



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: March 5, 2019
Meeting Time: 6:30 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. REVIEW OF VARIANCE PROCEDURES
- V. PUBLIC HEARINGS

Z#198-18, Denise Buckner, proposed rezoning of 3.29 acres on 111 Clark Drive, Ellabell, PIN# 029-046, from A-5 to R-30, for the purpose of adding a home to the parcel.

V# 315-19, Michael Roberts, requesting a variance to increase the square footage requirements for a pool house, located on 579 Riverbend Road, PIN# 0601-024.

Z# 201-19, Judy Price, proposed rezoning of approximately 7 acres on 3689 Wilma Edwards Rd., Ellabell, PIN# 025-005, from A-5 to B-2.

CUP# 154-19, Kern & Co., LLC, conditional use request for 659 acres located on Fort McAllister Rd, PIN# 061-045, for the purpose of a burrow pit.

SD# 3089-19, Michael Minard, requesting preliminary plat approval for PIN# 026-032, located on Toni Branch Rd., Ellabell.

- VI. OTHER BUSINESS

Comprehensive Plan Map and Text Amendment to the North Bryan Character Area and Future Land Use Map: Staff will provide a status update on the comprehensive plan map and text amendment.

- VII. 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: February 22, 2019



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES

Meeting Date: February 5, 2019
Meeting Time: 6:30 p.m.

Attendees: Steve Scholar
Alex Floyd
Jonathan Goodman
Ronald Carswell
Joseph Pecenka arrived 7:30 P.M.

Staff: Audra Miller, Community Development Director
Amanda Clement, Planning Manager
Kirk Croasmun, Engineering Director
Sara Farr-Newman, Planner II
Ashley Young, Planner Technician

1. CALL TO ORDER

Chairman, Steven Scholar, called the meeting to order at 6:29 P.M.

2. MINUTES

Commissioner Goodman made a Motion to approve the January 2, 2019 minutes, and a 2nd was made by Commissioner Carswell.

3. RECOGNITION OF GUESTS

Mrs. Audra Miller was recognized as the new Community Development Director

4. PUBLIC HEARINGS

Conditional Use Permit

- I. CUP# 153-18, Todd & Deidre Barber

- a. Mrs. Clement gave an overview of the application, stating the applicant had two separate lots, currently building a single family home on one and requesting the conditional use to build an accessory structure on the second lot in front of the home. In conclusion, she stated that the staff recommended multiple conditions if the request was approved by the Board.
- b. Todd Barber, applicant, replied to each of the conditions given by the Planning Staff. He stated that he wished to control cost of the project and have the accessory permit issued to utilize the construction on both lots to avoid prolonging the building process. In conclusion, he stated that he did not combine the lots, because there would be no monetary benefit from the current bank loan.
- c. Hugh & Deanna Hardy, 1587 Belle Island Rd, described their concerns with the placement of the accessory structure in regards to where the main home is being built and the proximity to their home.
- d. Sandra Gay, 27 Marsh Cove, spoke in opposition of the accessory structure.
- e. Patricia Shows, Eagle Court, expressed her concerns on the structure being compatible with the surrounding area.
- f. Susan Edwards, 1591 Belle Island Rd., stated that she was concerned with the possible decline in value.
- g. Bob Mims, 72 Island View Ct, spoke in opposition of the accessory structure if it appeared as a pole barn.
- h. Elton Stafford, 1424 Belle Island Rd, spoke in opposition on the metal material used for the accessory structure.
- i. Jim Smith, 1046 Belle Island Rd, stated that the accessory structure should conform to other homes in the neighborhood, and spoke in opposition of the metal structure.
- j. Deanna Hardy, reminded the Board of the insufficient buffers between eagle court lots.

Variance

- I. V# 314-19, Jeremy Clark
 - a. Mrs. Clement briefed the Board on the IDO requirements that allow the Planning Board to make the final decision on Variance applications. She indicated that the criteria for the variance was not met in this case. She suggested that the Planning Board review the ordinance requirements if they found them too restrictive.
 - b. Larry Galbreth, representative for Jeremy Clark, stated the size restrictions of 50% based on the principle structure are unreasonable and should be based on the size of the lot.

- II. SD# 3062-18, Wexford

- a. Mrs. Clement presented the preliminary plat application for the first phase of Wexford subdivision. She stated that the PUD had only one access.
- b. Debra Cowart, 405 Griffin Rd, commented on flooding issues along Griffin Rd.
- c. Joetta Jenkins, 298 Griffin Rd, stated her concerns on the use of Griffin Road as access to the subdivision.
- d. Travis Burke, Coleman Company, affirmed that the drainage of the lot was in its natural state. He informed the Board that the development would have correct drainage with lagoons and would not use Griffin Road as an access.
- e. Joshua Pacut, 178 Crosswinds Dr, questioned the access of the subdivision and buffers along the back portion of the parcel.
- f. Travis Burke, answered questions regarding the single access point, buffers, and approximate 171 lots.
- g. Kristin Caravella, 64 Brookshire Dr, informed the Board of the status of the canal that runs along the southern portion of the proposed subdivision. She stated that the canal is not maintained and may not withstand drainage from multiple subdivisions.
- h. Scott Hudson voiced his concerns on the drainage of the property.

A motion was made by Commissioner Goodman to close the public hearing, and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.

A motion was made by Commissioner Goodman to recommend denial of the request as presented for Todd Barber case CUP# 153-18, and a 2nd was made by Commissioner Floyd. Commissioner Pecenka recused himself from the vote. Vote 3:0, motion carried.

Commissioner Goodman disclosed a working relationship with Jeremy Clark and stated that would not steer his decision or ability to vote on the matter. A motion was made by Commissioner Floyd to approve the variance request for Jeremy Clark, case V#314-19, and a 2nd was made by Commissioner Carswell. Commissioner Pecenka recused himself from the vote. Vote 3:0, motion carried.

A motion was made by Commissioner Goodman to recommend approval of the Preliminary plat for Wexford subdivision, case SD# 3062-18, and a 2nd was made by Commissioner Floyd. Vote 3:1, motion carried.

5. OTHER BUSINESS

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

A proposed workshop meeting was discussed by the Planning Staff to be held at a later date.

6. ADJOURNMENT

Commissioner Goodman made a motion to adjourn the Planning and Zoning meeting, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried. Chairman Scholar adjourned the meeting at 7:45 p.m.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: March 5, 2019

| | |
|---|---|
| REGARDING THE APPLICATION OF: Denise Buckner, requesting the rezoning of parcel, PID# 029-046 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned R-30, from its current A-5 zoning. | Staff Report by Sara Farr-Newman Dated: February 26, 2019 |
|---|---|

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by Denise Buckner, proposes to change the A-5, Agricultural District, zoning for a 3.29-acre parcel, PID# 029-046, in unincorporated Bryan County, Georgia, to R-30, Residential District.

Representative: Denise Buckner

Applicant: Denise Buckner

Owner: DENSIE BUCKNER
111 CLARK DR
ELLABELLE, GA 31308

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 Denise Buckner, on October 4, 2018. After reviewing the application, the Administrator certified the application as being generally complete on October 12, 2018.

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

A. Legal notice was published in the Bryan County News on December 13, 2018.

- B. Notice was sent to Surrounding Land Owners on December 17, 2018.
- C. The site was posted for Public Hearing on December 12, 2018.
- D. The Agenda and notice of the Hearing was posted at the County's website on December 13, 2018.

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

None

4. Background: The 3.29-acre property currently has a single family residence and accessory storage buildings. The surrounding properties are mostly zoned A-5, with the exception of a 3.5-acre parcel that was rezoned to R-30 earlier this year.

The property is located along Olive Branch Road just north of Interstate 16. The Bryan County Comprehensive Plan's Character area and Future Land Use Map identifies this area as Agricultural Low Density Residential, which is identified in the Comprehensive Plan as suitable for low density (1 unit/acre and less) residential and agriculture development. The recommended zoning in these areas is A-5, AR-2.5, AR-1.5, and A-1.0.

The applicant tabled the application at the January 2019 meeting in order to complete the addition of additional land to the property. The property was previously 2 acres and is now a total of 3.29 acres.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on October 4, 2018 unless otherwise noted.

"A" Exhibits- Application:

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

"B" Exhibits- Agency Comments:

Email dated December 26, 2018 from Skip Youmans, Department of Public Health

"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 future development in the area is projected to continue as Agricultural Low Density, and recommends low density residential development at 1 unit/acre or less. Although the Comprehensive Plan calls out A-1.0 as a preferred zoning district, this district is being phased out and Section 1103 of the zoning ordinance states that *no applications for reclassification to this zoning district will be permitted*. With no public water or sewer available to service this site, a minimum of 1-acre will be required; therefore, the R-30 district should produce a similar use making it compatible with the comprehensive plan.

(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 as it will remain low density residential.

(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 private well and septic system. Additionally, a private road meeting county private road standards will be required to ensure access is provided.

(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 any 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.

(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 a significant 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-5 except the nearby property that was rezoned R-30 in February 2018 (PID# 029 044). Other nearby zoning includes AR-2.5.

(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 restricts the density of residential development and has larger setbacks for building.

(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:** This site is suitable for both zonings. Overall, its current zoning is more compatible with nearby zoning that is agricultural and low density; however, the R-30 zoning district will still limit density and a nearby lot was recently rezoned to R-30.

(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:** There is a nearby lot zoned R-30 and the other surrounding lots are zoned A-5 and AR-2.5. Rezoning to R-30 would not create an unrelated district as it will still produce a residential lot which is at least 1-acre.

(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 an appropriate classification for its future land 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 approving the rezoning request.

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.

APPLICATION FOR ZONING
CASE Z# 198-18

Date Received: 10/04/18 Meeting Date: 12/4/18

Applicant: Denise Buckner

Applicant's Address: 111 Clark Dr.
Ellabell, Ga 31308

Applicant's Phone No: 912-667-2307 / 912-858-2548

Applicant's Email Address: debuckner@landmark2homes.com

Owner(s) of the Property: Denise Buckner

Owners' Address: _____

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

Contact Person's Name: _____

Contact Person's Phone No.: _____ Fax No.: _____

Address of Property selected for reclassification: _____

111 Clark Drive, Ellabell

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 029-046 Acreage: 2

Present Zoning: A-5 Requested Zoning: R-30

Existing Structure and/or Use of Property: Home

Proposed Use including the number of lots: 2

Proposed date of completion: _____

Denise C Buckner
Signature of applicant

Oct 3, 2018
Date

AUTHORIZATION BY PROPERTY OWNER

I, Denise C Buckner, 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: Denise C Buckner

Address: 111 Clark Drive

City: Ellabell State: Ga Zip Code: 31308

Telephone Number: 912-667-2307 Fax Number: _____

Denise C Buckner
Signature of Owner

Oct 3, 2018
Date

Denise C Buckner
Owners Name (Print)

Personally appeared before me

Denise C Buckner
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 October, 2013.

Crystal Leigh Morrison
Notary Public

(Notary Seal)



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.

Denise C Buckner
 Signature of Applicant

Personally appeared before me

Applicant (Print)

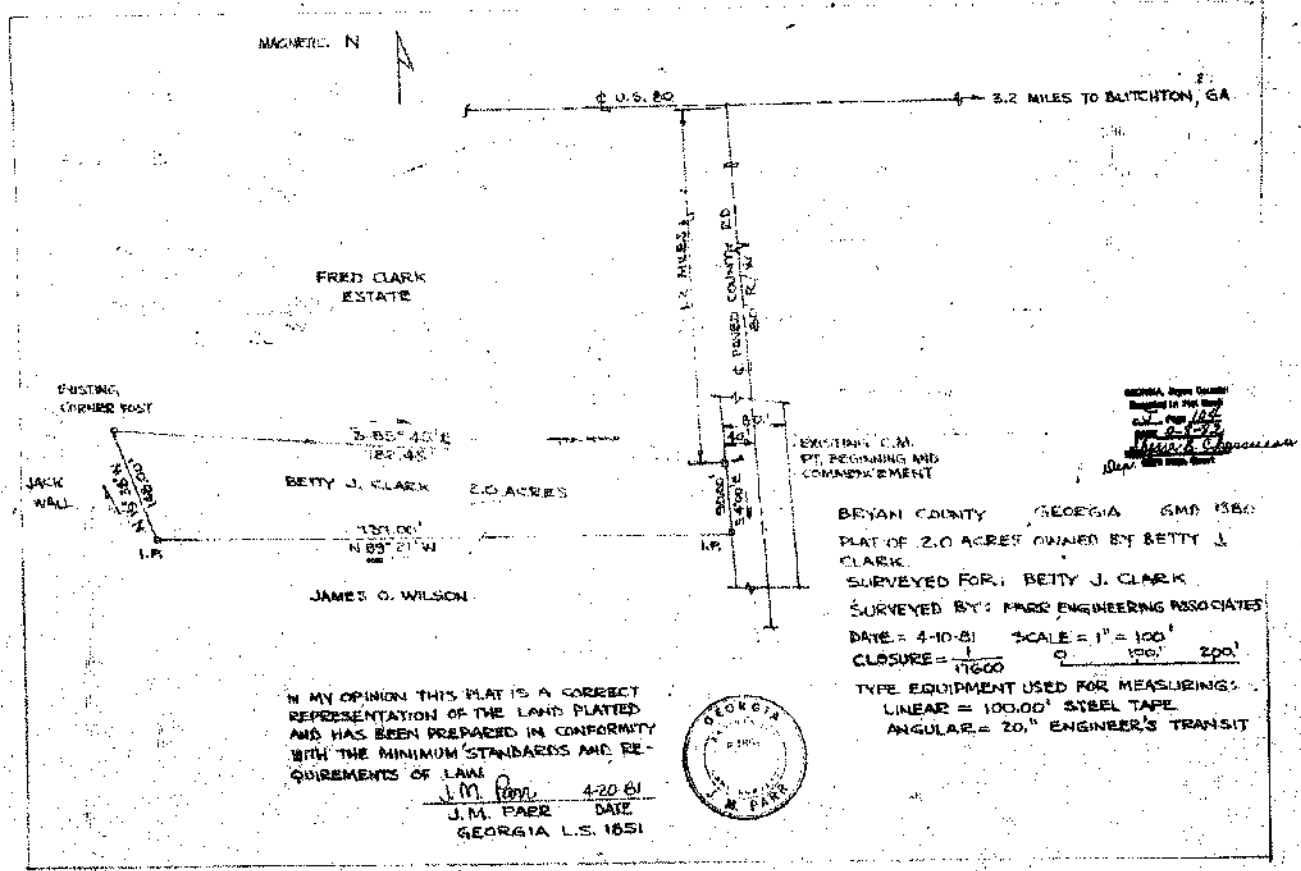
Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This 3rd day of October, 2013.

Crystal Leigh Morrison
 Notary Public

(Notary Seal)





VERIFICATION OF CURRENT TAX STATUS

FOR APPLICATION

✓ 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.

_____ 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.

029-046

Parcel Identification Number

Denise C Buckner

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Name: _____ Title: _____

Signature _____ Date: _____

RECEIPT

DATE 10-04-18

No. 600740

RECEIVED FROM Denise Buckner \$ 165.00

One hundred sixty five dollars & no cents DOLLARS

FOR RENT
 FOR Freezing Application

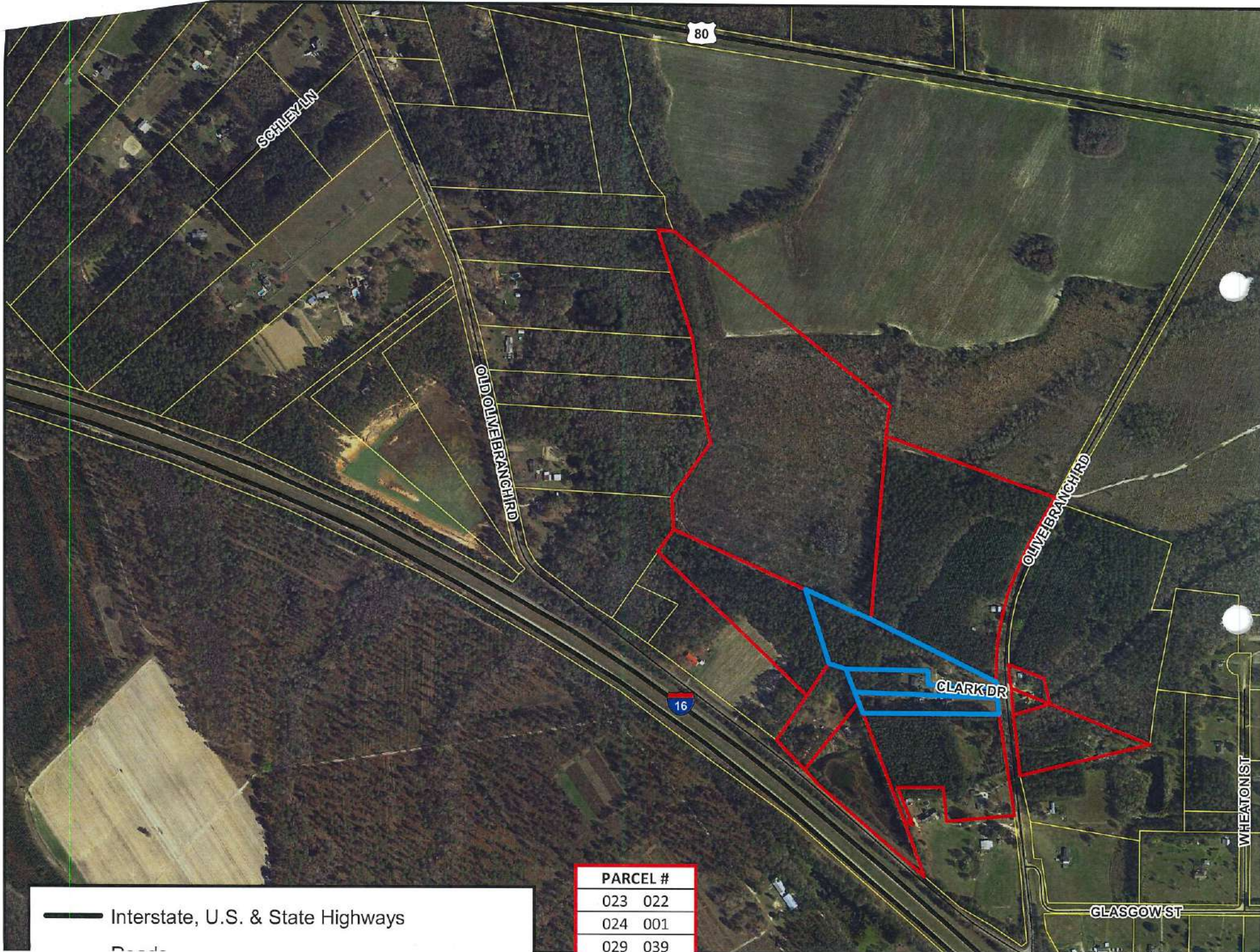
| | |
|----------|---------------|
| ACCOUNT | |
| PAYMENT | <u>165.00</u> |
| BAL. DUE | |

CASH check #3717

CHECK FROM _____ TO _____

MONEY ORDER

CREDIT CARD BY Shunda Rivers



80

SCHLEY LN

OLD OLIVE BRANCH RD

OLIVE BRANCH RD

CLARK DR

WHEATON ST

GLASGOW ST

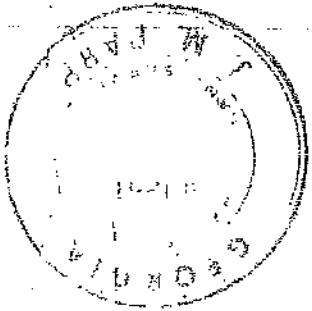
16

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

| PARCEL # |
|----------|
| 023 022 |
| 024 001 |
| 029 039 |

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND RE-QUIREMENTS OF LAW.

J.M. PARR
 J.M. PARR
 DATE 4-20-81



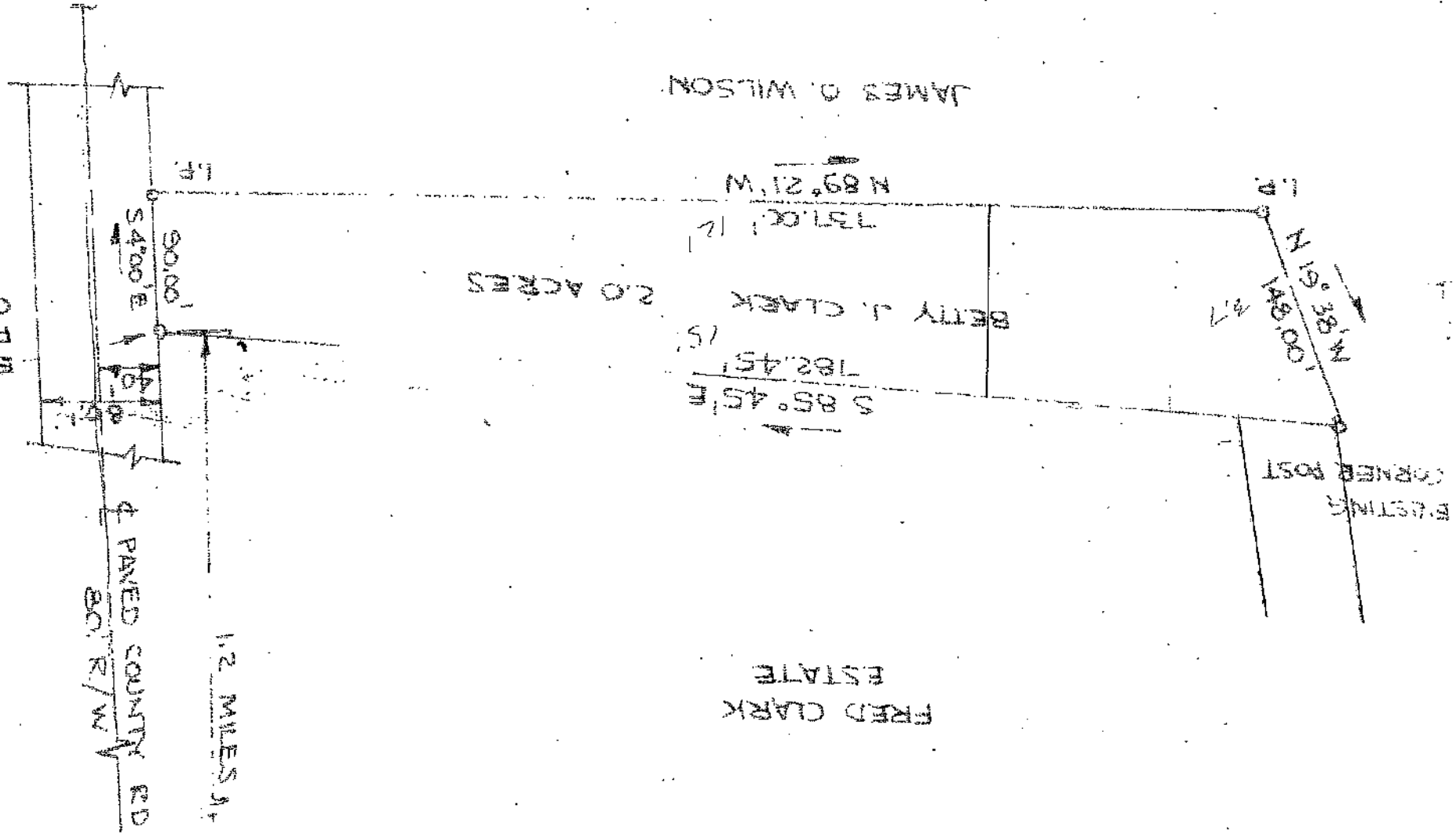
TYPE EQUIPMENT USED FOR SURVEY
 LINEAR = 100.00' STEEL
 ANGULAR = 20" ENGINE

DATE = 4-10-81 SCALE = 1" = 176.00'

SURVEYED FOR: BETTY J. CLARK
 SURVEYED BY: PARR ENGINEERING

PLAT OF 2.0 ACRES OWNED BY
 BRYAN COUNTY GEORGIA

EXISTING C.M.
 PT. BEGINNING AND
 COMMENCEMENT



10/2



Summary

Parcel Number 029 046
Location Address 111 CLARK DR
Legal Description 1380GMD 6-N-201 08/29/86 PBM:28
 (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 A-5
Tax District County Unincorporated (District 03)
Millage Rate 25.375
Acres 2
Neighborhood BLACK CREEK AREA (BLCRA)
Homestead Exemption Yes (S1)
Landlot/District N/A

