Buckhead PUD)

PROPOSED USE INCLUDING THE NUMBER OF LOTS:
 Campground

— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 [Blue outline] Subject Parcel 061-050
 [White outline] Parcels

- | | |
|---|---|
| [Light Green Box] A-5 - AGRICULTURAL | [Red Box] BN - NEIGHBORHOOD BUSINESS |
| [Light Green Box] AR-2.5 - AGRICULTURAL RESIDENTIAL | [Blue Box] MULTI DM - DUNES & MARSHES |
| [Light Green Box] B-1 - NEIGHBORHOOD COMMERCIAL | [Light Blue Box] PUD - PLANNED UNIT DEVELOPMENT |
| [Red Box] B-2 - GENERAL COMMERCIAL | [Red/White Hatched Box] PUD COND - CONDITIONAL |
| [Red/White Hatched Box] B-2 COND - CONDITIONAL | [Yellow Box] R-1 - SINGLE FAMILY RESIDENTIAL |



Development Impact Fee

Advisory Committee

Meeting

Agenda

November 6, 2018

- 1. Introductions**
- 2. Overview of material provided**
 - a. Impact Fee Analysis Report**
 - b. Georgia DCA Guide**
 - c. DCA regs**
 - d. State law**
 - e. Current County Ordinance**
- 3. Overview of process**
 - a. Impact Fee Analysis Report**
 - i. Are impact fees appropriate**
 - ii. Current conditions**
 - iii. Future need**
 - iv. Cost of future need**
 - v. Cost in terms of unit of measure (per trip)**
 - vi. Cost per trip applied to unit of measure per land use category**
 - b. Comp plan amendment (Transportation/Mobility CIE)**
 - c. County ordinance**
 - i. Review**
 - ii. Discuss suggested revisions**
 - iii. Incorporate revisions as appropriate**
 - iv. Formulate recommendation to the County Commission**
 - v. Commission holds two public hearings**
 - 1. December 11, 2018 (proposed)**
 - 2. January 8, 2019 (proposed)**
- 4. Questions/Comments**
- 5. Next meeting?**