[View Map](#)



Owner

CLARK DAVE ERIC & DENISE C BUCKNER
 111 CLARK DRIVE
 ELLABELL, GA 31308

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RUR | Small Parcels | Rural | 3 | 2 |

Residential Improvement Information

Style One Family
Heated Square Feet 1739
Interior Walls Sheetrock
Exterior Walls Vinyl Siding
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1997
Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Heat Pump
Number Of Rooms 0
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$127,800
Condition Average
Fireplaces\Appliances PREFAB 1 STY 1 BOX 1
House Address 111 CLARK

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 |
| GARAGE | 2002 | 30x24 / 0 | 0 | \$5,400 |
| STORAGE | 1970 | 12x16 / 0 | 1 | \$730 |
| SHED | 1970 | 12x16 / 0 | 1 | \$300 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|------------|----------------------|------------------------------------|
| 9/1/2006 | 649 55 | J 104 | \$0 | QUIT CLAIM | CLARK DAVE ERIC & DE | CLARK DAVE ERIC & DENISE C BUCKNER |
| 4/1/1997 | 16-G0070 | | \$0 | UQ | | CLARK DAVE ERIC & DE |
| 8/1/1986 | 06-N0201 | | \$0 | UQ | | |
| 5/1/1981 | 06-N0199 | | \$3,500 | UQ | | |

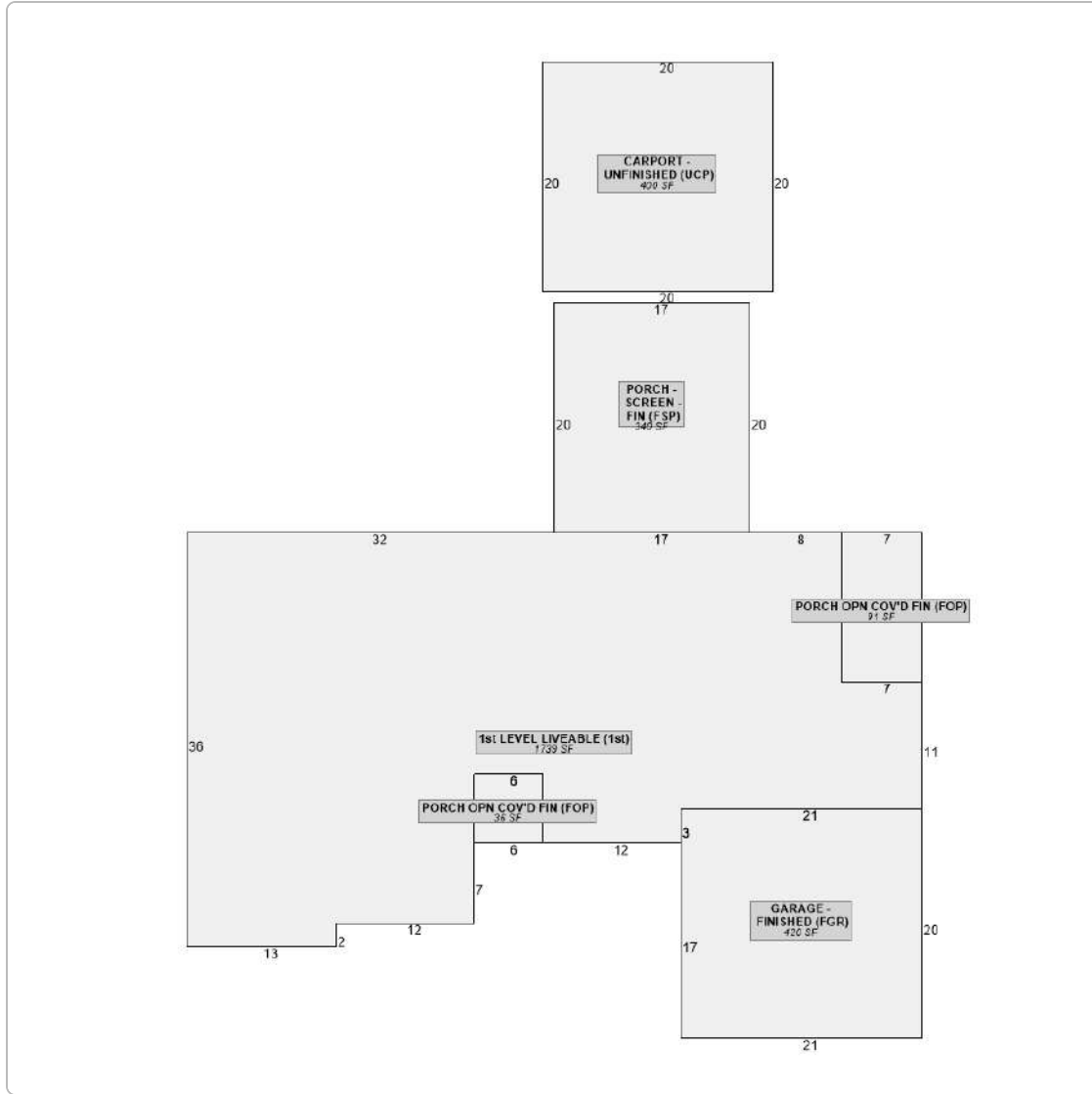
Valuation

| | 2018 | 2017 | 2016 |
|---------------------|-----------|-----------|-----------|
| Previous Value | \$167,430 | \$166,630 | \$165,730 |
| Land Value | \$19,200 | \$19,200 | \$19,200 |
| + Improvement Value | \$127,800 | \$142,900 | \$140,700 |
| + Accessory Value | \$6,430 | \$5,330 | \$6,730 |
| = Current Value | \$153,430 | \$167,430 | \$166,630 |

Photos



Sketches



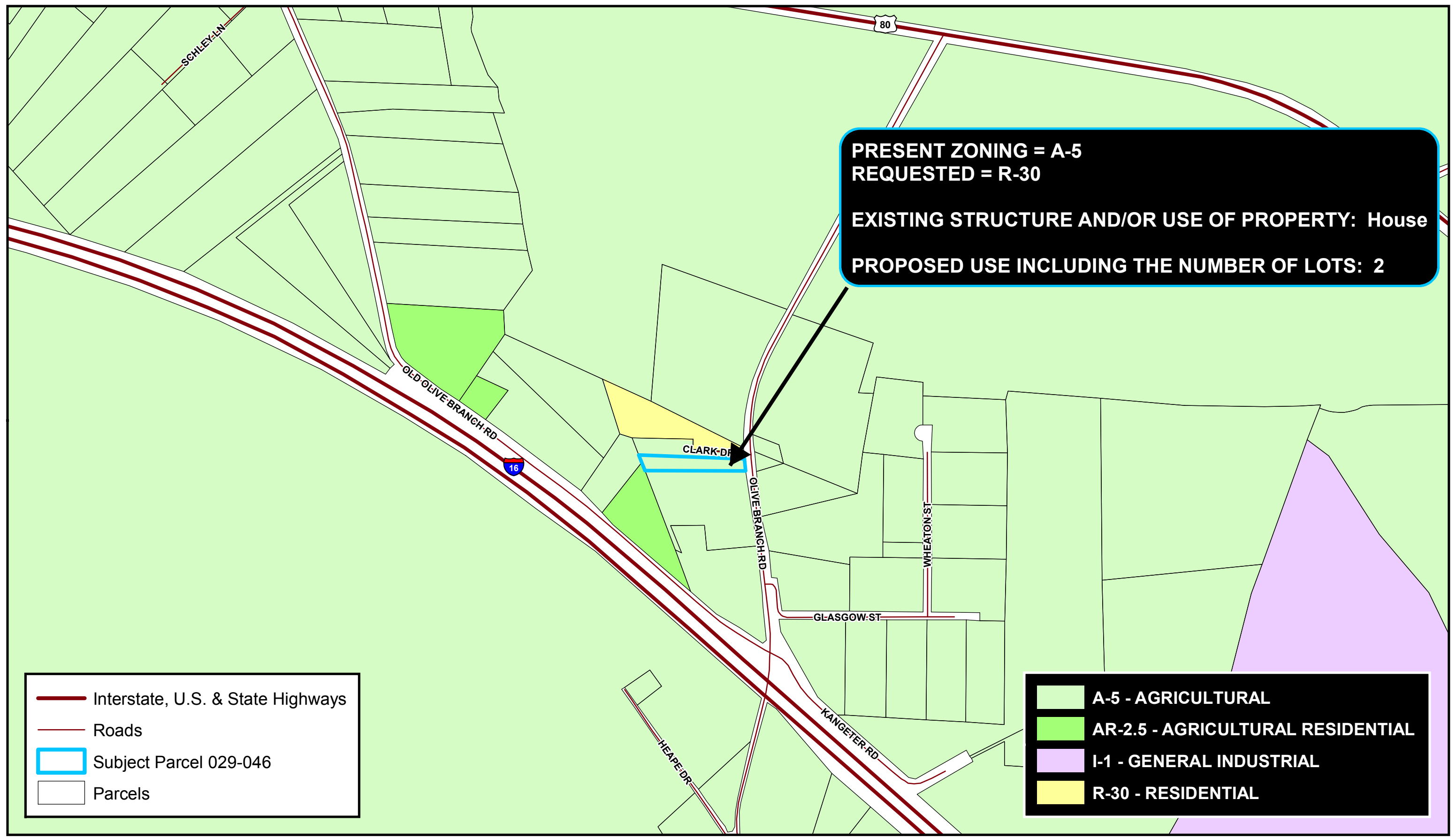
No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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: 2/26/2019, 6:27:28 AM

Version 2.2.2



PRESENT ZONING = A-5
REQUESTED = R-30

EXISTING STRUCTURE AND/OR USE OF PROPERTY: House

PROPOSED USE INCLUDING THE NUMBER OF LOTS: 2

- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 029-046
- Parcels

- A-5 - AGRICULTURAL
- AR-2.5 - AGRICULTURAL RESIDENTIAL
- I-1 - GENERAL INDUSTRIAL
- R-30 - RESIDENTIAL



Zoning Map
Denise Buckner
Case Number: Z# 198-18

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
- Subject Parcel 029-046
- Surrounding Parcels

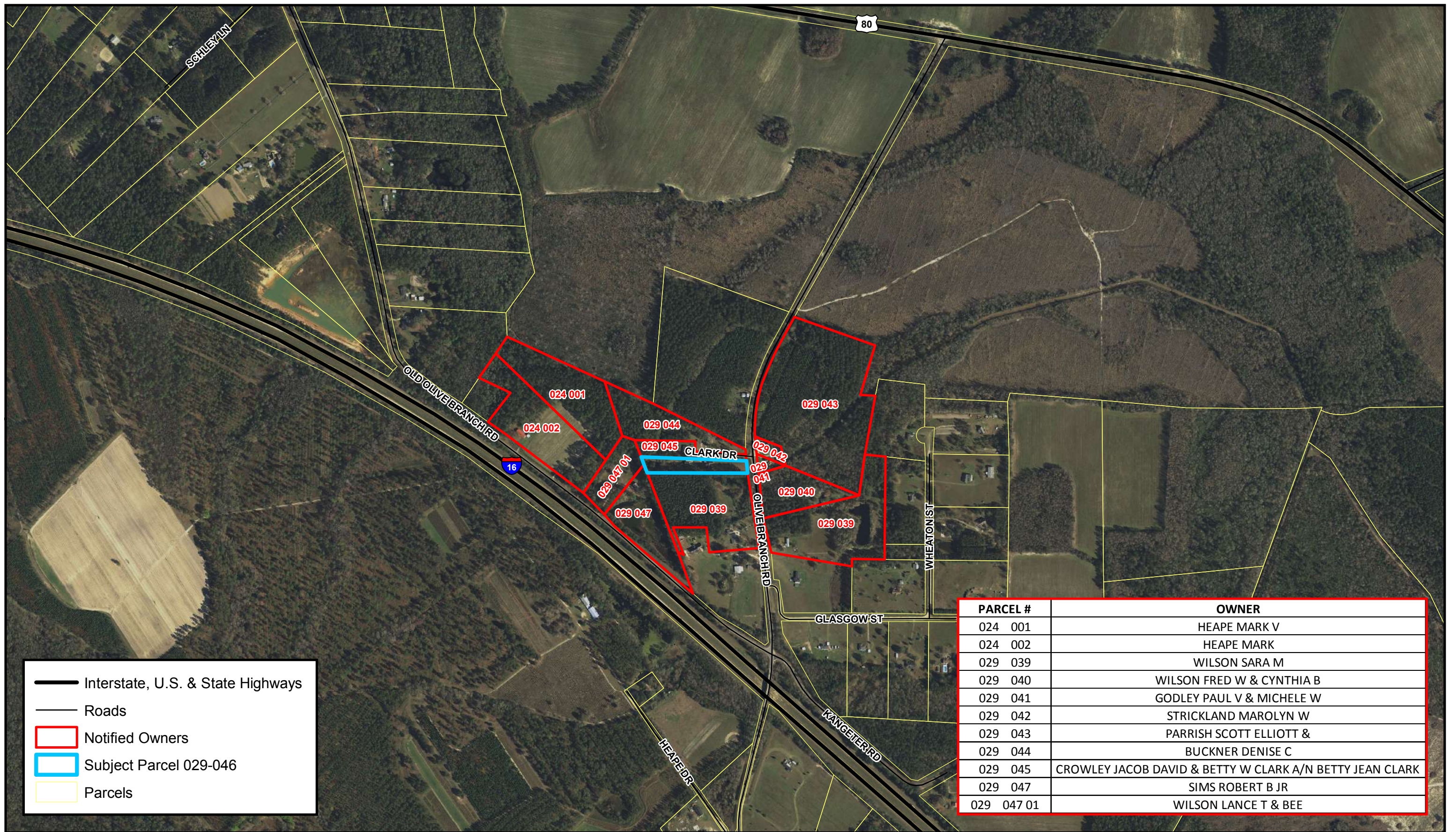





Produced by Bryan County GIS
December 2018



**Overview Map
Denise Buckner
Case Number: Z# 198-18**

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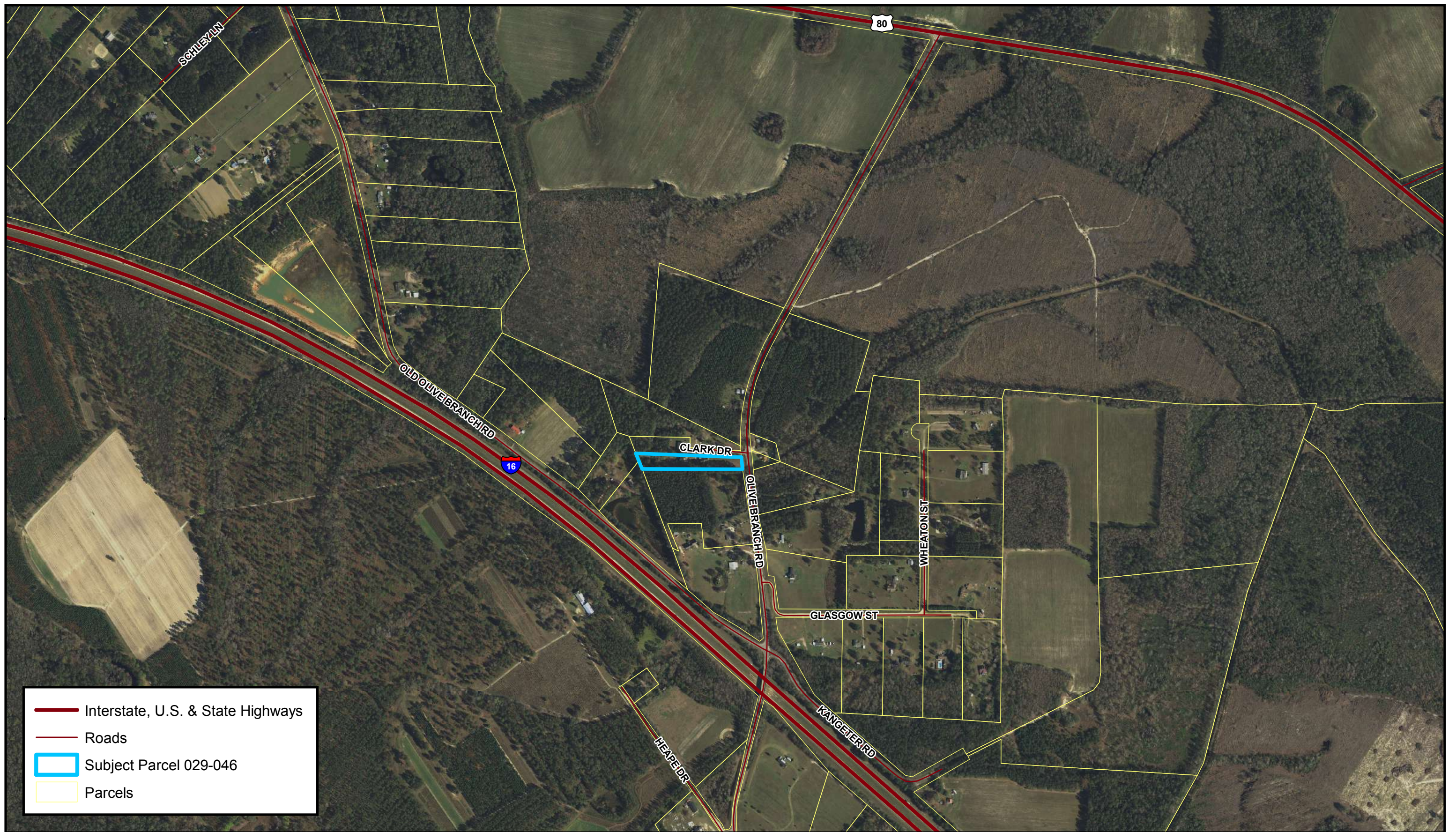
-  Interstate, U.S. & State Highways
-  Roads
-  Notified Owners
-  Subject Parcel 029-046
-  Parcels

| PARCEL # | OWNER |
|------------|--|
| 024 001 | HEAPE MARK V |
| 024 002 | HEAPE MARK |
| 029 039 | WILSON SARA M |
| 029 040 | WILSON FRED W & CYNTHIA B |
| 029 041 | GODLEY PAUL V & MICHELE W |
| 029 042 | STRICKLAND MAROLYN W |
| 029 043 | PARRISH SCOTT ELLIOTT & |
| 029 044 | BUCKNER DENISE C |
| 029 045 | CROWLEY JACOB DAVID & BETTY W CLARK A/N BETTY JEAN CLARK |
| 029 047 | SIMS ROBERT B JR |
| 029 047 01 | WILSON LANCE T & BEE |



Notification Map
Denise Buckner
Case Number: Z# 198-18

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
- Subject Parcel 029-046
- Parcels



Location Map
Denise Buckner
Case Number: Z# 198-18

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BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: March 5, 2019

| | |
|--|---|
| REGARDING THE APPLICATION OF: Michael Roberts requesting a variance for property located at 579 Riverbend road, PID# 0601-024. The applicant is requesting to increase the allowable size of an accessory structure. | Staff Report By Amanda Clement Dated: February 26, 2019 |
|--|---|

I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Michael Roberts on behalf of the property owners Daniel and Pamela Shores, to increase the permitted size of an accessory structure.

Representative: Michael Roberts
20459 GA Hwy 144
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 IDO, Section 9 – Appeals Variances, and Administrative Relief– Variances.
- Bryan County IDO, Section 10 – Accessory Uses, Section 1000(h) – General Rules for Accessory Uses and Structures

II. General Information

1. Application: A Variance application was placed by Michael Roberts on February 4, 2019. After reviewing the application, the Administrator certified the application as being generally complete on February 4, 2019.

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

A. Legal notice was published in the Bryan County News on February 14, 2019.

B. Notice was mailed on February 15, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on February 15, 2019.

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

4. Background: This property consists of .66 acres and is located off of Riverbend Road in The Cove Subdivision. It is zoned R-1 and currently has an approximately 3,300 square feet home with in-ground swimming pool. The applicant submitted a variance application to allow construction of an accessory pool house structure measuring 32.7' x 12' (392 square feet).

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on February 4, 2019 unless otherwise noted.

“A” Exhibits- Application:

A-1 Variance Application

A-2 Building and Site Plan

“B” Exhibits- Agency Comments:

Not Applicable

“C” Exhibits- Bryan County Supplements

C-1 Location Map

C-2 Notification Map

C-3 Overview Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

No Public Comments Received

III. Analysis Under Section 9, Article V. – Appeals, Variances and Administrative Relief - Variances:

Review Criteria: A variance may be granted by the Board of Adjustment if it finds that:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;

Staff Findings: Hardships are generally defined by extraordinary and exceptional conditions pertaining to the physical condition of a lot which would prevent it from being used or developed in compliance with the requirements of the zoning ordinance. In this case, there are no unique physical conditions of the lot which would prevent the proposed accessory building from complying with the stated requirements of the ordinance; therefore, unnecessary hardship would not result from strict application of the ordinance.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.

Staff Findings: Staff has not identified any hardships resulting from conditions peculiar to the property. The lot is approximately .66 acres in size which exceeds the minimum requirements of the R-1 zoning district, when served by public water and sewer. Within the immediate vicinity there are other R-1 lots of a similar size and condition. Therefore, the condition of the property appears to be common to the neighborhood.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting a variance shall not be regarded as a self-created hardship.

Staff Findings: There are no identified hardships specific to the property.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Staff Findings: The requested variance is not in keeping with the intent of the ordinance, which is to limit the size of accessory structures and buildings within the Residential zoning districts to 200 square feet.

Staff Recommendation: Deny the requested variance from Article X, Section 1000(h) of the Zoning Ordinance, because the variance requirements are not met.

IV. Decision

Recommendation: The Commission may approve the variance as requested, or it may approve the variance requested subject to conditions, or it may deny the requested variance.

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

► **Motion Regarding Decision:** 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 variance.

BRYAN COUNTY
APPLICATION FOR VARIANCE
CASE V# 3005 315-19

Date Received: 2/4/19 Meeting Date: _____
Applicant: Michael Roberts

Applicant's Address: 20459 GA Hwy 144, Richmond Hill, GA 31324

Applicant's Phone No.: 912-663-3141 Fax No.: 912-335-5686

Owner of the Property: Daniel R & Pamela C Shores

Owner's Address: 579 Riverbend Road, Richmond Hill, GA 31324

Owner's Telephone No.: 912-756-2224 Fax No.: N/A

Contact Person's Name: Michael Roberts

Contact Person's Phone No.: 912-663-3141 Fax No.: 912-335-5686

Present Zoning: R-1 (Residential)

Location of Property: The Cove Subdivision

Tax Parcel Number (PIN): 0601 024 Acreage: .66

Existing Structure and/or Use of Property: Residential & Pool

Proposed Variance: Sq Ft Variance to 348 sq ft

Public / Private Roadway Access: Private

Section of the Zoning Ordinance in which this request is being made: _____

Adjacent Zonings: North: _____ East: _____

South: _____ West: _____

I hereby certify that the above information and all attached information is true and correct.

[Signature] Signature of Applicant Date _____ [Signature] Signature of Owner Date 1-31-19

I hereby withdraw this application:

Signature of Applicant Date _____

**** STAFF USE ONLY ****

Sign Posted: Date: _____ Notices to the Neighbors: Date: _____

Action: Approved / Denied / With Conditions Date: _____

AUTHORIZATION BY PROPERTY OWNER

I, Pam Shores, 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: Michael Roberts

Address: 20459 GA Hwy 144

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912-663-3141 Fax Number: 912-335-5686

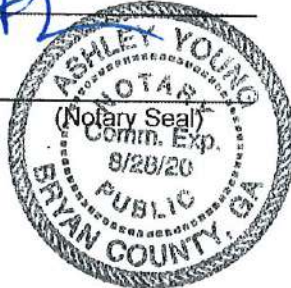
Pamela C Shores 1-31-19
Signature of Owner Date

Personally appeared before me

Pamela C Shores
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.

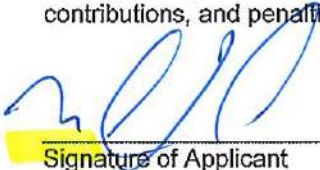
Ashley Young
Notary Public
Date 2-4-19



CONFLICT OF INTEREST CERTIFICATION

FOR ZONING APPLICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.



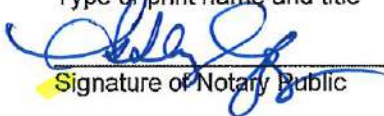
Signature of Applicant Date

Michael Roberts

Type or print name and title

Signature of Applicant's attorney Date

Type or print name and title



Signature of Notary Public Date

2-4-19



DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

- 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

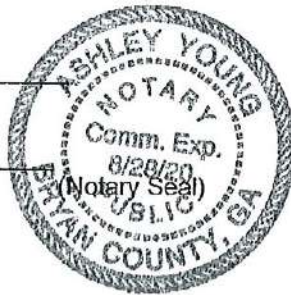
Personally appeared before me

Applicant (Print)

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

Notary Public

Date



The subdivision plat known as "The Cove, Phase Three," has been found to comply with the Bryan County "ordinances and regulations" and was approved at a regular meeting of the Planning Commission on the 27th day of June, 1985, in a meeting in the office of the Clerk of Court of Bryan County, Georgia. All streets and roads are private ways and no dedication of any roadways shown herein are dedicated by developer and no dedication is accepted by Bryan County.

[Signature]
 Date: Dec 3, 1985

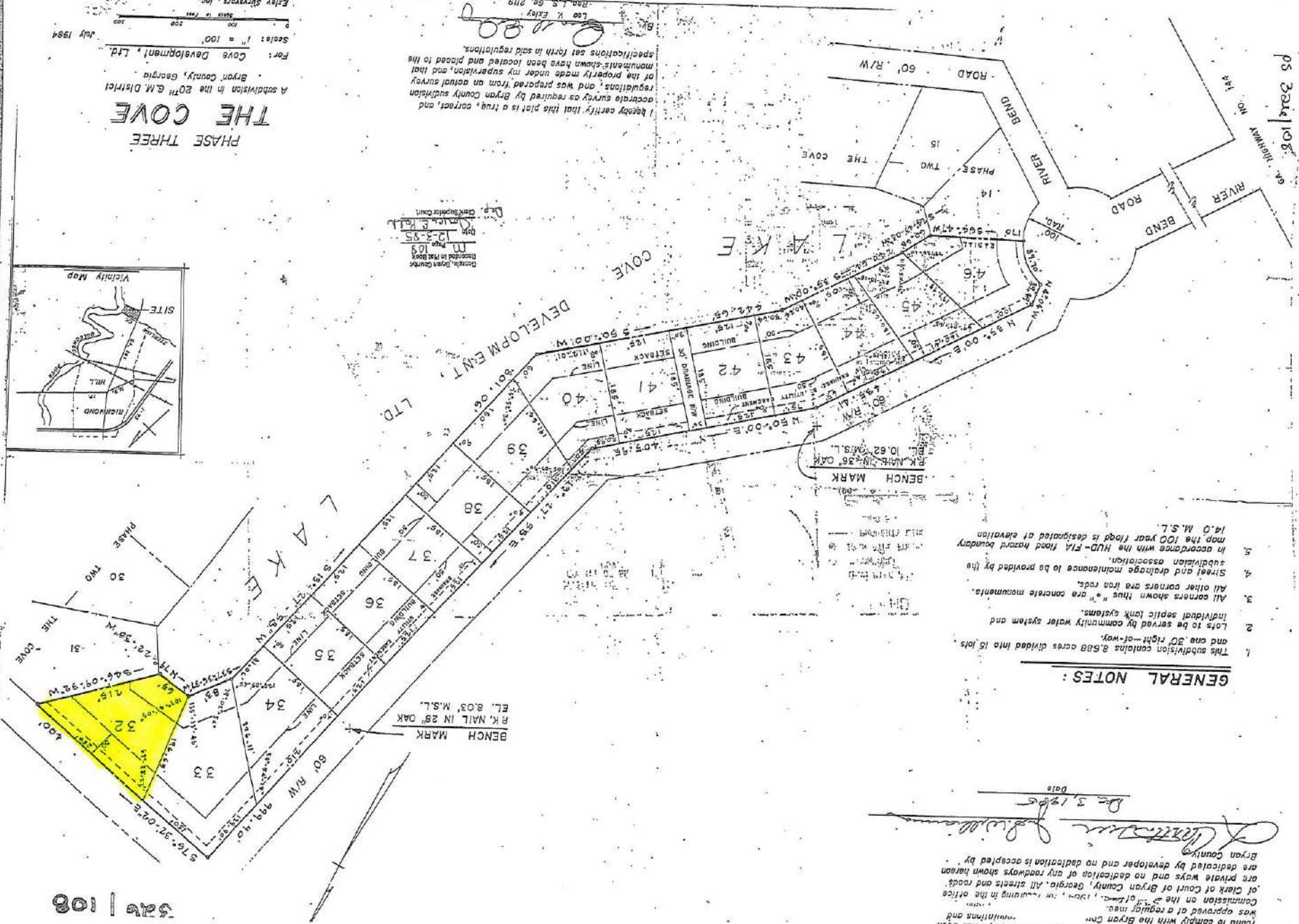
- GENERAL NOTES:**
1. The subdivision contains 8.88 acres divided into 15 lots and one 30' right-of-way.
 2. Lots to be served by community water system and individual septic tank systems.
 3. All corners shown thus "a" are concrete monuments. All other corners are iron rods.
 4. Street and drainage maintenance to be provided by the subdivision association.
 5. In accordance with the HUD-FIA flood hazard boundary map the 100 year flood is designated at elevation 14.0 M.S.L.

I hereby certify that this plat is a true, correct, and accurate survey as required by Bryan County subdivision regulations, and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations.

By: *[Signature]*
 Leo W. Exley
 Land Surveyor, Inc.
 200 S. 21st St.
 Bryan, Georgia 31501
 Date: Dec 3, 1985
 Book: 13-3-95
 Page: 108
 Deeds, Court Books
 Recorded in the Book
 Clerk Superior Court

THE COVE
 PHASE THREE

A subdivision in the 20th G.M. District
 Bryan County, Georgia
 For: Cove Development, Ltd.
 Scales: 1" = 100'
 July 1984



Michael Roberts Custom Homes
82A Edsel Drive, Richmond Hill, GA 31324
(912) 663-3141 Cell | (912) 335-5686 Fax
www.robertscc.com | robertscc@me.com



Reference: Shores – 579 Riverbend Road

Adjoining Property Owners & Mailing Addresses

- Bryan & Laura Vickers
551 Riverbed Road
Lot 31
Richmond Hill, GA 31324
Tax ID#: 0601 023

- Madge Myers
617 Riverbend Road
Lot 33
Richmond Hill, GA 31324
Tax ID#: 0601 025

Summary

Parcel Number 0601024
 Location Address 579 RIVERBEND RD
 Zip Code 31324
 Legal Description 20GMD LOT 32 COVE PBM:108
 (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 R-1
 Tax District County Unincorporated (District 03)
 Millage Rate 25.375
 Acres 0.66
 Neighborhood COVE - ALL (COVE)
 Homestead Exemption Yes (SC)
 Landlot/District N/A



[View Map](#)

Owner

PAMELA C SHORES AND DENZEL RAYMOND
 SHORES AS CO TRUSTEES OF THE PCS
 REVOCABLE TRUST U/A DTD 02/12/18
 579 RIVERBEND RD
 RICHMOND HILL, GA 31324

Land

| Type | Description | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|-------------|-----------------|--------------------|----------------|----------|-------|-------|------|
| Residential | COVE - INTERIOR | Lot | 0 | 0 | 0 | 0.66 | 1 |

Residential Improvement Information

Style One Family
 Heated Square Feet 3321
 Interior Walls Sheetrock
 Exterior Walls Cedar/Redwood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1986
 Roof Type 310 lb/ Shingle
 Flooring Type Carpet/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 0
 Number Of Bedrooms 3
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 1
 Number Of Plumbing Extras 8
 Value \$246,600
 Condition Average
 Fireplaces/Appliances CONST 2 STY 1 BOX 1
 House Address 579 RIVERBEND

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 |
| POOL - VINYL | 1996 | 20x40/0 | 1 | \$7,200 |

Permits

| Permit Date | Permit Number | Type | Description |
|-------------|---------------|----------|-------------|
| 04/23/2018 | 13325 | ELECTRIC | |

Sales

| Sale Date | Deed Book/ Page | Plat Book/ Page | Sale Price | Reason | Grantor | Grantee |
|-----------|--------------------|--------------------|---------------|------------|-------------------------------------|------------------------------------|
| 2/12/2018 | 1301 474 | M 108 | \$0 | GIFT DEED | DENZEL RAYMOND SHORES AND PAME | PAMELA C SHORES AND DENZEL RAYMOND |
| 2/12/2018 | 1301 468 | M 108 | \$0 | GIFT DEED | SHORES D R & PAMELA | DENZEL RAYMOND SHORES AND PAMELA C |
| 8/1/1987 | 06-Y0 021 | M 108 | \$0 | QUIT CLAIM | SHORES JR DENZEL RAYMOND & PAMELA C | SHORES D R & PAMELA |
| 3/1/1986 | 06-10613 | | \$26,000 | UQ | | |
| 5/1/1985 | 06-80562 | | \$0 | UQ | | |

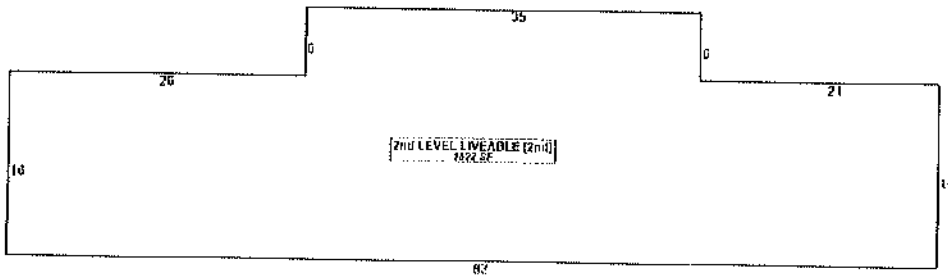
Valuation

| | 2018 | 2017 | 2016 |
|---------------------|-----------|-----------|-----------|
| Previous Value | \$314,100 | \$307,600 | \$298,100 |
| Land Value | \$65,000 | \$65,000 | \$65,000 |
| + Improvement Value | \$246,600 | \$242,700 | \$236,200 |
| + Accessory Value | \$7,200 | \$6,400 | \$6,400 |
| = Current Value | \$318,800 | \$314,100 | \$307,600 |

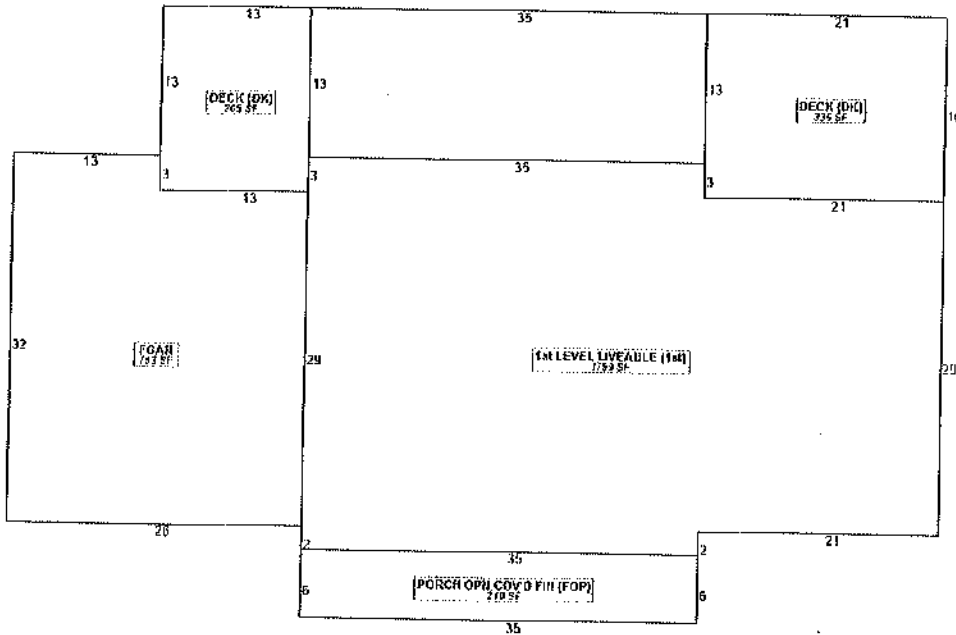
Photos



Sketches



PORCH
 SCREEN
 FIN (FSP)
 43 SF



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

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Last Data Upload: 11/16/2018 6:58:23 AM

RECORD NORTH
(MAGNETIC)

RIVERBEND ROAD 60' R/W

IRF

S 76°22'24"E 249.45'

IPF

Flood Zone Line

Zone AE (EI 9)

Shaded Zone X

50' Setback Line

concrete
driveway

porch

Two Story Stucco
Residence

A/C
units

generator

wood
deck

screened porch

wood
deck

10' Setback Line
N 07°04'15"W 196.30'

15' Setback Line
S 45°59'40"W 215.00'

concrete & wood
7' privacy wall

pool
pump

closed
width

length

open

swimming pool

PROPOSED
POOL HOUSE

closed section
L=8'-8" x W=12'-0"

open section
L=24'-0" x W=12'-0"

IRF

N 78°09'49"W 65.00'

IRF (LEANING)

SITE DESIGN FOR POOL HOUSE LOT 32 THE COVE PH 3

(ALSO KNOWN AS 579 RIVERBEND RD)

20TH G.M.D.

BRYAN COUNTY, GEORGIA



GRAPHIC SCALE: 1 INCH = 30 FEET

PREPARED FOR: MICHAEL ROBERTS CUSTOM HOMES, LLC.
JANUARY 16, 2019 JOB #18-79

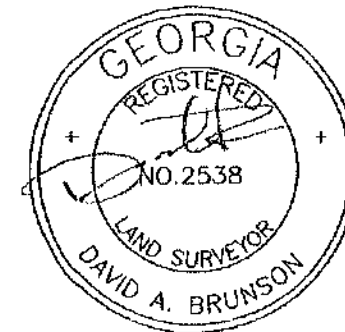
REFERENCE SUBDIVISION PLAT - PLAT SLIDE 326 PAGE 108
FRONT AND REAR SETBACK LINES TAKEN FROM ABOVE PLAT.

ACCORDING TO FEMA MAPS FOR BRYAN COUNTY DATED 8/2/2018
MAP NO. 13029C0292D, A PORTION OF THIS PROPERTY, AS SHOWN,
DOES LIE WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA
ZONE AE (EL 9).

IRF = IRON ROD FOUND

IPF = IRON PIPE FOUND

NOT FOR RECORDING



**SOUTHEAST GEORGIA
SURVEYING, P.C.**
P.O. BOX 968 RICHMOND HILL, GA 31324

PH (912)756-2211 FAX (912)756-5908

PHYSICAL ADDRESS
LSF000423 518 EDESEL DRIVE, SUITE D
RICHMOND HILL, GA 31324



Summary

Parcel Number 0601024
Location Address 579 RIVERBEND RD
Zip Code 31324
Legal Description 20GMD LOT 32 COVE PBM:108
 (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 R-1
Tax District County Unincorporated (District 03)
Millage Rate 25.375
Acres 0.66
Neighborhood COVE - ALL (COVE)
Homestead Exemption Yes (SC)
Landlot/District N/A

[View Map](#)



Owner

PAMELA C SHORES AND DENZEL RAYMOND
 SHORES AS CO TRUSTEES OF THE PCS
 REVOCABLE TRUST U/A DTD 02/12/18
 579 RIVERBEND RD
 RICHMOND HILL, GA 31324

Land

| Type | Description | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|-------------|-----------------|--------------------|----------------|----------|-------|-------|------|
| Residential | COVE - INTERIOR | Lot | 0 | 0 | 0 | 0.66 | 1 |

Residential Improvement Information

Style One Family
Heated Square Feet 3321
Interior Walls Sheetrock
Exterior Walls Cedar/Redwood
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1986
Roof Type 310 lb/ Shingle
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 3
Number Of Full Bathrooms 3
Number Of Half Bathrooms 1
Number Of Plumbing Extras 8
Value \$246,600
Condition Average
Fireplaces\Appliances CONST 2 STY 1 BOX 1
House Address 579 RIVERBEND

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 |
| POOL - VINYL | 1996 | 20x40 / 0 | 1 | \$7,200 |

Permits

| Permit Date | Permit Number | Type | Description |
|-------------|---------------|----------|-------------|
| 04/23/2018 | 13325 | ELECTRIC | |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
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| 2/12/2018 | 1301 468 | M 108 | \$0 | GIFT DEED | SHORES D R & PAMELA | DENZEL RAYMOND SHORES AND PAMELA C |
| 8/1/1987 | 06-Y0 021 | M 108 | \$0 | QUIT CLAIM | SHORES JR DENZEL RAYMOND & PAMELA C | SHORES D R & PAMELA |
| 3/1/1986 | 06-I0613 | | \$26,000 | UQ | | |
| 5/1/1985 | 06-B0562 | | \$0 | UQ | | |

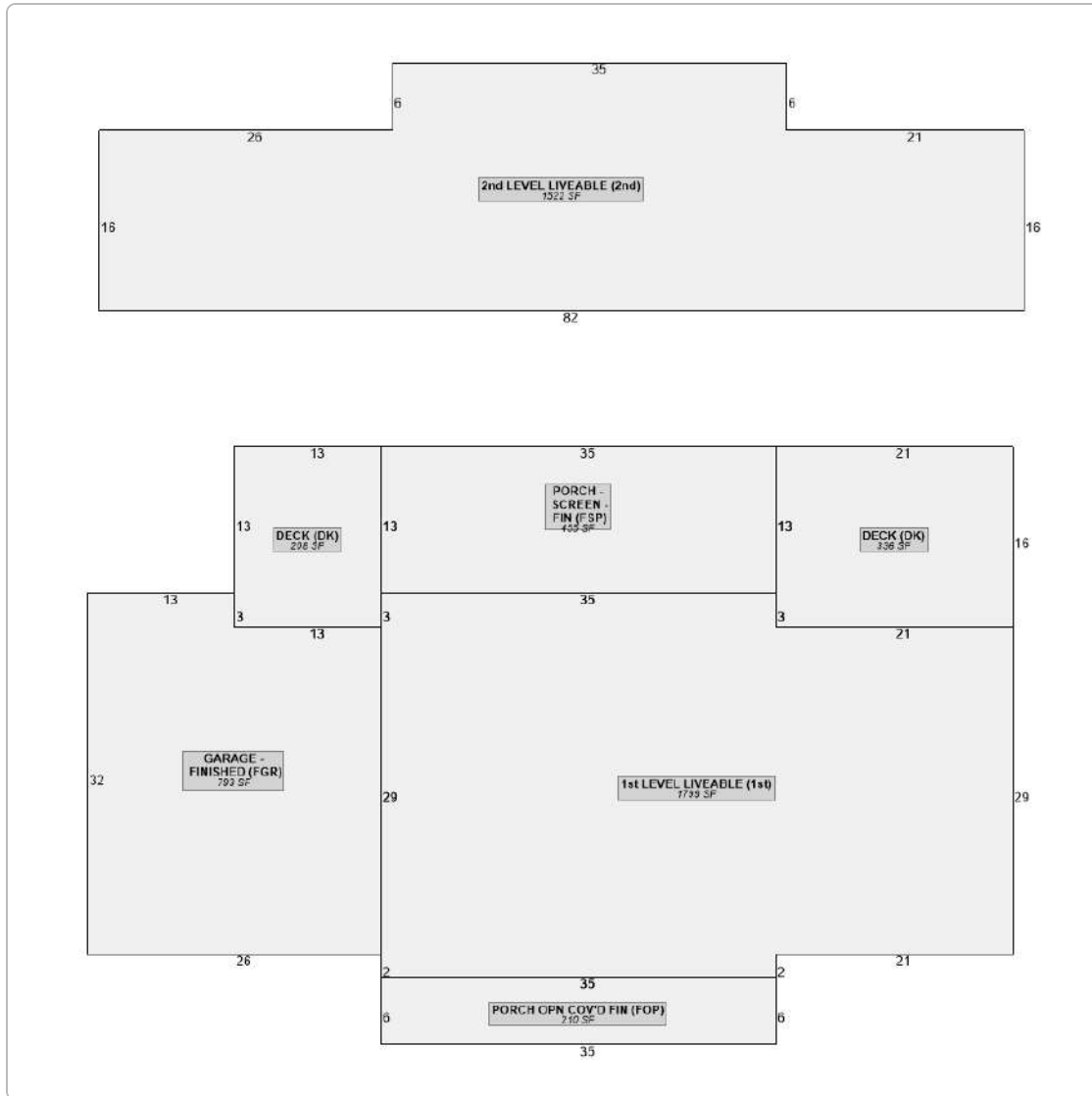
Valuation

| | 2018 | 2017 | 2016 |
|---------------------|-----------|-----------|-----------|
| Previous Value | \$314,100 | \$307,600 | \$298,100 |
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| + Accessory Value | \$7,200 | \$6,400 | \$6,400 |
| = Current Value | \$318,800 | \$314,100 | \$307,600 |

Photos



Sketches



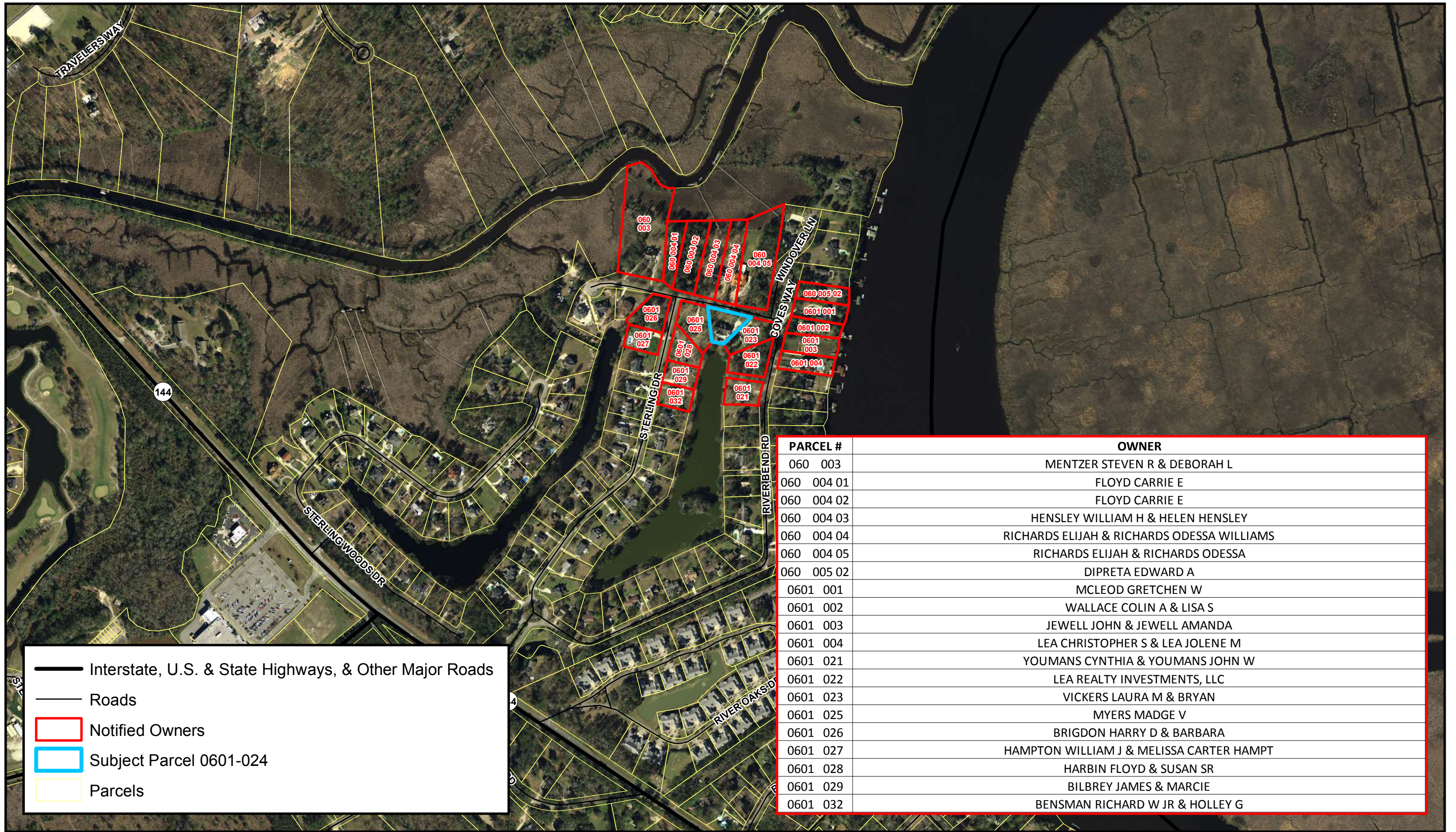
No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

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Version 2.2.2



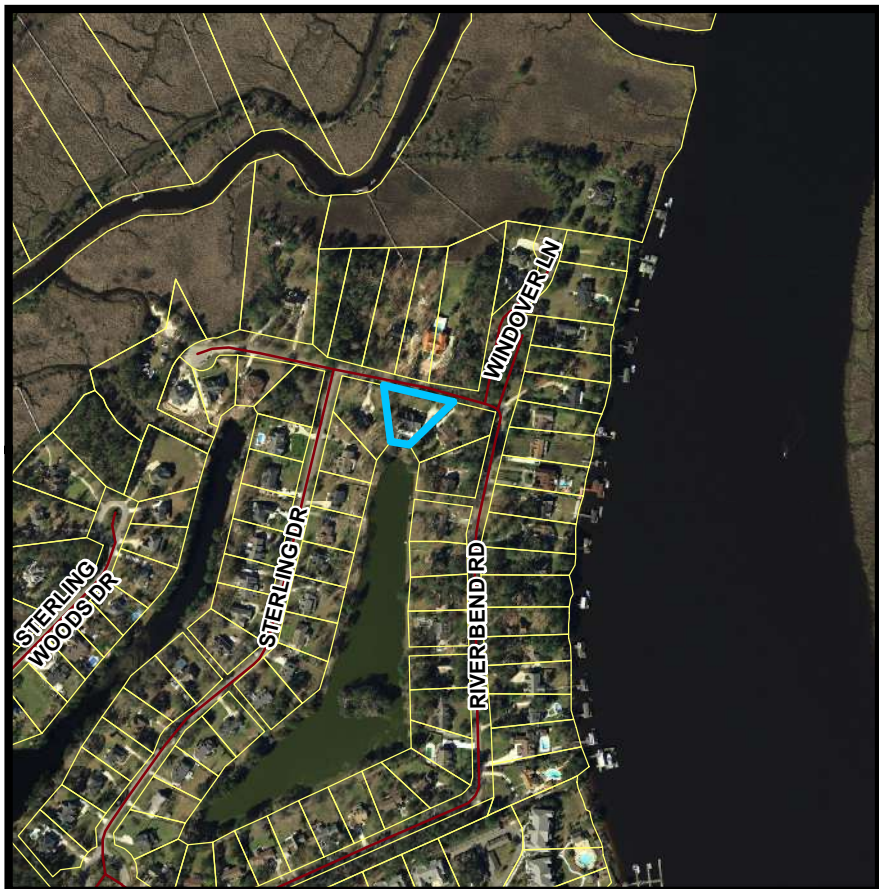
| PARCEL # | OWNER |
|------------|--|
| 060 003 | MENTZER STEVEN R & DEBORAH L |
| 060 004 01 | FLOYD CARRIE E |
| 060 004 02 | FLOYD CARRIE E |
| 060 004 03 | HENSLEY WILLIAM H & HELEN HENSLEY |
| 060 004 04 | RICHARDS ELIJAH & RICHARDS ODESSA WILLIAMS |
| 060 004 05 | RICHARDS ELIJAH & RICHARDS ODESSA |
| 060 005 02 | DIPRETA EDWARD A |
| 0601 001 | MCLEOD GRETCHEN W |
| 0601 002 | WALLACE COLIN A & LISA S |
| 0601 003 | JEWELL JOHN & JEWELL AMANDA |
| 0601 004 | LEA CHRISTOPHER S & LEA JOLENE M |
| 0601 021 | YOUMANS CYNTHIA & YOUMANS JOHN W |
| 0601 022 | LEA REALTY INVESTMENTS, LLC |
| 0601 023 | VICKERS LAURA M & BRYAN |
| 0601 025 | MYERS MADGE V |
| 0601 026 | BRIGDON HARRY D & BARBARA |
| 0601 027 | HAMPTON WILLIAM J & MELISSA CARTER HAMPT |
| 0601 028 | HARBIN FLOYD & SUSAN SR |
| 0601 029 | BILBREY JAMES & MARCIE |
| 0601 032 | BENSMAN RICHARD W JR & HOLLEY G |

- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Notified Owners
- Subject Parcel 0601-024
- Parcels



Notification Map
Michael Roberts
Case V# 315-19

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- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0601-024
- Surrounding Parcels

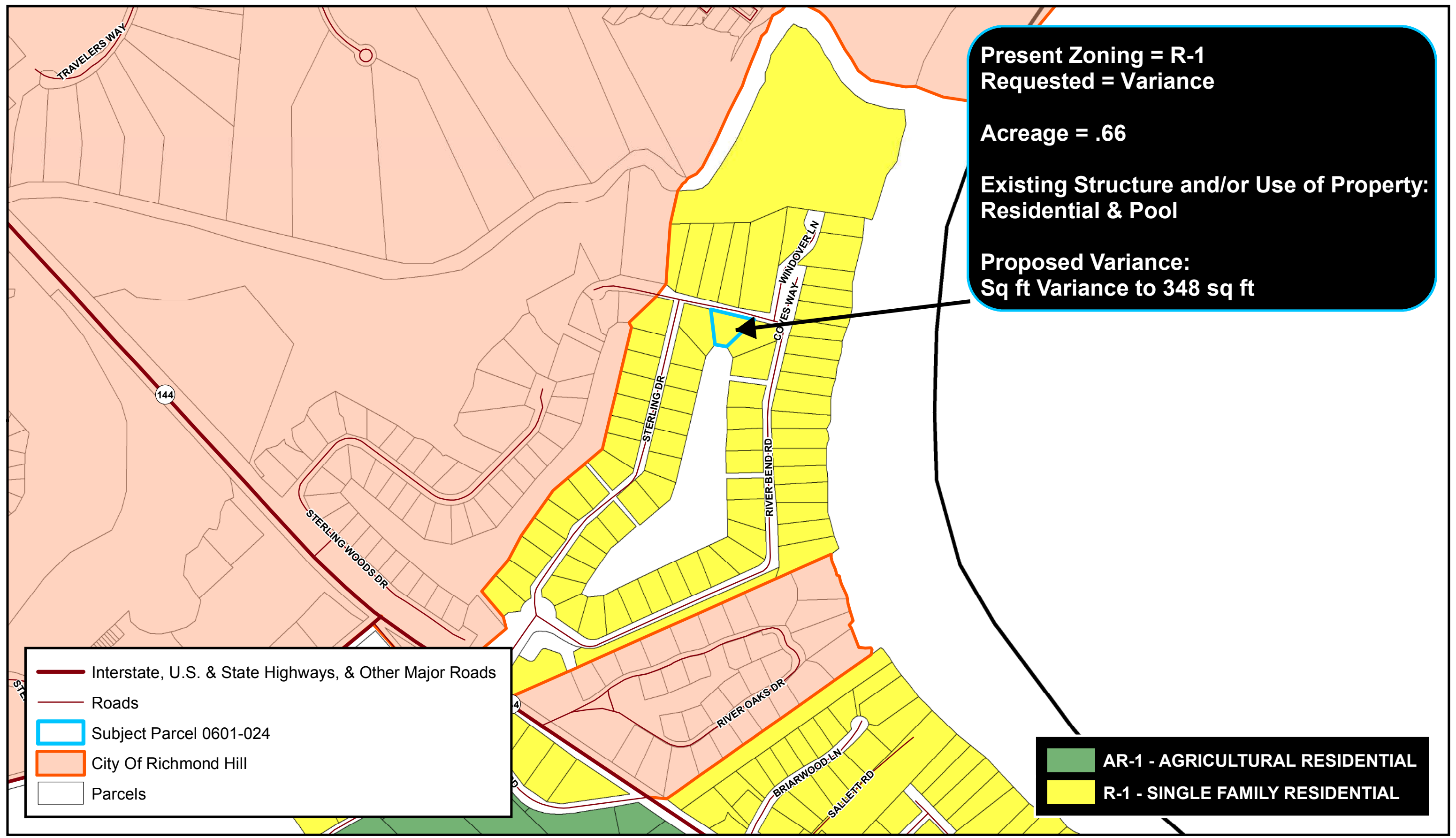


Produced by Bryan County GIS
February 2019



Overview Map
Michael Roberts
Case V# 315-19

DISCLAIMER:
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Present Zoning = R-1
Requested = Variance

Acreage = .66

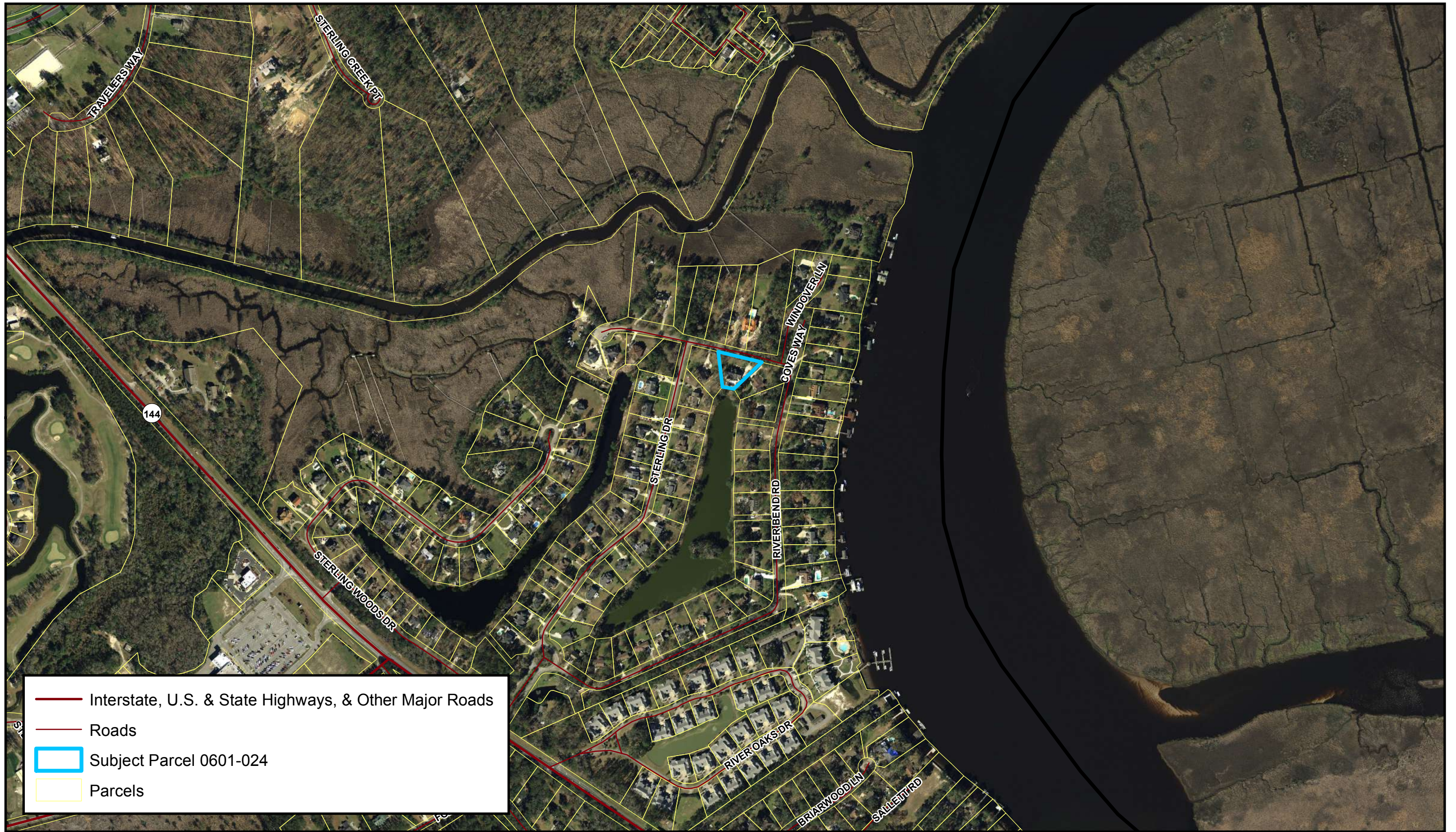
Existing Structure and/or Use of Property:
Residential & Pool

Proposed Variance:
Sq ft Variance to 348 sq ft

-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel 0601-024
-  City Of Richmond Hill
-  Parcels

-  AR-1 - AGRICULTURAL RESIDENTIAL
-  R-1 - SINGLE FAMILY RESIDENTIAL





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0601-024
- Parcels



Location Map
Michael Roberts
Case V# 315-19

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BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: March 5, 2019

| | |
|--|---|
| REGARDING THE APPLICATION OF: Judy Price, requesting the rezoning of parcel, PID# 025 005 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned B-2, from its current A-5 zoning. | Staff Report by Sara Farr-Newman Dated: February 26, 2019 |
|--|---|

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by Judy Price, proposes to change the A-5, Agricultural District, zoning for a 7.86-acre parcel, PID# 025 005, in unincorporated Bryan County, Georgia, to B-2, General Commercial District.

Representative: Judy Price

Applicant: Judy Price

Owner: JUDY PRICE
3689 WILMA EDWARDS RD
ELLABELLE, GA 31308

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 Judy Price, on January 28, 2019. After reviewing the application, the Administrator certified the application as being generally complete on February 4, 2019.

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

A. Legal notice was published in the Bryan County News on February 14, 2019.

B. Notice was sent to Surrounding Land Owners on February 15, 2019.

C. The site was posted for Public Hearing on February 15, 2019.

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

None.

4. Background: The 7.86 acre property currently has a large garage used for personal repair work. The surrounding properties are mostly zoned A-5 and R-1, with the exception of a church property across the street zoned AR-1. The R-1 properties are mainly subdivisions.

The property is located at the corner of Wilma Edwards Road and Bill Futch Road. The Bryan County Comprehensive Plan's Character area and Future Land Use Map identifies this area as a Community Crossroads, which is identified in the Comprehensive Plan as suitable for neighborhood businesses that serve the surrounding community. The recommended zoning in these areas is BN and B-1.

The applicant does not have a specific business planned for the parcel, but wanted options such as a convenience store, to be available for future development.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on January 28, 2019 unless otherwise noted.

"A" Exhibits- Application:

A-1 Rezone Application

A-2 Plat

A-3 Aerial View

"B" Exhibits- Agency Comments:

None provided

"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 future development in the area is projected to be Community Crossroads, and recommends neighborhood businesses allowed under BN, Neighborhood Business, and B-1, Neighborhood Commercial, zoning. The applicant is requesting B-2, General Commercial Zoning. B-2 is a heavier commercial zone that permits uses not appropriate for this largely residential area and is not recommended in the Comprehensive Plan for Community Crossroads.

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

► **Staff comment:** Rezoning the parcel as requested is not in keeping with the overall zoning scheme as it will allow uses too intense for the area such as service garages, service stations, and similar uses.

(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 could have a negative impact on the overall character of the area, which includes large lots as well as residential subdivision with smaller lots. A lower intensity commercial use would be more appropriate to serve the surrounding neighborhood.

(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 applicant did not provide a specific use for the property; however, some uses permitted under B-2 could put a strain on the existing roads. Without a specific use for the property or a concept plan to review, staff must consider the most intensive use in the requested classification, which in the B-2 district is Service Stations. According to the Institute of Transportation Engineers (ITE) Trip
Judy Price Rezoning | P&Z Commission

Generation Manual, service stations which include pumps and a convenience store building ranging from 2,000 to 3,000 square feet can produce an average of 1,440.02 trips a day per 1,000 square feet of floor area.

(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 any adjacent neighborhoods;

► **Staff comment:** The intensity of the B-2 zoning may adversely affect the existing uses and neighborhoods.

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

► **Staff comment:** Rezoning the property to B-2 would not follow the comprehensive plan, which indicates the desired uses and intensity for the area. Approving a zoning outside of this plan would make future development and land uses more unpredictable for future residents and business owners.

(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 does not specify a use, but may put a strain on existing levels of service as previously described.

(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-5 except the nearby property that is AR-1. Other nearby zoning includes R-1.

(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 uses permitted 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:** This site is suitable for the current zoning and would be suitable for a lower level commercial zoning, as well. Overall, its current zoning is more compatible with nearby zoning that is agricultural and low density; however, a BN or B-1 zoning district will provide the opportunity for neighborhood businesses without allowing commercial use that is too intense to be compatible with residential areas.

(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:** There are not any adjacent properties zoned for commercial use; however, the area is identified as Community Crossroads so a commercial zoning is appropriate.

(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 a lower intensity commercial zoning would also be appropriate.

(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 rezoning the property to BN or B-1, because the proposed B-2 zoning is not appropriate for the parcel and not in conformance with the Comprehensive Plan. In addition to approval for any commercial zoning, staff recommends that prior to site plan approval a Traffic Impact Assessment or Traffic Design Analysis must be provided if the proposed use meets the threshold.

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.

APPLICATION FOR ZONING
CASE Z# 201-19

Date Received: Jan. 28, 2019 Meeting Date: 3/5/19

Applicant: Judy Price

Applicant's Address: PO Box 360
Ellabell, GA 31308

Applicant's Phone No.: 858-2012 / 667-4583

Applicant's Email Address: bluedaysnow@yahoo.com

Owner(s) of the Property: Judy Price

Owners' Address: 3689 Wilma Edwards Rd
Ellabell, GA, 31308

Owner's Telephone No.: 858-2012 Fax No.: 858-2013

Contact Person's Name: Wade Price

Contact Person's Phone No.: 665-1235 Fax No.: _____

Address of Property selected for reclassification: 3689 Wilma Edwards Rd
Ellabell

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 025 005 Acreage: 7.86

Present Zoning: A5 Requested Zoning: B2

Existing Structure and/or Use of Property: m/h with huge garage-
used for truck/tractor repair work

Proposed Use including the number of lots: auto body & paint
repair (2)

Proposed date of completion: 2020

Judy Price
Signature of applicant

1/25/19
Date



Summary

Parcel Number 025 005
 Location Address 3689 WILMA EDWARDS RD
 Legal Description 1380GMD 6-L-203 06/20/86 \$24000 PBI 80
 (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 7.86
 Neighborhood BLACK CREEK AREA (BLCRA)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

PRICE 3689 WILMA EDWARDS, LLC
 P.O. BOX 360
 ELLABELL, GA 31308

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RUR | Small Parcels | Rural | 3 | 7.86 |

Mobile Homes

| Style | Manufacturer | Model | YearBuilt | WidthLength | SerialNumber | Condition | Value |
|--------------|--------------|-------|-----------|-------------|------------------|-----------|----------|
| Mobile Homes | VEGA | VEGA | 1985 | 24 x 40 | KH40D3FB5156GAAB | Average | \$11,900 |

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 |
| METAL BLDG | 1991 | 45x30 / 0 | 1 | \$7,600 |
| CARPORT W/SLAB | 1991 | 45x20 / 0 | 1 | \$3,500 |
| PUMP HOUSE | 1991 | 10x10 / 0 | 1 | \$540 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|----------------------|------------------|-------------------------------|
| 2/23/2012 | 1044 92 | 180 | \$0 | QUIT CLAIM | PRICE JUDY H | PRICE 3689 WILMA EDWARDS, LLC |
| 4/21/2010 | 924 213 | 180 | \$100,000 | MOBILE HOME INCLUDED | BARFIELD JAMES C | PRICE JUDY H |
| 5/7/2003 | 319 429 | | \$95,000 | MOBILE HOME INCLUDED | GOODWIN FRED | BARFIELD JAMES C |
| 6/1/1986 | 06-L0203 | | \$24,000 | UQ | | GOODWIN FRED |
| 12/1/1982 | 05-L0122 | | \$14,000 | UQ | | |
| 3/1/1968 | 03-Q0253 | | \$8,000 | UQ | | |

Valuation

| | 2018 | 2017 | 2016 |
|---------------------|----------|----------|----------|
| Previous Value | \$80,180 | \$81,180 | \$80,580 |
| Land Value | \$59,900 | \$59,900 | \$59,900 |
| + Improvement Value | \$11,900 | \$9,900 | \$10,900 |
| + Accessory Value | \$11,640 | \$10,380 | \$10,380 |
| = Current Value | \$83,440 | \$80,180 | \$81,180 |

Photos



No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Permits, 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: 1/25/2019 6:23:39 AM



Bryan County
Board of Commissioners

Department of Planning & Zoning



VERIFICATION OF PAID TAXES

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

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

025 005

Parcel Identification Number

Andy Price
Signature of Applicant

1/25/19
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: Jessi B. Shuman Title: Tax Clerk

Signature: Jessi B. Shuman Date: 1/25/19

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 of the mobile home referenced above.

Signature: _____ Date: _____

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk JS1 Date 2019 01 25 Sequence 135250

1/25/19
14:04:56

| | | | | |
|-------------------|-------------------------------|-----------------|----------------|------------|
| Bill Number . . . | 2018 015551 Acct | 1760R18 | Fair Mkt Val | 83,440 |
| Taxpayer Name. . | PRICE 3689 WILMA EDWARDS, LLC | | Bill Date | 2018 08 24 |
| Additional Name. | | | Due Date | 2018 11 15 |
| Address Line 1 . | | | H/S Code | |
| Address Line 2 . | P.O. BOX 360 | | Lender Code | |
| City ST Zip 4. . | ELLABELL | GA 31308 | Under Appeal | |
| Loctn/Desc . . . | 1380GMD 6-L-203 | 06/20/86 \$2400 | Bankruptcy | |
| Map Blk Par Sub. | 025 005 | Dist 03 | Check Notes | |
| Original Bill | Adj & Charges | Payments | Descriptions | This Tran |
| 1,178.91 | | 1,178.91- | Taxes | |
| | | | Assessment Pen | _____ |
| | | | Interest | _____ |
| | | | Costs | _____ |
| | | | Late Penalty | _____ |
| | | | Other Penalty | _____ |
| 1,178.91 | | 1,178.91- | TOTALS | _____ |
| | | Last T/A Date | Payment/Adjust | (P/A) P |
| | | PP 2018 11 15 | Reason Code | (F13) 00 |

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

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.

Judy Price

 Signature of Applicant

Personally appeared before me

Judy Price

 Applicant (Print)

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

This 25th day of Jan, 2018.

Lori Ann Tyson

 Notary Public

(Notary Seal)



AUTHORIZATION BY PROPERTY OWNER

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

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: Judy Price

Address: P O Box 360

City: Ellabell State: GA Zip Code: 31308

Telephone Number: 858-2012 Fax Number: 858-2013

Judy Price
Signature of Owner

1/25/19
Date

Judy Price
Owners Name (Print)

Personally appeared before me

Judy Price
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 25th day of Jan, 2018.

Lori Ann Tyson
Notary Public

(Notary Seal)



to them,
may not

PLAT

GEORGIA, Bryan County:
Recorded in Plat Book

Page 80
DATE 12-13-79

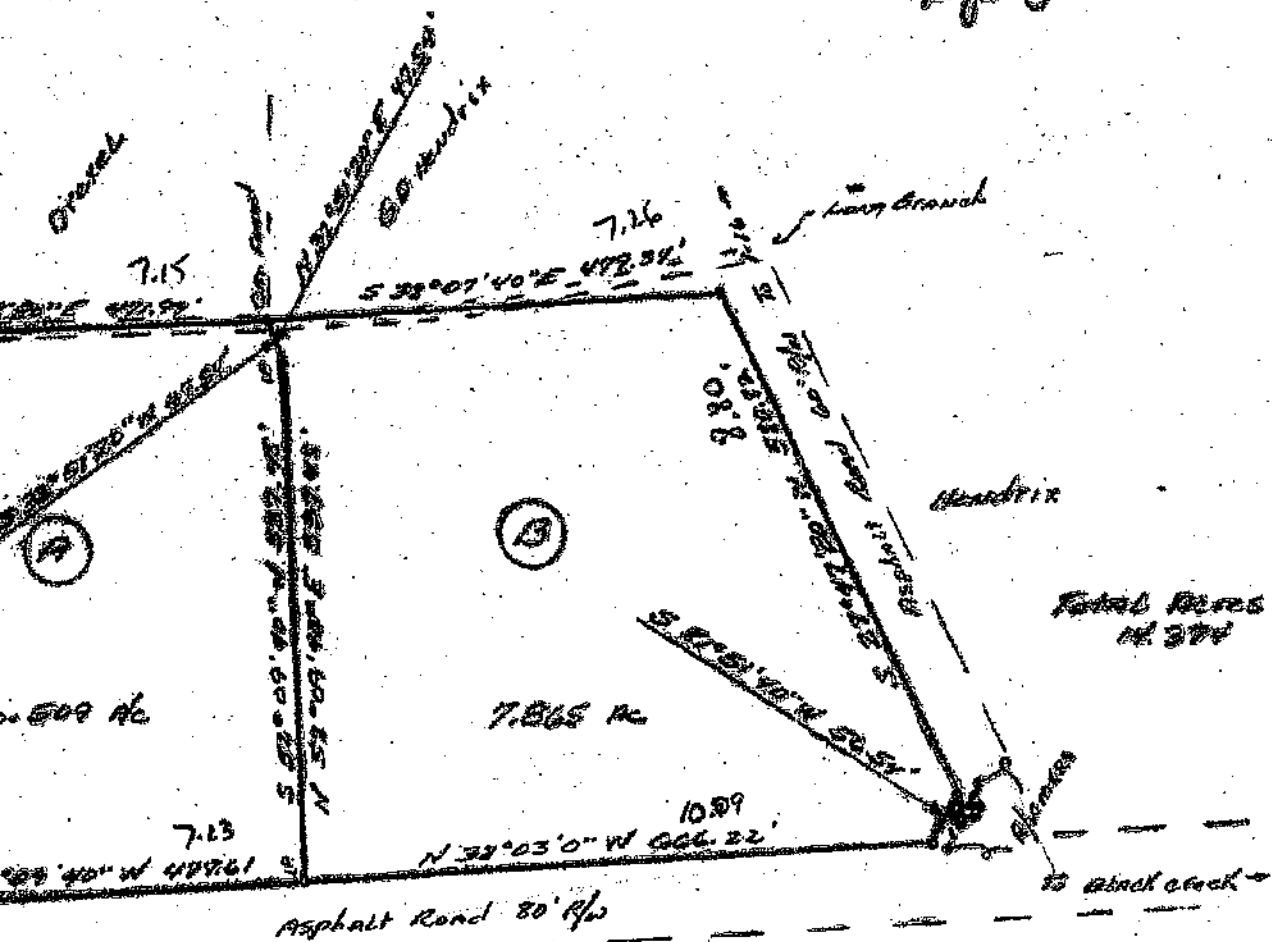
Letty J. Moore
Clerk of Court

GEORGIA: BRYAN COUNTY
1380 G.M.D.

SURVEY FOR: SHERELL D. SELLERS
17, OCT. 1979

FIELD SURVEY BY
WILLIAM T. DAVIES SR.
ELLABELL, GEORGIA 31308
UNDER DIRECTION OF

JOE P. DAVIS
GA. REG. LAND SURVEYOR NO. 1456
GLENNVILLE, GA 30427



I certify that in my opinion
this is a correct representation
of the land platted and has been
prepared in conformity with the
minimum standards and require-
ments of law.



DAVIS AND ASSOCIATES
ENGINEERS - LAND SURVEYORS
630 NORTH HENRY STREET
GLENNVILLE, GEORGIA 30427



Summary

Parcel Number 025 005
 Location Address 3689 WILMA EDWARDS RD
 Legal Description 1380GMD 6-L-203 06/20/86 \$24000 PBI 80
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
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 Acres 7.86
 Neighborhood BLACK CREEK AREA (BLCRA)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

PRICE 3689 WILMA EDWARDS, LLC
 P.O. BOX 360
 ELLABELL, GA 31308

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
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Mobile Homes

Style
 Mobile Homes

Accessory Information

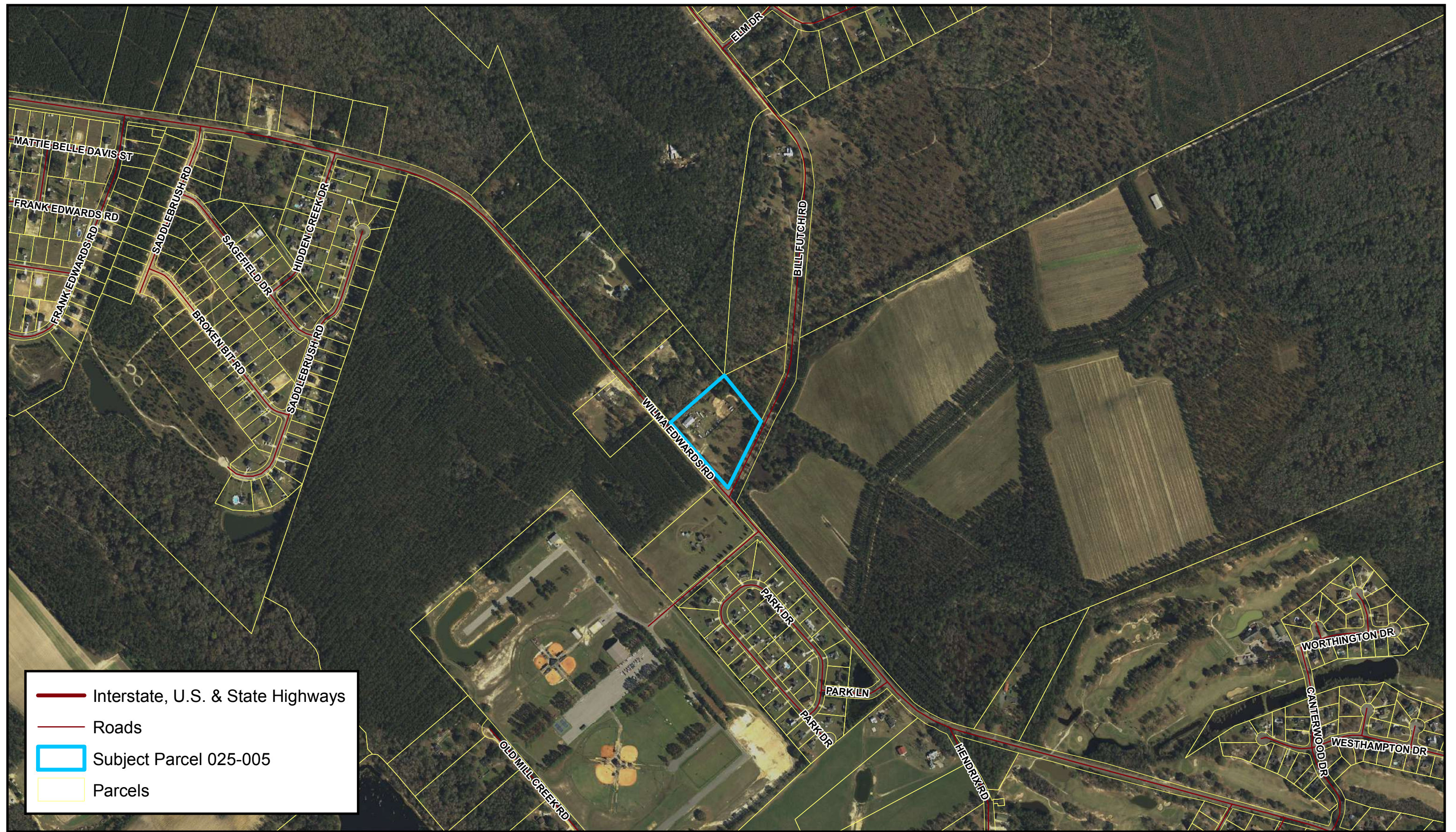
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| * FEE - TRASH COLLECTION | 2010 | 0x0 / 0 | 0 | \$0 |
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| PUMP HOUSE | 1991 | 10x10 / 0 | 1 | \$540 |

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| Sale Date | Sale Price | Grantor | Grantee |
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| 5/7/2003 | \$95,000 | GOODWIN FRED | BARFIELD JAMES C |
| 6/1/1986 | \$24,000 | | GOODWIN FRED |
| 12/1/1982 | \$14,000 | | |
| 3/1/1968 | \$8,000 | | |

Valuation

| | 2018 | 2017 | 2016 |
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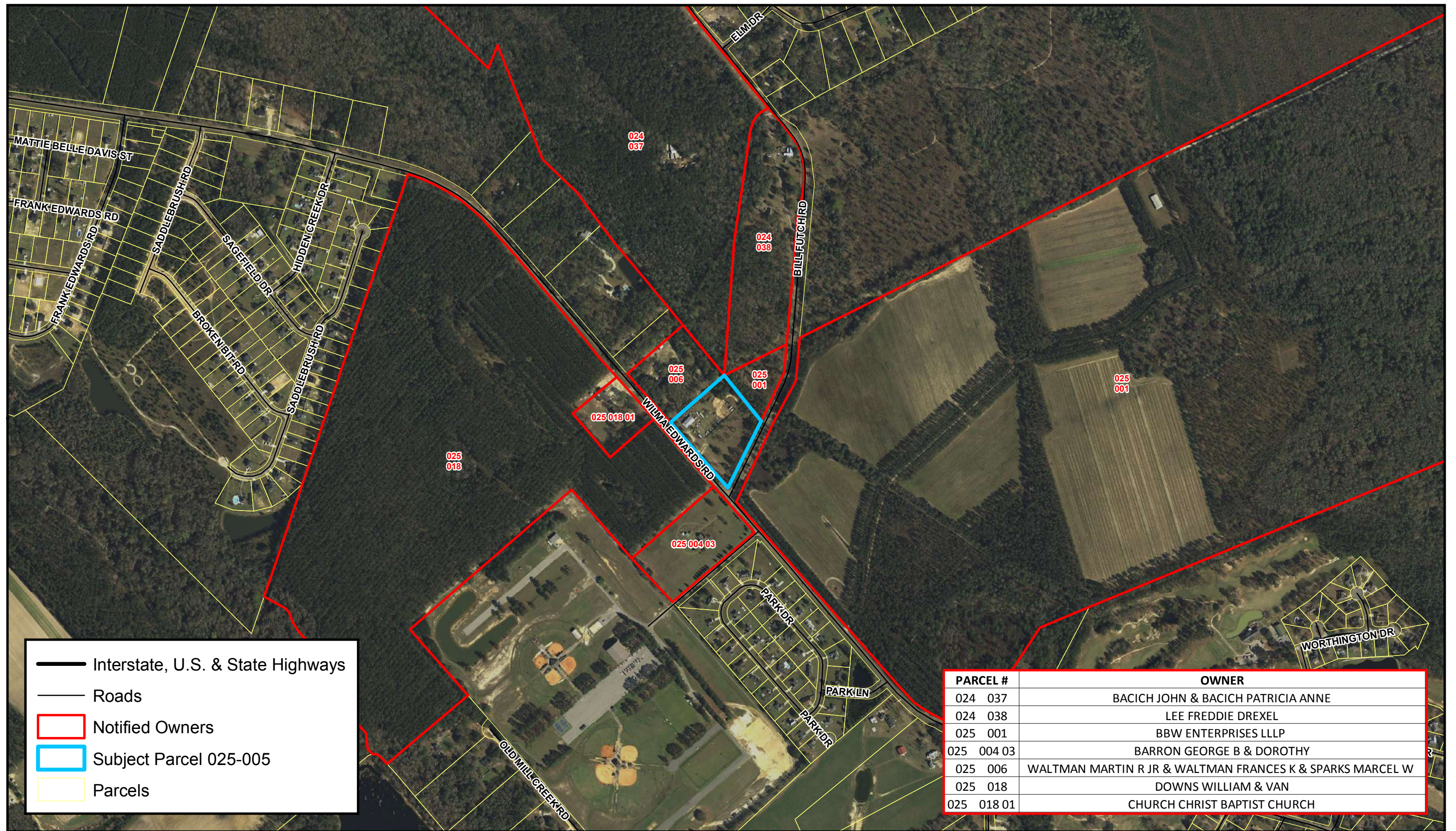


— Interstate, U.S. & State Highways
— Roads
 Subject Parcel 025-005
 Parcels



Location Map
Judy Price
Case Z# 201-19

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-  Interstate, U.S. & State Highways
-  Roads
-  Notified Owners
-  Subject Parcel 025-005
-  Parcels





| PARCEL # | OWNER |
|------------|---|
| 024 037 | BACICH JOHN & BACICH PATRICIA ANNE |
| 024 038 | LEE FREDDIE DREXEL |
| 025 001 | BBW ENTERPRISES LLLP |
| 025 004 03 | BARRON GEORGE B & DOROTHY |
| 025 006 | WALTMAN MARTIN R JR & WALTMAN FRANCES K & SPARKS MARCEL W |
| 025 018 | DOWNES WILLIAM & VAN |
| 025 018 01 | CHURCH CHRIST BAPTIST CHURCH |



Notification Map
Judy Price
Case Z# 201-19

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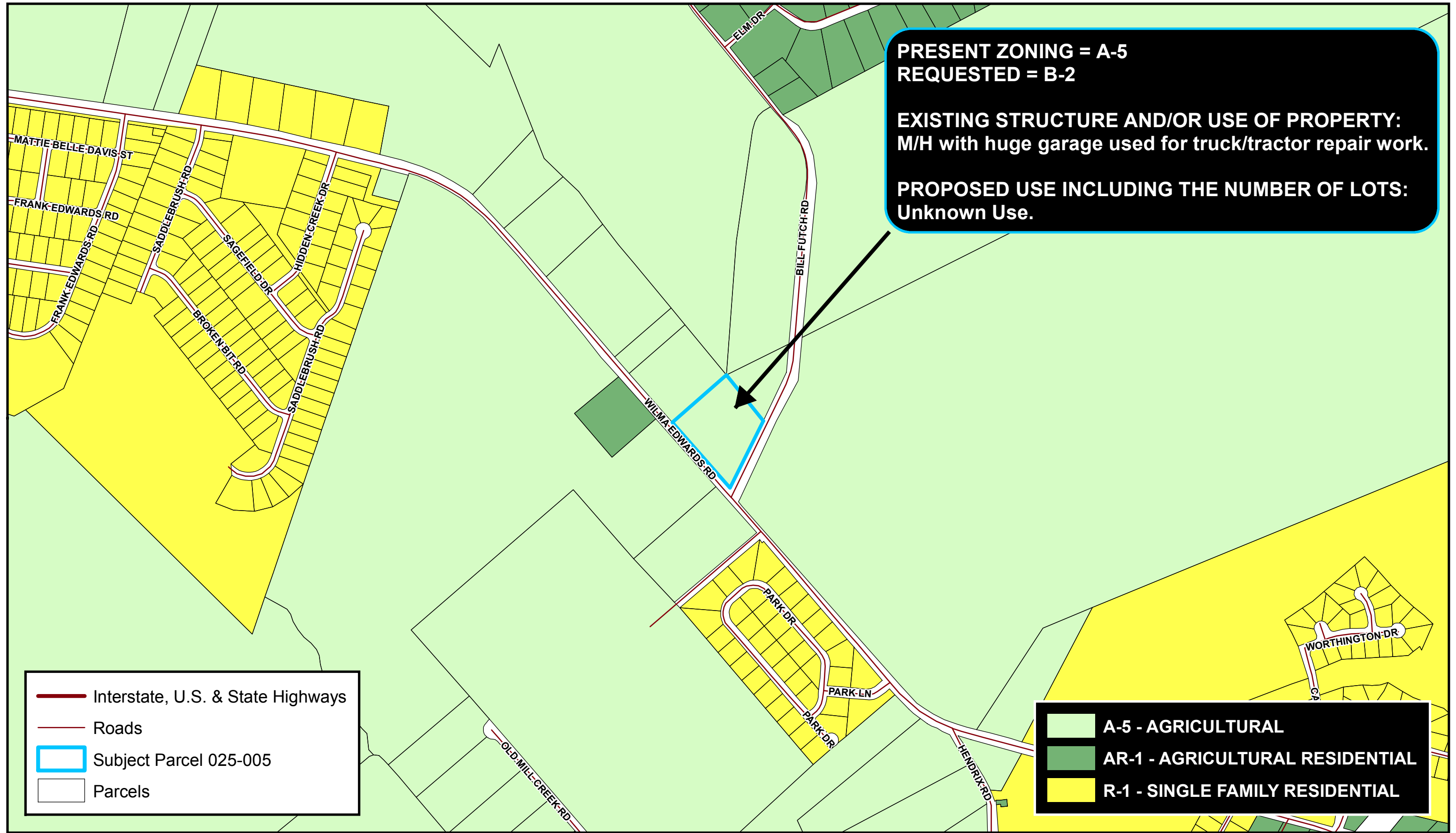


-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 025-005
-  Surrounding Parcels



Overview Map
Judy Price
Case Z# 201-19

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BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

Public Meeting Date: March 5, 2019

| | |
|---|---|
| REGARDING THE APPLICATION OF: Kern & Co., LLC, requesting a conditional use for parcel, PID # 061-045, in unincorporated Bryan County, Georgia. The applicant is requesting the conditional use for a borrow pit in the A-5 district. | Staff Report By Amanda Clement Dated: February 26, 2019 |
|---|---|

I. Application Summary

Requested Action: Public hearing and consideration of a conditional use for Kern & Co., LLC, for a conditional use. The application proposes the conditional use to permit the use for a borrow pit.

Representative: Kern & Co., LLC / Chad Zittrouer
P.O. Box 15179
Savannah, GA 31416

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Chapter 12, Article VII, Conditional Use Districts, Sec. 702. Conditions to approval of petition

II. General Information

1. Application: A Conditional use application was received by the Administrator on February 1, 2019. After reviewing the application, the Administrator certified the application as being generally complete on February 4, 2019.

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

- A. Legal notice was published in the Bryan County News on February 14, 2019.
- B. Notice was mailed on February 15, 2019 to surrounding landowners within 300’ of the exterior boundaries of the property.
- D. An on-site notice was posted on February 15, 2019.

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

4. Background: The subject parcel is located across the north and south sides of Fort McAllister road and consists of a total of 659.66 acres. The applicant is requesting conditional use approval for only 22.8 acres which are proposed to be disturbed for the use as a borrow pit. The applicant has submitted a site plan denoting the limits of the proposed borrow pit and has indicated an approximate mining duration of 5 years beginning in the spring of year 2020. The proposed hours of operation are Monday through Saturday from sunrise to sunset. The borrow pit will be accessed from Fort McAllister Road via an access road which will be gated and locked during non-operating hours. The applicant anticipates that the pit should generate approximately 50 trips per day on average, and in the event a large development project comes to the area, the average trips per day could increase to an estimated 75-100. The applicant has indicated that the plan for final reclamation of the borrow pit will be to fill it in as a lake with vegetated banks.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on February 1, 2019 unless otherwise noted.

“A” Exhibits- Application:

A-1 Conditional Use Application

A-2 Site Plan

“B” Exhibits- Agency Comments:

Staff received no comments.

“C” Exhibits- Bryan County Supplements

C-1 Location Map

C-2 Notification Map

C-3 Overview Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

None presented

III. Analysis under Ch. 12, Sec. 702 Standards Governing Conditions to Approval of Conditional Use Petitions:

(a) The county commission may approve the reclassification of a lot to a conditional use district, only upon determining that the proposed use will meet all applicable standards and requirements in this ordinance.

Staff findings: The use *Excavation or mining of sand, gravel or other natural materials* is a listed conditional use for lots zoned A-5.

(b) In recommending approval of a petition for the reclassification of a lot to a Conditional Use, the Planning Commission may recommend and the County Commission may require reasonable and appropriate conditions be attached to approval of the petition. Any such conditions should relate to the relationship of the proposed use to surrounding property, proposed support facilities, such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffering areas, the timing of development, Road and right-of-way improvements, water and sewer improvements, storm drainage, the provision of open space, and other matters that the Planning Commission or County Commission may find appropriate or the petitioner may propose.

Staff findings: The proposed borrow pit is located on the south side of Fort McAllister Road and to the east of the existing Buckhead East subdivision. Access to and from the site is proposed from Fort McAllister Road which terminates at Fort McAllister State Historic Park, thereby requiring trucks hauling loads away from the borrow pit to travel west to State Route 144. Westbound traffic on Fort McAllister Road at State Route 144 is controlled by a stop sign. The intersection at Fort McAllister Road and State Route 144 was studied as a part of the North Bryan County Transportation Study completed in April of 2016. Data collected shows that the intersection is operating at a Level of Service rating of D during the AM Peak Hour (7:00 am – 8:45 am) with a 25 second delay, and a Level of Service rating of E during the PM Peak Hour (4:00 pm – 5:45 pm) with a 44 second delay.¹ Current traffic conditions at this intersection and along State Route 144 are further exacerbated due to the SR 144 widening project which is underway and anticipated for completion in November 2020. A review of FEMA issued maps and the National Wetlands Inventory generalized map show that there are environmentally sensitive areas to include Special Flood Hazard Areas and potential wetlands.

Although the use as a borrow pit (*excavation or mining of sand, gravel or other natural materials*) is identified as a permitted conditional use within the A-5 district, the proposed site's proximity to

¹ Richmond Hill-South Bryan County Transportation Study, Thomas and Hutton, April 2016

environmentally sensitive areas and existing residential development, as well as the hauling route's use of Highway 144, could produce negative impacts to these natural resources and the surrounding residents if approved unconditionally. To mitigate the potential for negative impacts, staff recommends approval only if the following conditions can be met:

(1) The applicant shall obtain a state mining permit from the Department of Natural Resources, Environmental Protection Division; and a copy of the approved state mining permit must be submitted to the Planning & Zoning office prior to commencing any excavation activities.

(2) The applicant shall obtain a jurisdictional determination for any wetlands that are present in the area of the proposed borrow pit. The borrow pit shall not encroach into or be located in a jurisdictional wetland area without first obtaining a wetland impact permit from the Army Corps of Engineers. The applicant shall provide documentation of any required USACE permits obtained prior to commencing any excavation.

(3) The applicant shall obtain approval by the Georgia Department of Transportation for access to Fort McAllister Road (Hwy 144 Spur).

(4) The edge of the borrow pit may not be located at any one point, closer than fifty (50) feet to any property line.

(5) Hauling activities shall be limited so that no more than 100 trips per day are generated by the site.

(6) The owner and/or operator shall construct and maintain substantial fences with locking gates at all points of access to the borrow pit.

(7) The applicant shall provide a final site plan to the Planning & Zoning office showing delineated wetlands, limits of Special Flood Hazard Areas, and the extent of the proposed borrow pit with setback lines shown along adjacent property lines.

IV. Planning & Zoning 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.



BRYAN COUNTY
APPLICATION FOR CONDITIONAL USE PERMIT
CASE CUP# 154-19

Date Received: 2-1-19 Meeting Date: _____

Applicant: KERN & CO., LLC - Chad R. Zittrover

Applicant's Address: P.O. BOX 15179
SAVANNAH, GA 31416

Applicant's Phone No.: 912-354-8400 Fax No.: 912.356.1865

Owner of the Property: WW MEEKS

Owner's Address: 65 OLD HARDWICKE ROAD
P.O. BOX 78, RICHMOND HILL, GA 31324

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

Contact Person's Name: CHAD R. ZITTRUVER, PE

Contact Person's Phone No.: 912.651.1324 Fax No.: _____

Tax Parcel Number (PIN): 061045 Present Zoning: A-5

Requested Zoning: _____

Address of Property: 65 OLD HARDWICKE ROAD

Public / Private Roadway Access: FORT McALLISTER ROAD

Acreage: 659.66 AC.

Existing Structure and/or Use of Property: RESIDENTIAL

Proposed Use: BORROW PIT

Special Physical Characteristics: _____

Adjacent Zonings: North: A-5 East: A-5

South: A-5-MULTI DM West: PUD

I hereby certify that the above information and all attached information is true and correct.

[Signature] 1-28-19
Signature of Applicant Date

[Signature] 2-22-2019
Signature of Owner Date

***** STAFF USE ONLY *****

Sign Posted: Date: _____ Notices to the Neighbors: Date: _____

Planning Commission Action: Approved / Denied Date: _____

Board of Commissioners Action: Approved / Denied Date: _____

AUTHORIZATION BY PROPERTY OWNER

I, John Meeks, 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: KERN & CO., LLC - CHAD R. ZITTRUER

Address: PO. BOX 15179

City: SAVANNAH State: GA Zip Code: 31416

Telephone Number: 912.354.8400 Fax Number: 912.356.1865

[Signature] Jan 21-19
Signature of Owner Executor Date

Personally appeared before me

John Meeks
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.

[Signature]
Notary Public

1-22-19
Date (Notary Seal)





BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

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

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

VERIFICATION OF PAID TAXES

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

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

061045

Parcel Identification Number

Signature of Applicant (handwritten signature)

Date 1/22/19

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: Sheila Way Title: Tax Clerk

Signature: (handwritten signature) Date: 2-1-19

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.

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk ST1 Date 2019 02 01 Sequence 105255

2/01/19
10:53:05

| | | | | |
|-------------------|--------------------------------|---------------|----------------|------------|
| Bill Number . . . | 2018 012792 Acct | 7930R18 | Fair Mkt Val | 1,036,910 |
| Taxpayer Name. . | MEEKS W W | | Bill Date | 2018 08 24 |
| Additional Name. | 65 OLD HARDWICKE ROAD | | Due Date | 2018 11 15 |
| Address Line 1 . | | | H/S Code | LC |
| Address Line 2 . | PO BOX 78 | | Lender Code | |
| City ST Zip 4. . | RICHMOND HILL | GA 31324 | Under Appeal | |
| Loctn/Desc . . . | 20 GMD 3-C-402 10/20/49 PBB:11 | | Bankruptcy | |
| Map Blk Par Sub. | 061 045 | Dist 03 | Check Notes | |
| Original Bill | Adj & Charges | Payments | Descriptions | This Tran |
| 9,919.89 | | 9,919.89- | Taxes | _____ |
| | | | Assessment Pen | _____ |
| | | | Interest | _____ |
| | | | Costs | _____ |
| | | | Late Penalty | _____ |
| | | | Other Penalty | _____ |
| | | | TOTALS | _____ |
| 9,919.89 | | 9,919.89- | Payment/Adjust | (P/A) P |
| | | Last T/A Date | Reason Code | (F13) 00 |
| | | PP 2018 09 14 | | |

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

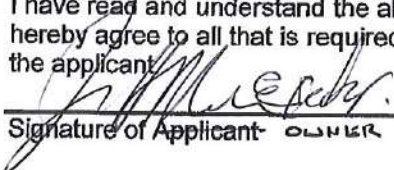
- No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.
- Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

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 ~~OWNER~~

Personally appeared before me

John Meeks
Applicant (Print)

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

Cheryl Rae Moody
Notary Public

1-22-19
Date (Notary Seal)



CONFLICT OF INTEREST CERTIFICATION

FOR CONDITIONAL USE PERMIT

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

JHM 6/22/19
Signature of Applicant OWNER Date

John Meeks, Executor
Type or print name and title

Signature of Applicant's attorney Date

Type or print name and title

Cheryl Rae Moody 1-22-19
Signature of Notary Public Date



Wed, 12 Dec 2018 - 4:05pm Johnson
DRAWING PATH: C:\3181\181574\DWG\181574_MEEKS_PIT_BORROW_PIT.dwg



PROPOSED
ACCESS ROAD
2.0 ACRES

PROPOSED
BORROW PIT
22.8 ACRES

FORT McALLISTER ROAD
GA. HWY. NO. 144

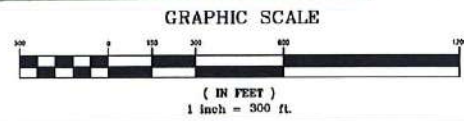
KINSALE DRIVE

UTILITIES PROTECTION CENTER



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
DIAL 811 OR 1-800-282-7411
WWW.GEORGIA811.COM

CALL THREE WORKING
DAYS BEFORE YOU DIG



NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION
DATE: _____ BY: _____

Kem & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
7 Mal Court, 03140 P.O. Box 15179, 03116 Scarsdale, Georgia 0152, 354-4400
319 Walnut Street, Suite A, Scarsdale, Georgia 30458, Phone: 912, 225-5172



STAMP:

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |

ORIGINAL RELEASED FOR
CONSTRUCTION DATE:

PLANS OF
MEEKS BORROW PIT
FOR
LANYARD DEVELOPMENT

DRAWING TITLE:
CONCEPT
PLAN

SCALE: 1"=300'
PROJECT NO.: 180374
DATE: 12.12.18
DRAWN BY: JAP
CHECKED BY: CRZ

SHEET NO.:
C1

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Summary

Parcel Number 061045
 Location Address 65 OLD HARDWICKE RD
 Zip Code 31324
 Legal Description 20 GMD 3-C-402 10/20/49 PBB:11
 (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 659.66
 Neighborhood OGEECHEE RIVER AC (OGEER)
 Homestead Exemption Yes (SC)
 Landlot/District N/A

[View Map](#)



Owner

MEEKS W W
 65 OLD HARDWICKE ROAD
 PO BOX 78
 RICHMOND HILL, GA 31324-0000

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|--------|
| RUR | Open Land | Rural | 2 | 60 |
| RUR | Woodlands | Rural | 6 | 440.77 |
| RUR | Water Front | Rural | 9 | 18.42 |
| RUR | Woodlands | Rural | 1 | 73 |
| RUR | Woodlands | Rural | 3 | 55.47 |
| RUR | Road Frontage | Rural | 8 | 12 |

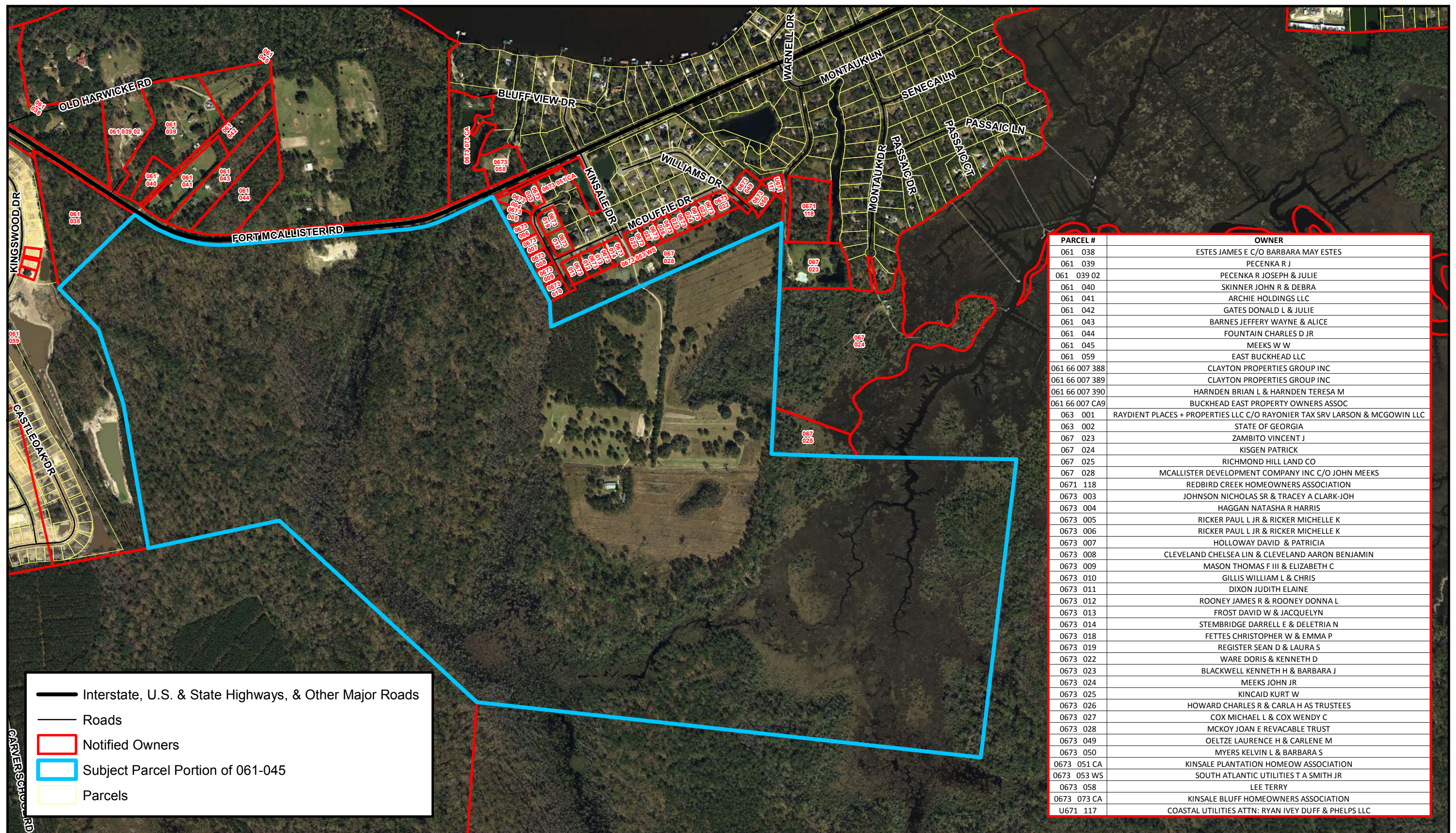
Residential Improvement Information

Style One Family
 Heated Square Feet 6518
 Interior Walls Plaster
 Exterior Walls Wood
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1849
 Roof Type Metal
 Flooring Type Pine
 Heating Type No Heat
 Number Of Rooms 0
 Number Of Bedrooms 5
 Number Of Full Bathrooms 5
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 12
 Value \$299,700
 Condition Average
 House Address 65 OLD HARDWICKE

Style One Family
 Heated Square Feet 2372
 Interior Walls Sheetrock
 Exterior Walls Wood
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1920
 Roof Type Metal
 Flooring Type Carpet/Tile
 Heating Type Heat Pump
 Number Of Rooms 0



Sketches



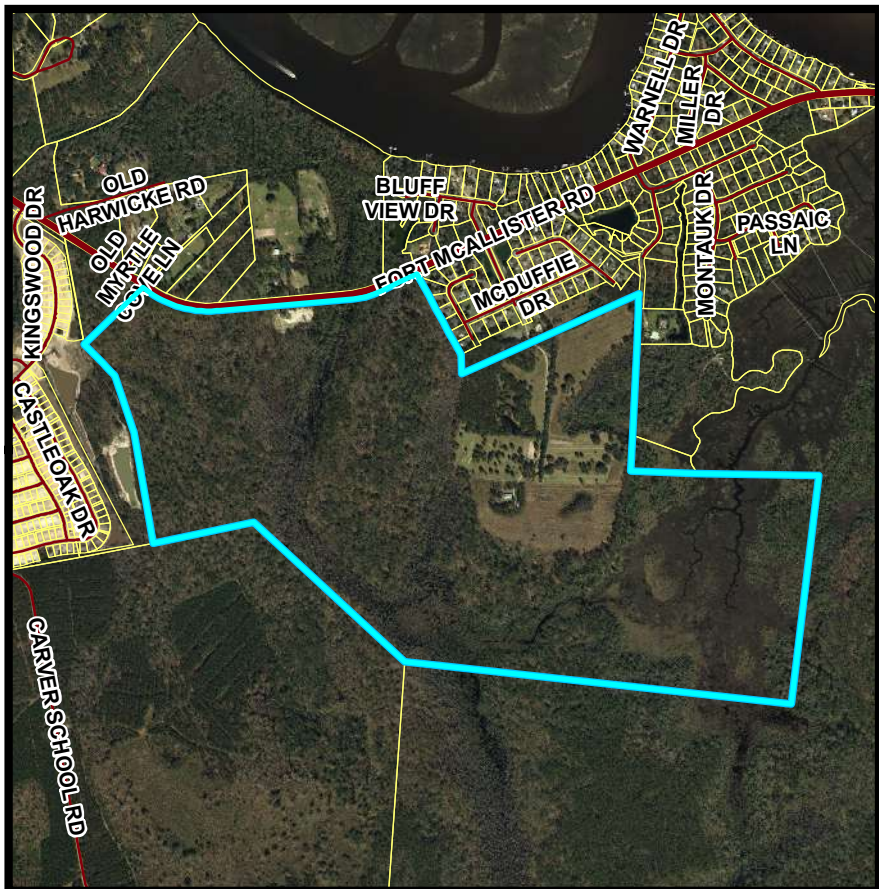
— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 [Red Outline] Notified Owners
 [Blue Outline] Subject Parcel Portion of 061-045
 [Yellow Outline] Parcels

| PARCEL # | OWNER |
|----------------|--|
| 061 038 | ESTES JAMES E C/O BARBARA MAY ESTES |
| 061 039 | PECENKA R J |
| 061 039 02 | PECENKA R JOSEPH & JULIE |
| 061 040 | SKINNER JOHN R & DEBRA |
| 061 041 | ARCHIE HOLDINGS LLC |
| 061 042 | GATES DONALD L & JULIE |
| 061 043 | BARNES JEFFERY WAYNE & ALICE |
| 061 044 | FOUNTAIN CHARLES D JR |
| 061 045 | MEEKS W W |
| 061 059 | EAST BUCKHEAD LLC |
| 061 66 007 388 | CLAYTON PROPERTIES GROUP INC |
| 061 66 007 389 | CLAYTON PROPERTIES GROUP INC |
| 061 66 007 390 | HARNDEN BRIAN L & HARNDEN TERESA M |
| 061 66 007 CA9 | BUCKHEAD EAST PROPERTY OWNERS ASSOC |
| 063 001 | RAYDIENT PLACES + PROPERTIES LLC C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC |
| 063 002 | STATE OF GEORGIA |
| 067 023 | ZAMBITO VINCENT J |
| 067 024 | KISGEN PATRICK |
| 067 025 | RICHMOND HILL LAND CO |
| 067 028 | MCALLISTER DEVELOPMENT COMPANY INC C/O JOHN MEEKS |
| 0671 118 | REDBIRD CREEK HOMEOWNERS ASSOCIATION |
| 0673 003 | JOHNSON NICHOLAS SR & TRACEY A CLARK-JOH |
| 0673 004 | HAGGAN NATASHA R HARRIS |
| 0673 005 | RICKER PAUL L JR & RICKER MICHELLE K |
| 0673 006 | RICKER PAUL L JR & RICKER MICHELLE K |
| 0673 007 | HOLLOWAY DAVID & PATRICIA |
| 0673 008 | CLEVELAND CHELSEA LIN & CLEVELAND AARON BENJAMIN |
| 0673 009 | MASON THOMAS F III & ELIZABETH C |
| 0673 010 | GILLIS WILLIAM L & CHRIS |
| 0673 011 | DIXON JUDITH ELAINE |
| 0673 012 | ROONEY JAMES R & ROONEY DONNA L |
| 0673 013 | FROST DAVID W & JACQUELYN |
| 0673 014 | STEMBRIDGE DARRELL E & DELETRIA N |
| 0673 018 | FETTES CHRISTOPHER W & EMMA P |
| 0673 019 | REGISTER SEAN D & LAURA S |
| 0673 022 | WARE DORIS & KENNETH D |
| 0673 023 | BLACKWELL KENNETH H & BARBARA J |
| 0673 024 | MEEKS JOHN JR |
| 0673 025 | KINCAID KURT W |
| 0673 026 | HOWARD CHARLES R & CARLA H AS TRUSTEES |
| 0673 027 | COX MICHAEL L & COX WENDY C |
| 0673 028 | MCKOY JOAN E REVACABLE TRUST |
| 0673 049 | OELTZE LAURENCE H & CARLENE M |
| 0673 050 | MYERS KELVIN L & BARBARA S |
| 0673 051 CA | KINSALE PLANTATION HOMEOW ASSOCIATION |
| 0673 053 WS | SOUTH ATLANTIC UTILITIES T A SMITH JR |
| 0673 058 | LEE TERRY |
| 0673 073 CA | KINSALE BLUFF HOMEOWNERS ASSOCIATION |
| U671 117 | COASTAL UTILITIES ATTN: RYAN IVEY DUFF & PHELPS LLC |



Notification Map
Kern & Co, LLC - Chad Zittrover
Case CUP# 154-19

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
- Subject Parcel Portion of 061-045
- Surrounding Parcels







Location Map
Kern & Co, LLC - Chad Zittrover
Case CUP# 154-19

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.

BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

Public Meeting Date: March 5, 2019

| | |
|--|--------------------------|
| REGARDING THE APPLICATION OF: Sinkhole, LLC, requesting preliminary plat approval for Toni Branch Acres Subdivision located on Toni Branch Rd., PIN # 026-032 | Dated: February 26, 2019 |
|--|--------------------------|

I. Application Summary

Requested Action: Public hearing and consideration of preliminary plat approval for Toni Branch Acres Subdivision located on Toni Branch Rd., PIN # 026-032

Representative: Sinkhole LLC
PO Box 629
Ellabell, GA 31308

Applicable Regulations:

- Bryan County Interim Development Ordinance, Section 4 Preliminary Plats

II. General Information

1. Application: A preliminary plat application was initially received by the Administrator on January 29, 2019.

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

- A. Legal notice was published in the Bryan County News on February 14, 2019.
- B. Notice was mailed on February 15, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.
- D. An on-site notice was posted on February 15, 2019.

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

4. Background: This property consists of approximately 47.85 acres, which are currently being proposed for subdivision. The site is zoned AR-1. This preliminary plat represents the proposed 10 lot subdivision.

The 10 new lots will generate approximately 100 more trips per day. This indicates that a Traffic Impact Analysis is not required, as less than 1,000 average daily trips and will not concentrate 300 or more trips per day through a single access point. Additionally, the level of service at nearby intersections of US 204 and Porterfield Road and US 204 and Black Creek Church Road have a Level of Service (LOS) of B.

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

“A” Exhibits- Application:

A-1 Preliminary Plat

“B” Exhibits- Agency Comments:

Staff received no comments.

“C” Exhibits- Bryan County Supplements

C-1 Location Map

C-2 Notification Map

C-3 Overview Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

None presented

Staff Recommendation: Staff has reviewed the preliminary plat and recommends approval with the following conditions:

1. The frontage of Lot 6 is increased to 150 feet to meet AR-1 frontage requirements;
2. The zoning and setbacks are added to ensure all lots are buildable;
3. The survey meets all requirements, including a vicinity map;
4. The Department of Public Health completes a site review and approves the proposed plat.

III. Planning & Zoning Recommendation

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

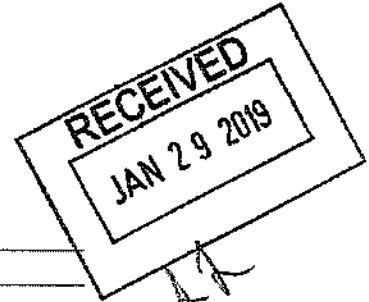
The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

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

APPLICATION FOR PRELIMINARY PLAT AND CONSTRUCTION PLAN APPROVAL

CASE SD# 3089-19 DATE RECEIVED 1/29/19

Map and Parcel # 026-032 Zone _____



Owner(s) of property: Smuckhole LLC

Owners' address Po Box 629, Ellabell, GA 31308

Owners' phone no. 912 665-0035

E-MAIL ADDRESS: bacontownpropertiesllc@gmail.com

Applicant: Michael Minard

Applicant's address same

Applicant's phone no. same

E-MAIL ADDRESS: same

Location of Property Toni Branch Rd

Address of Property Toni Branch Rd

Total Acreage 48

Existing structures 0

Current use of property None

Proposed use of property(s) Single family residential

X [Signature]
Signature of property owner/applicant

1/28/2019
Date

Signature of property owner/applicant



Summary

Parcel Number 026 032
 Location Address TONI BRANCH RD
 Legal Description DB 1282 / PG 387
 (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 AR-1
 Tax District County Unincorporated (District 03)
 Millage Rate 25.375
 Acres 48
 Neighborhood BLACK CREEK AREA (BLCRA)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)

Owner

SINKHOLE LLC
 PO BOX 629
 ELLABELL, GA 31308

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|---------------|--------------------|-------------------|-------|
| RUR | Road Frontage | Rural | 7 | 6 |
| RUR | Woodlands | Rural | 4 | 32 |
| RUR | Open Land | Rural | 1 | 10 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|------------|-----------------------|-------------------------------------|--|
| 3/30/2018 | 1305 537 | 2017 117 | \$200,000 | FAIR MARKET LAND SALE | OLIFF CHARLIE RODNEY & PHELPS NANCY | SINKHOLE LLC |
| 9/8/2017 | 1282 387 | | \$0 | QUIT CLAIM | OLIFF JON RALPH | OLIFF CHARLIE RODNEY & PHELPS NANCY |
| 8/1/1951 | 03-D0 386 | | \$0 | UQ | | OLLIFF L R (GRACE) |
| | 295 346 | E 29+ | \$0 | ESTATE | OLLIFF L R (GRACE) | OLLIFF CHARLE RODNEY , JON RALPH OLLIF |

Valuation

| | 2018 | 2017 | 2016 |
|---------------------|-----------|-----------|-----------|
| Previous Value | \$241,500 | \$241,500 | \$241,500 |
| Land Value | \$164,500 | \$241,500 | \$241,500 |
| + Improvement Value | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 |
| = Current Value | \$164,500 | \$241,500 | \$241,500 |

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 Gwin County Board of Assessors makes every effort to provide the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This system is not free data. Values and Changes 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: 1/28/2019, 6:26:45 AM

Developed by



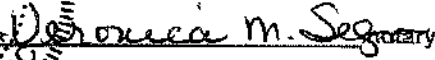
b. The undersigned fee simple owner of all the real estate depicted on this plat, and identified as owned by the undersigned, does hereby dedicate and transfer to the bryan county board of commissioners all streets, street rights of way and necessarily attendant drainage facilities and easements for the streets, all as shown on this plat.

Owner



JUNE
13
2022

witness



3. The following statements should be included on Article XIII Subdivision Plat:

- a. Lots abutting an approved Private Road System established under an Article XIII cannot be further subdivided unless such subdivisions meet all the requirements of Article V, which includes Road Paving.
- b. The recording of this Plat has been approved on the condition that the Private Road shown on this Plat may not be dedicated to or accepted by the County Commission as a County Maintained Road.
- c. No Building Permits will be issued until the road is built according to standards described in Article 9, Section 907 of the Bryan County Engineering and Design Standards.



BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

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

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

VERIFICATION OF PAID TAXES

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

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

026 032
Parcel Identification Number

[Signature]
Signature of Applicant

1/28/2019
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: Bridgette Mickell Title: Tax Clerk

Signature: Bridgette Mickell Date: 01-29-19

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.



Amanda Clement
756-7964

**BRYAN COUNTY
PLANNING & ZONING DEPARTMENT**

51 N. Courthouse St.
Pembroke, Ga. 31321
912-653-3893
Fax 912-653-3864

66 Capt. Matthew Freeman Drive
Richmond Hill, Ga. 31324
912-756-3177 OR 756-7962
Fax 912-756-7951

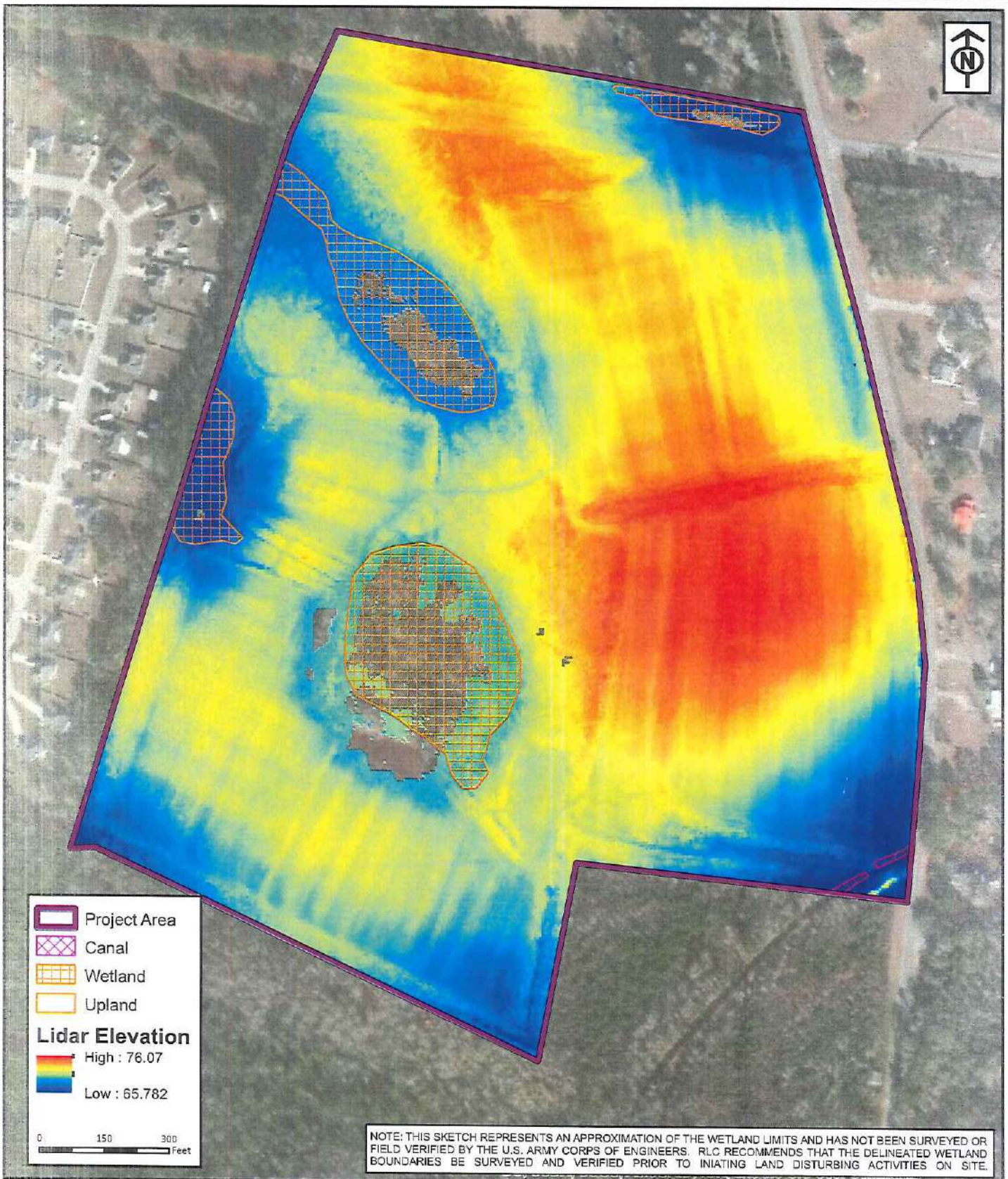
**ARTICLE XI
CHECKLIST AND APPLICATION FOR AN APPROVAL OF CONSTRUCTION PLANS AND
PRELIMINARY PLAT FOR SUBDIVISION WITH SUBDIVISION IMPROVEMENTS**

(Revised 5-8-12)

The completed application and attached documents along with all of the items in this checklist, and all applicable fees must be submitted a minimum of 30 days prior to the County Commission meeting at which you would like to have the request presented. Incomplete applications will not be accepted.

| | | |
|-------|---------------------------|-------------------------|
| Fees: | Single family residential | \$165 + \$35.00 per lot |
| | Multi family residential | \$165 + \$35.00 per lot |
| | Non-residential | \$165 + \$77.00 per lot |

- Copy of most recent recorded deed and plat relating to Applicant's acquisition and subsequent divisions of the land proposed to be subdivided;
- NA* Four (4) 11 x 17 inch copies of the proposed construction plans – construction plans must be prepared in accordance with Appendix A Section II;
- ✓* Four (4) 11 x 17 inch copies of the proposed Preliminary Plat – Preliminary Plats must be prepared in accordance with appendix A section I of the Subdivision Regulations;
- ✓* A jurisdictional wetlands delineation of the land to be subdivided or a letter from a soils scientist certifying that no wetlands exist on the land to be subdivided. The limits of any wetlands shall be surveyed and included on the preliminary plat;
- Three (3) copies of maps of soil types prepared by a soil scientist for the land to be subdivided;
- NA* A land disturbing activity permit issued pursuant to the Soil Erosion and Sedimentation Control Ordinance of Bryan County. This or a completed application for such permit, along with all supporting materials;
- ?* A Title Insurance policy in an amount determined by the Planning Director to be the fair market value for the real estate tax purposes of the real property portion of the subdivision Improvements, insuring for the County, fee simple title, with no exceptions, to such Subdivision Improvements (Section 1212 (iii))
- If required by the Planning Director, a Traffic Impact Study and an Education Impact study which would assist in future Planning for the County.



Project Area
 Canal
 Wetland
 Upland
Lidar Elevation
 High : 76.07
 Low : 65.782

0 150 300 Feet

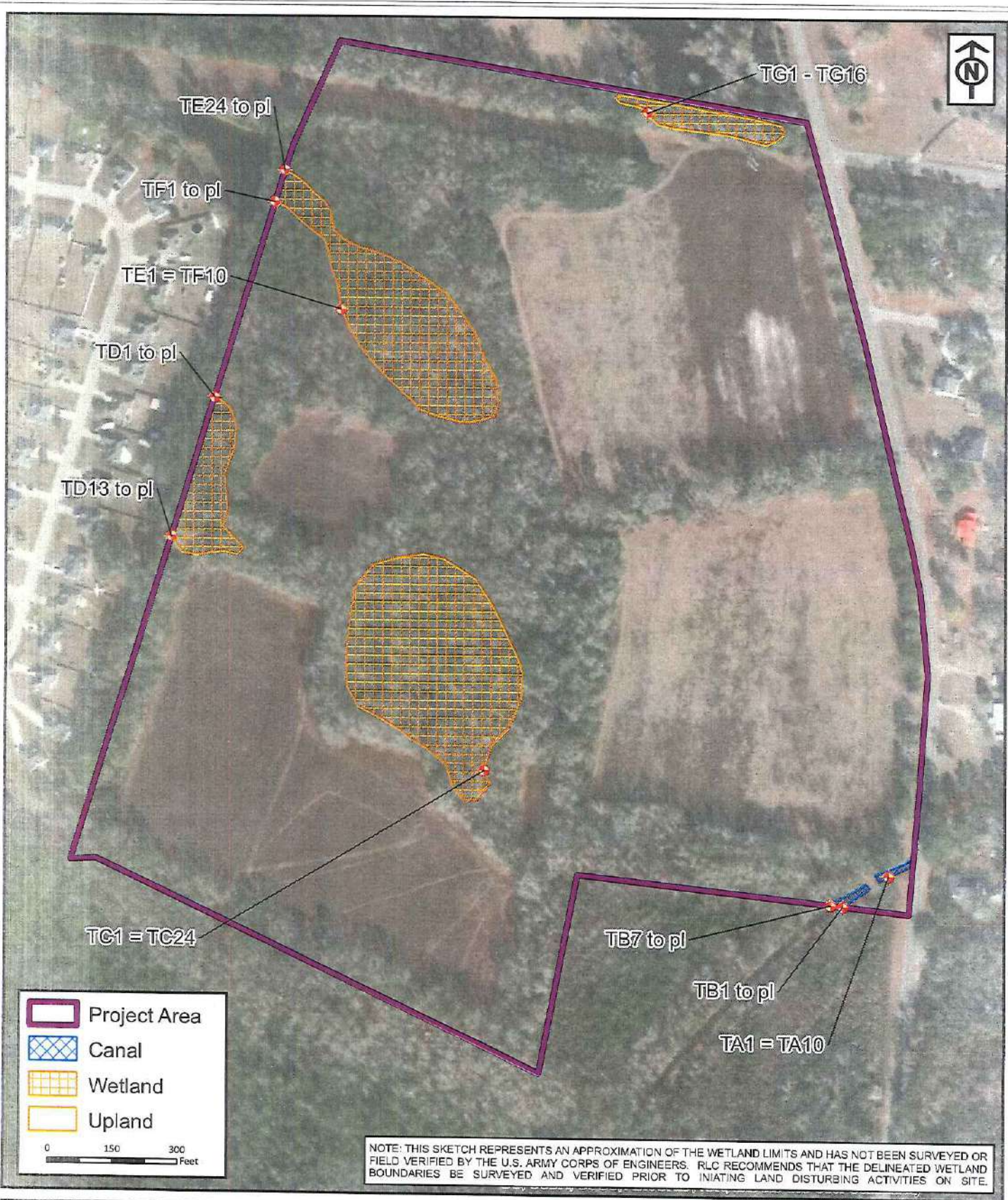
NOTE: THIS SKETCH REPRESENTS AN APPROXIMATION OF THE WETLAND LIMITS AND HAS NOT BEEN SURVEYED OR FIELD VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS. RLC RECOMMENDS THAT THE DELINEATED WETLAND BOUNDARIES BE SURVEYED AND VERIFIED PRIOR TO INIATING LAND DISTURBING ACTIVITIES ON SITE.

| | |
|------------------|-------------------|
| RLC Project No.: | 18-302 |
| Figure No.: | 2 |
| Prepared By: | TS |
| Sketch Date: | 11/20/2018 |
| Map Scale : | 1 inch = 300 feet |

Parcel 026-032
Toni Branch Road
 Bryan County, Georgia

NOAA Topographic Lidar
 Prepared For: Sinkhole, LLC

RESOURCE+LAND
CONSULTANTS
81 Park of Commerce Way, Suite 202
 Suwanee, Georgia 30078
 404.211.5496 www.rlcusa.com



| | |
|------------------|-------------------|
| RLC Project No.: | 18-302 |
| Figure No.: | 1 |
| Prepared By: | TS |
| Sketch Date: | 11/20/2018 |
| Map Scale: | 1 inch = 300 feet |

Parcel 026-032
Toni Branch Road
 Bryan County, Georgia

Approximate Aquatic
Resources Flagging Sketch
 Prepared For: Sinkhole, LLC

RLC
RESOURCE+LAND
CONSULTANTS
41 Park of Commerce Way Ste. 205
 Suwanee, Georgia 30078
 912-515-5099 www.rlcinc.com



Georgia Department of Public Health
 Bryan County | Richmond Hill
 Environmental Health

Coastal Health District
 Diane Z. Weems, M.D., District Health Director

66 Captain Matthew Freeman Drive, Suite 146
 Richmond Hill, Georgia 31324
 Phone: 912-756-2636 | Fax: 912-756-2416

SITE EVALUATION APPLICATION

The following form must be filled out completely and submitted to the health department with an approved plat.

Applicant's name Michael Mindard Phone number 912 665-0035
 Mailing address PO Box 1629
 City Ellabell State GA Zip 31308

Property to be tested:

Tax map # 0216 parcel # 032
 Subdivision _____ lot _____
 911 address Toni Branch Rd
 City Ellabell State GA Zip 31308
 Type facility (residence, etc.) _____
 Water supply: _____ public community _____ individual _____
 Water system owner _____

Address _____ Phone number _____
 Well located required distance from possible pollution source: yes _____ no
 Garbage disposal/garbage grinder: _____ yes no

Reasons for property to be tested:

planning & zoning _____ mortgage co.
 _____ other (explain) _____

Specific directions to lot (lot should be marked clearly)

[Signature]
 Applicant

1/28/2019
 Date

Office use only:

date received _____
 payment \$ _____ check# _____

Zoning Clearance

Clearance no. _____
 Zone: _____ Lot size: _____
 Any existing residence on property: _____ Yes _____ No
 Proposed use of property: _____

Approved: _____ Date: _____

FILED IN OFFICE
CLERK OF COURT
12/14/2017 09:09 AM
BECKY CROWNE, CLERK
SUPERIOR COURT
BRYAN COUNTY, GA

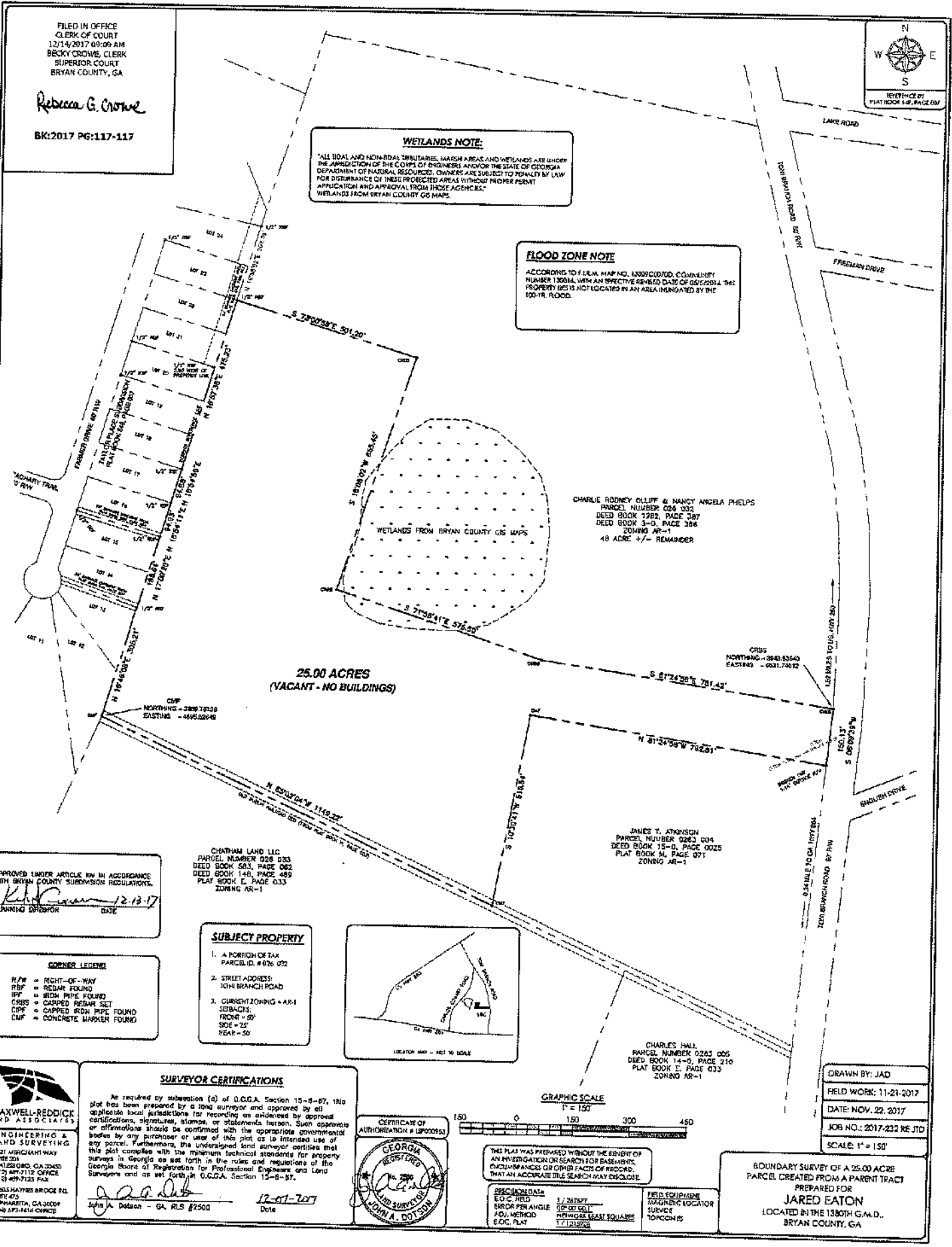
Rebecca G. Crowne

BK:2017 PG:117-117



WETLANDS NOTE:
"ALL TIDAL AND NON-TIDAL "WETLANDS, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES."
WETLANDS FROM BRYAN COUNTY GIS MAPS

FLOOD ZONE NOTE
ACCORDING TO F.E.R.M. MAP NO. 13029C(07)D, COMMUNITY NUMBER 13001A, WITH AN EFFECTIVE REVISED DATE OF 05/02/2014, THIS PROPERTY IS IN A FLOOD ZONE AS INDICATED BY AN AREA INUNDATED BY THE 100-YR. FLOOD.



25.00 ACRES
(VACANT - NO BUILDINGS)

CHARLIE RODNEY CLUFF & NANCY ANGELA PHELPS
PARCEL NUMBER 024 002
DEED BOOK 1292, PAGE 387
DEED BOOK 3-D, PAGE 386
ZONING AR-1
48 ACRE +/- REMAINDER

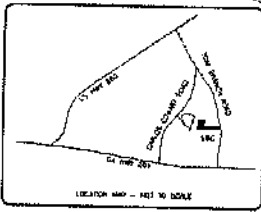
JAMES T. ATKINSON
PARCEL NUMBER 0263 004
DEED BOOK 15-D, PAGE 071
PLAT BOOK M, PAGE 071
ZONING AR-1

CHARLES J.M.L.
PARCEL NUMBER 0243 006
DEED BOOK 14-D, PAGE 210
PLAT BOOK E, PAGE 033
ZONING AR-1

APPROVED UNDER ARTICLE IV IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.
[Signature] 12-13-17
PLANNING DIRECTOR DATE

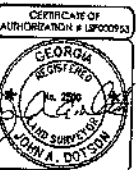
CHATHAM LAND LLC
PARCEL NUMBER 028 033
DEED BOOK 583, PAGE 082
DEED BOOK 148, PAGE 489
PLAT BOOK E, PAGE 033
ZONING AR-1

- SUBJECT PROPERTY**
- 1. A PORTION OF TAX PARCEL ID. # 076 022
 - 2. STREET ADDRESS: 101N BRANCH ROAD
 - 3. CURBSETTING - ARI SETBACKS: FRONT = 50' SIDE = 25' REAR = 50'



MAXWELL-REDDICK AND ASSOCIATES, INC.
ENGINEERING & LAND SURVEYING
1221 WASHINGTON WAY
SUITE 201
STATESBORO, GA 30450
912-487-7112 OFFICE
912-487-7123 FAX
11605 HAYNES BRIDGE RD.
SUITE 475
ALPHARETTA, GA 30009
404-583-1416 OFFICE

SURVEYOR CERTIFICATIONS
As required by subsection (a) of O.C.G.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as indicated by approval certifications, signatures, stamps, or statements herein. Such approvals or affirmations shall be confirmed with the appropriate governmental bodies by any purchaser or user of the plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.
[Signature] 12-01-2017
John A. Dotson - GA RLS #2500 Date



THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF AN INVESTIGATION OR SEARCH FOR EASEMENTS, ENCUMBRANCES OR OTHER FACTS OF RECORD, THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

PRECISION DATA

| | | |
|-----------------|-------------------------|-----------------|
| E.O.C. FIELD | 1/1/2017 | FIELD EQUIPMENT |
| SUROR PER ANGLE | 00" 00" 00" | TAGGING LOCATOR |
| ADJ. METHOD | PERIMETER LEAST SQUARES | SURVEY |
| E.O.C. PLAT | 1/1/2017 | TOPCON IS |

DRAWN BY: JAD
FIELD WORK: 11-21-2017
DATE: NOV. 22, 2017
JOB NO.: 2017-232 RE JTD
SCALE: 1" = 150'
BOUNDARY SURVEY OF A 25.00 ACRE PARCEL CREATED FROM A PARENT TRACT PREPARED FOR JARED EATON LOCATED IN THE 1380TH G.M.D., BRYAN COUNTY, GA

**BRYAN County Environmental Health
Site Evaluation Form.**

Subdivision _____ Lot _____ Block _____ Acreage _____

Street Address Toni Branch Rd (Directions on Back)

Water Supply: Public Ind. Well _____ Number of Bedrooms _____ Garbage Disposal _____

House Design (Check one) Slab _____ Crawl Space _____ Split Level _____ Basement _____ Other _____
(Specify)

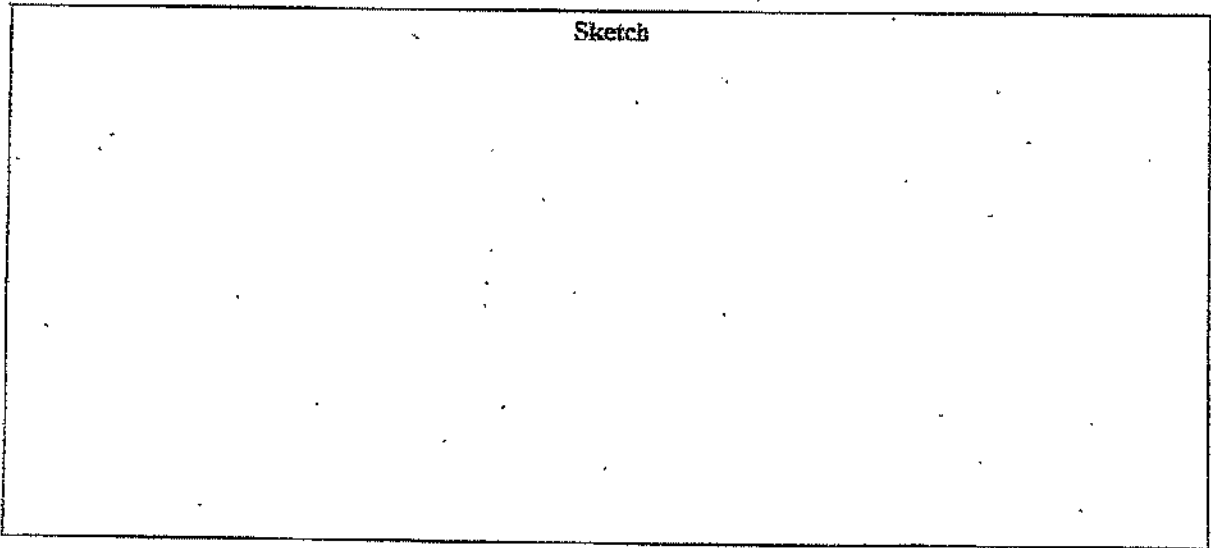
Plumbing Stub Out Location (Check one) Slab _____ Crawl Space _____ Split Level _____ Basement _____

Type of On Site Sewage Management System requested (indicate one): Conventional Septic Tank System _____

Alternative On Site Sewage Management System _____
(Specify System Requested)

The grant of a permit by the county board of health for the installation of any on site sewage management system does not constitute a warranty or endorsement.

The following information must be provided: 1) lot sketch showing lot dimensions, proposed building location/dimensions, proposed building line and side line distances; 2) street or road name; 3) well location if applicable and well locations on adjacent property; 4) driveway, patio or other paved surfaces; 5) underground utilities; 6) plumbing stub out and proposed drainfield location 7) location of easements and flood plain.



The above information as furnished is true, and correct to the best of my knowledge. I hereby apply for an on site sewage management system construction permit and inspection of that system based upon this information. The applicant and/or owner is responsible for adverse soil conditions, such as rock or water tables, encountered.

Smkhole LLC PO Box 629, Ellabell, GA 912-665 0035
Owner's name Owner's address Phone #

Michael Minard Same Same
Applicant's name Applicant's address Phone #

Signature [Signature] Date of application 1/28/2019

Fee Amount Paid _____ Received by _____ Date _____

Date of evaluation _____ EHS _____ Approved _____ Disapproved _____

911 ADDRESS REQUEST

BRYAN COUNTY

Facsimile 756-2127

TO: _____

FROM: _____

ASSIGNMENT OF ADDRESSES REQUESTED: _____

SIGNATURE REQUESTED: _____

MAP AND PARCEL NUMBER: 026 032

STREET AND LOT #: _____

OWNER OF RECORD: Smik hole LLC

OWNER(S) SIGNATURE REQUIRED: X [Signature]

PURPOSE OF REQUEST:

COMBINATION OF LOT(S): _____

DELETION OF LOT(S): _____

CREATION OF NEW LOT(S): _____

CHANGE OF ROAD NAME: _____

(Attach a copy of plat)

MAPPING CHANGE REQUEST

ALL requests for mapping change(s) other than those generated by the REAL ESTATE TRANSFER TAX DECLARATION form (commonly known as PT-81) MUST be accompanied by all supporting, verifiable documents. Documents shall be deemed verifiable only when recorded in the Clerk of Courts Office of Bryan County. Deed(s) and any plat(s) (referenced in said deed) recorded in the Clerk of Courts Office of Bryan County shall be considered sufficient for the creation of a new parcel. Any information filed in another County MUST be supplied by the owner of record. This documentation must bear all appropriate recording information. A copy of the most current Real Estate Transfer Form shall be attached, if applicable.

No parcel shall be deleted without sufficient research data to justify such action.

Only contiguous properties (properties having one or more boundaries in common) and all owners of record being one and the same may be considered for combination.

ALL MAPPING CHANGE REQUEST(S) SHALL REQUIRE THE APPROVAL BY THE ASSESSOR'S OFFICE MAPPING DEPARTMENT AND THE PLANNING AND ZONING DEPARTMENT.

MAP/PARCEL NO.(S) 026 032

OWNER(S) OF RECORD SIGNATURE(S) X [Signature]

COMBINATION _____ CREATE NEW PARCEL DELETE PARCEL _____
(FOR OFFICE USE ONLY)

ARTICLE XIII: APPROVAL OF MINOR SUBDIVISION _____
ARTICLE XIV: APPLICATION FOR ABBREVIATED APPROVAL _____
ARTICLE XVI: REVISION, COMBINATION OR RECOMBINATION _____
ZONING RECLASSIFICATION REQUEST _____

INTERNAL DISTRIBUTION - CC SENT FOR ACTION: ASSESSOR _____ P & Z _____ ENG _____ GIS _____

ASSESSOR'S MAPPING DEPARTMENT

APPROVED _____ DENIED _____
DATE: _____
BY: _____

PLANNING AND ZONING DEPARTMENT

APPROVED _____ DENIED _____
DATE: _____
BY: _____

COMMENTS: _____

BRYAN COUNTY PLANNING AND ZONING
P.O. BOX 1071
PEMBROKE, GEORGIA 31321

WETLANDS DETERMINATION CERTIFICATION

I _____
name organization

do hereby certify that the property located at map and parcel # _____ with

address _____

contains

does not contain

jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

Signature of Certified Soil Scientist or Wetlands Consultant

If the parcel of land is found to contain wetlands, delineation shall be required on the plat presented to the Planning Commission for approval. This delineation shall include all metes, bounds, and distances for wetland area. The following statement shall be shown on Mylar to be approved.

Wetlands shown on this plat are under the jurisdiction of the army corps of engineers. Lot owners may be subject to penalty by law for disturbance to these wetland areas without proper authorization.

AUTHORIZATION BY PROPERTY OWNER

I, Michael Minard, 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 subdivision 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: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____ Fax Number: _____

Michael Minard

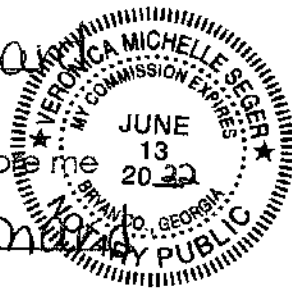
Signature of Owner

_____ Date

Michael Minard
Owners Name (Print)

Personally appeared before me

Michael Minard
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 29 day of January, ~~2012~~ 2019

Veronica M. Seger
Notary Public



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

Michael Minard
Applicant (Print)

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

This 11 day of Feb, 2019.

Veronica Seger

Notary

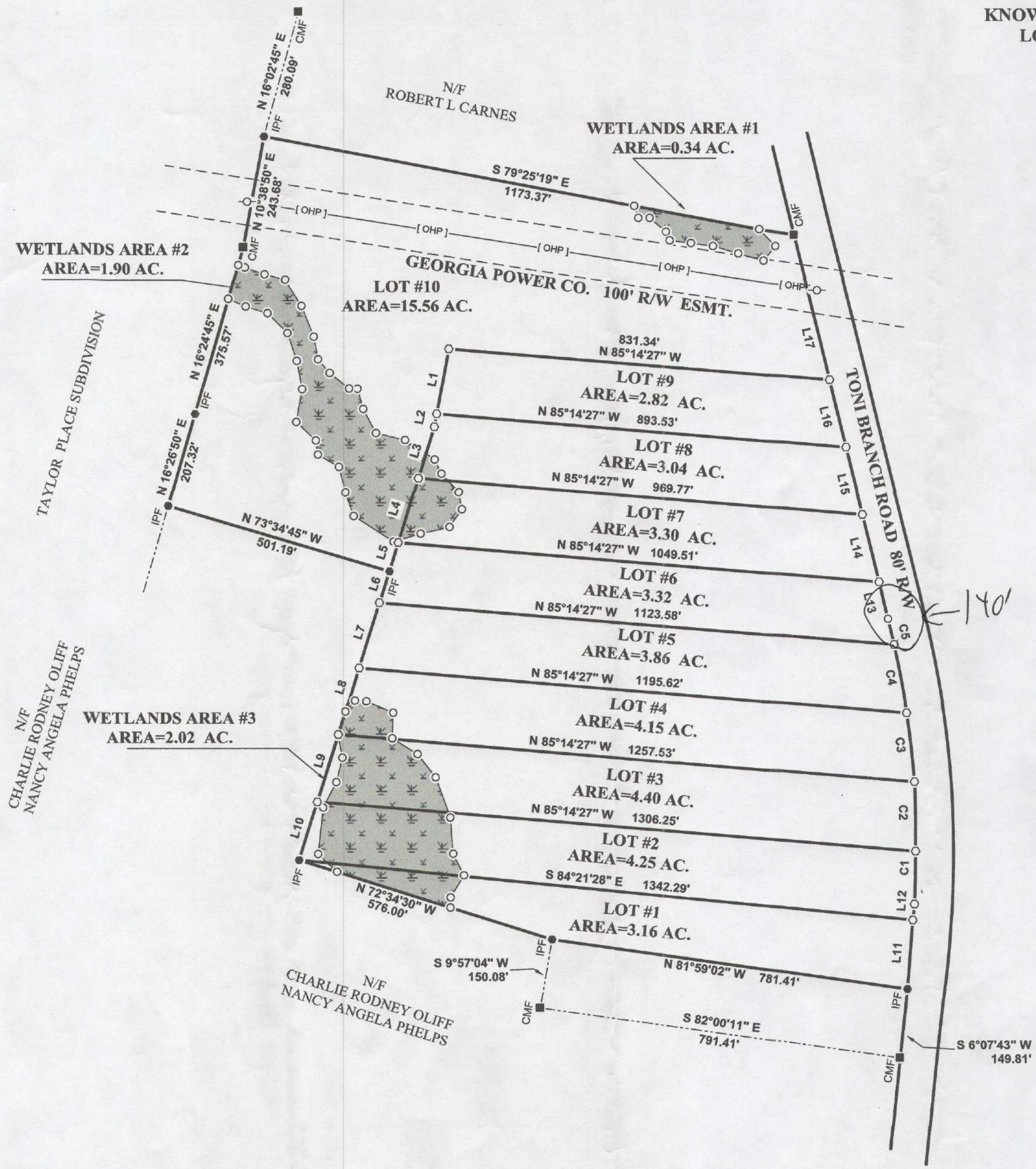


**SURVEY OF 47.85 ACRES BEING
KNOWN AS TONI BRANCH ACRES SUBDIVISION
LOCATED IN THE 1380 TH G.M. DISTRICT
OF BRYAN COUNTY, GEORGIA**



RESERVED FOR THE CLERK OF COURT

| LINE | BEARING | HORIZ DIST |
|------|-------------|------------|
| L1 | S10°38'50"W | 143.03' |
| L2 | S10°38'50"W | 28.42' |
| L3 | S17°31'04"W | 116.89' |
| L4 | S17°31'04"W | 145.88' |
| L5 | S17°31'04"W | 65.03' |
| L6 | S17°31'04"W | 71.25' |
| L7 | S17°31'04"W | 148.44' |
| L8 | S17°31'04"W | 150.98' |
| L9 | S17°31'04"W | 153.03' |
| L10 | S17°31'04"W | 132.39' |
| L11 | N4°45'33"E | 150.00' |
| L12 | N4°45'33"E | 35.00' |
| L13 | N13°42'33"W | 82.82' |
| L14 | N13°42'33"W | 150.00' |
| L15 | N13°42'33"W | 150.00' |
| L16 | N13°42'33"W | 150.00' |
| L17 | N13°42'33"W | 321.92' |



- REFERENCES:**
1. PL BK E PG 33
 2. PL BK 2017 PG 117
 3. PL BK 456 PG 9
 4. PL BK 549 PG 7
 5. PL BK M PG 71

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, SOKKIA GRX2, AND A TESLA DATA COLLECTOR.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT A EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE

SURVEYOR CERTIFICATION

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

WILLIAM MARK GLISSON RLS #3316

DATE _____

Traverse PC GRAPHIC SCALE 1"=200'

STATE OF GEORGIA

SURVEY NOTES:

1. ALL CORNERS ARE MARKED WITH 5/8 REBARS UNLESS OTHERWISE NOTED ON THIS PLAT.

PREPARED BY:

GLISSON
LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

| CURVE | BEARING | HORIZ DIST | RADIUS | ARC | DELTA | TANGENT |
|-------|-------------|------------|----------|---------|----------|---------|
| C1 | N1°26'45"E | 115.00' | 2048.52' | 115.02' | 3°13'01" | 57.52' |
| C2 | N0°57'07"W | 150.00' | 2048.52' | 150.03' | 4°11'47" | 75.05' |
| C3 | N6°13'06"W | 150.00' | 2048.52' | 150.03' | 4°11'47" | 75.05' |
| C4 | N10°24'52"W | 150.00' | 2048.52' | 150.03' | 4°11'47" | 75.05' |
| C5 | N13°18'45"W | 57.18' | 2048.52' | 57.18' | 1°35'58" | 28.59' |

SURVEY FOR:

SINKHOLE LLC.

COUNTY: BRYAN STATE: GEORGIA

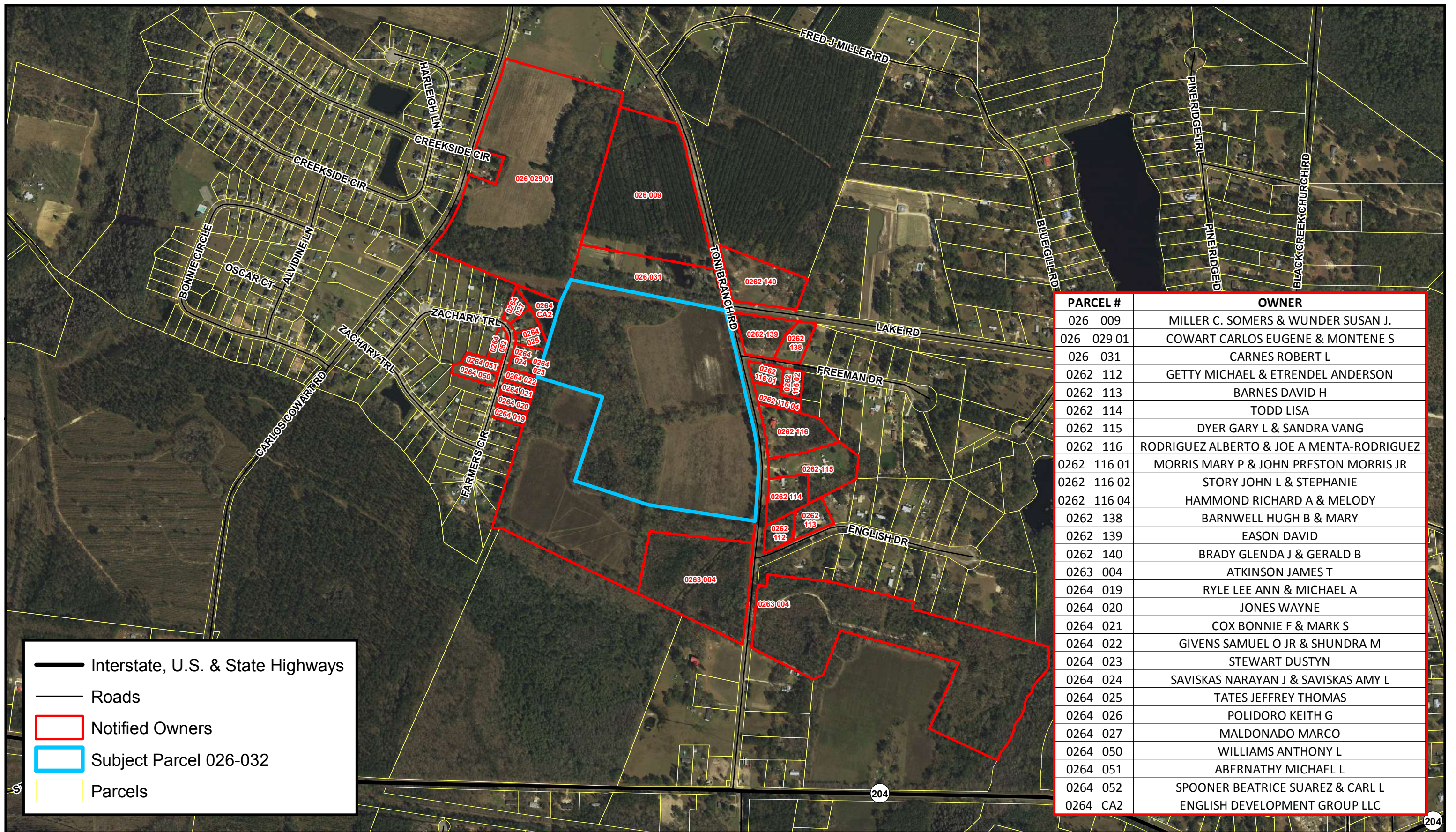
GMD: 1380 TH SUBD: _____

DATE: 12/07/2018 SCALE: 1" = 200'

FILE NUMBER: #18326

TOTAL AREA: =47.85 AC. LOT: _____

FIELD SURVEY DATE: 09/04/2018



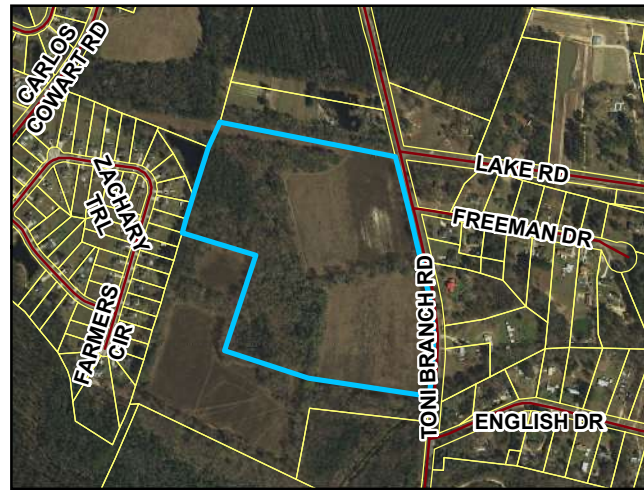
| PARCEL # | OWNER |
|-------------|---|
| 026 009 | MILLER C. SOMERS & WUNDER SUSAN J. |
| 026 029 01 | COWART CARLOS EUGENE & MONTENE S |
| 026 031 | CARNES ROBERT L |
| 0262 112 | GETTY MICHAEL & ETRENDEL ANDERSON |
| 0262 113 | BARNES DAVID H |
| 0262 114 | TODD LISA |
| 0262 115 | DYER GARY L & SANDRA VANG |
| 0262 116 | RODRIGUEZ ALBERTO & JOE A MENTA-RODRIGUEZ |
| 0262 116 01 | MORRIS MARY P & JOHN PRESTON MORRIS JR |
| 0262 116 02 | STORY JOHN L & STEPHANIE |
| 0262 116 04 | HAMMOND RICHARD A & MELODY |
| 0262 138 | BARNWELL HUGH B & MARY |
| 0262 139 | EASON DAVID |
| 0262 140 | BRADY GLENDA J & GERALD B |
| 0263 004 | ATKINSON JAMES T |
| 0264 019 | RYLE LEE ANN & MICHAEL A |
| 0264 020 | JONES WAYNE |
| 0264 021 | COX BONNIE F & MARK S |
| 0264 022 | GIVENS SAMUEL O JR & SHUNDRA M |
| 0264 023 | STEWART DUSTYN |
| 0264 024 | SAVISKAS NARAYAN J & SAVISKAS AMY L |
| 0264 025 | TATES JEFFREY THOMAS |
| 0264 026 | POLIDORO KEITH G |
| 0264 027 | MALDONADO MARCO |
| 0264 050 | WILLIAMS ANTHONY L |
| 0264 051 | ABERNATHY MICHAEL L |
| 0264 052 | SPOONER BEATRICE SUAREZ & CARL L |
| 0264 CA2 | ENGLISH DEVELOPMENT GROUP LLC |

Interstate, U.S. & State Highways
 Roads
 Notified Owners
 Subject Parcel 026-032
 Parcels



Notification Map
Michael Minard
Case SD# 3089-19

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.

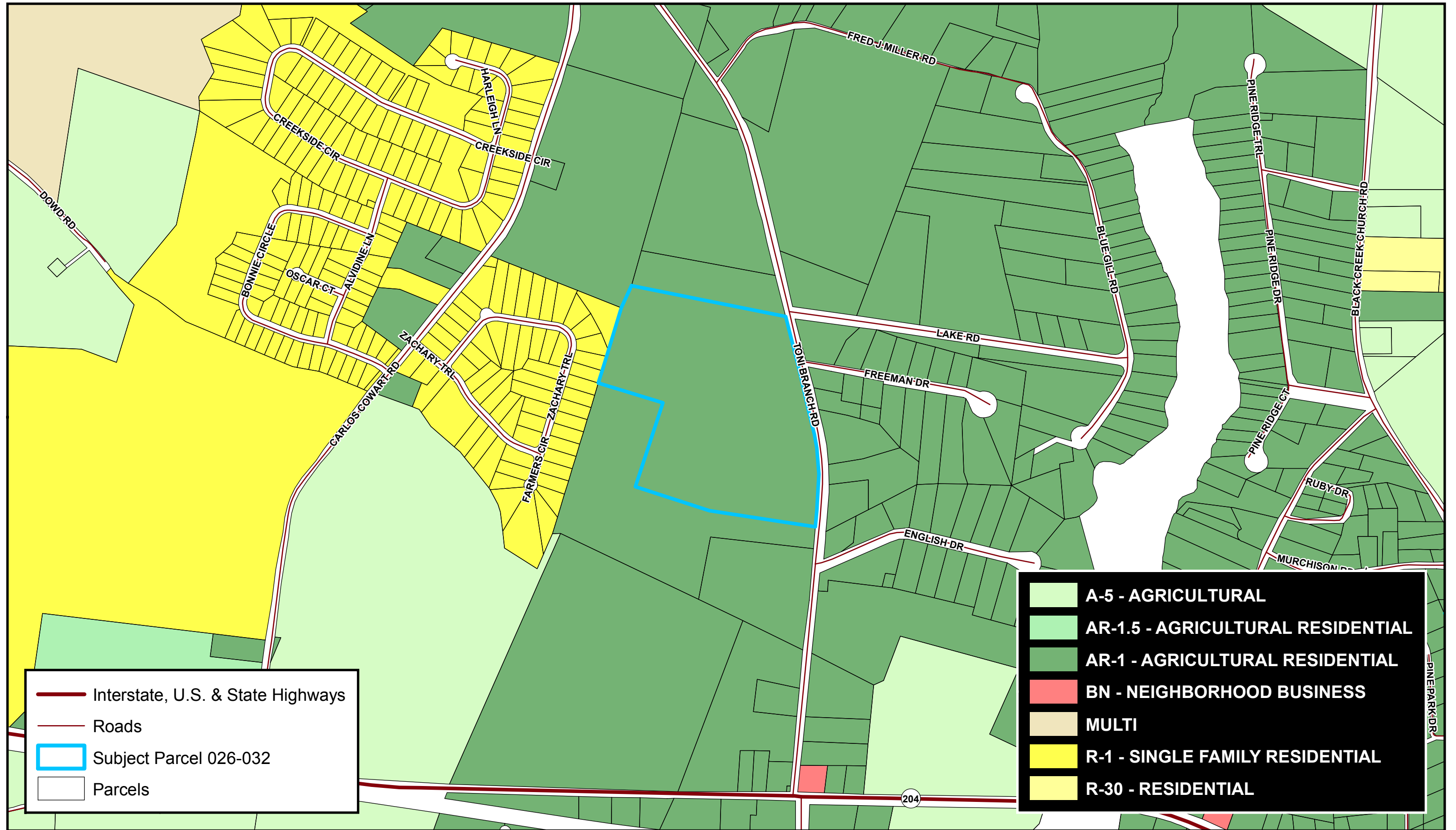


- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 026-032
- Surrounding Parcels



Overview Map
Michael Minard
Case SD# 3089-19

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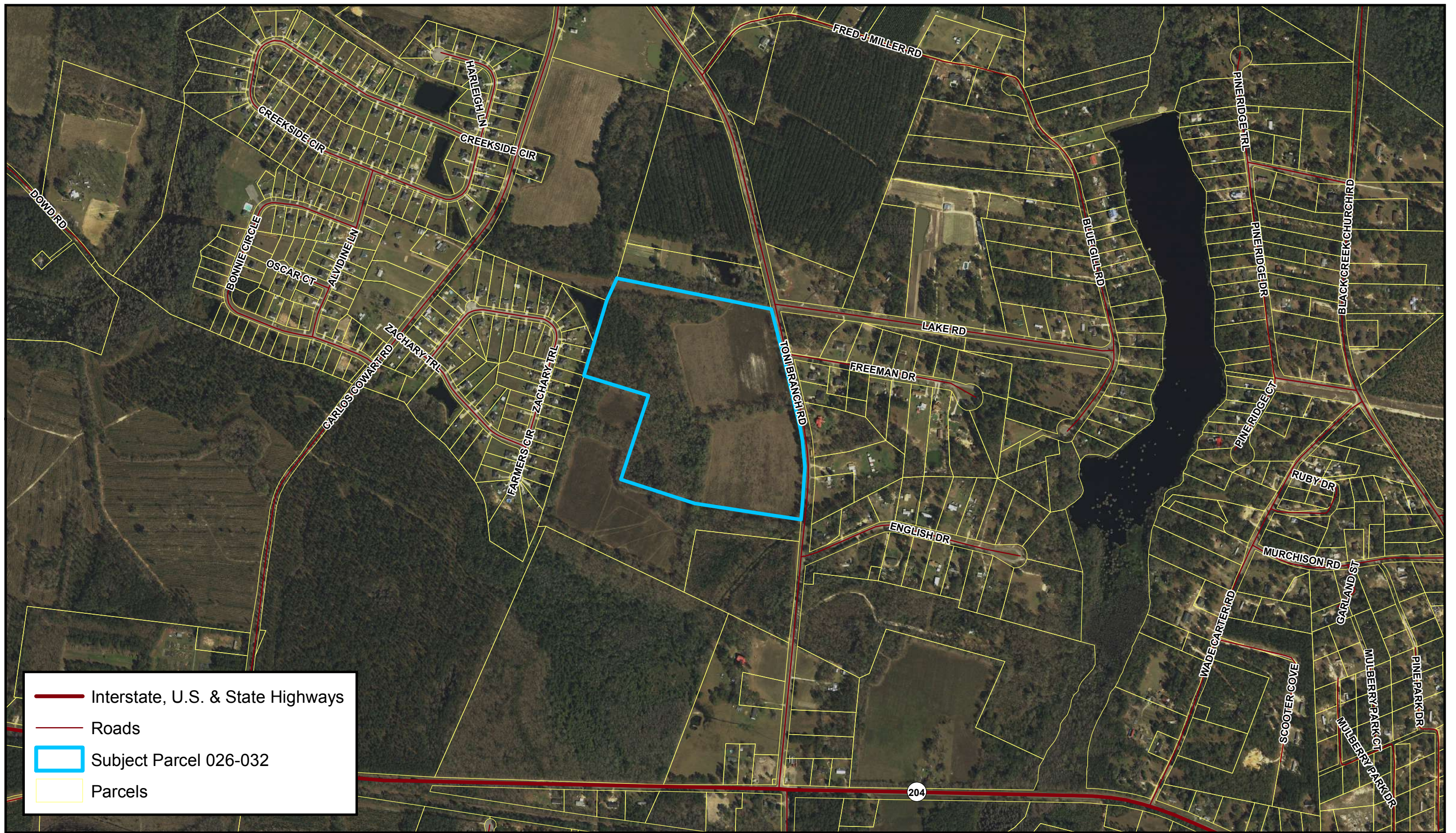
-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 026-032
-  Parcels

-  A-5 - AGRICULTURAL
-  AR-1.5 - AGRICULTURAL RESIDENTIAL
-  AR-1 - AGRICULTURAL RESIDENTIAL
-  BN - NEIGHBORHOOD BUSINESS
-  MULTI
-  R-1 - SINGLE FAMILY RESIDENTIAL
-  R-30 - RESIDENTIAL



Zoning Map
Michael Minard
Case SD# 3089-19

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- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 026-032
- Parcels



Location Map
Michael Minard
Case SD# 3089-19

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