



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: May 7, 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. ELECTION OF OFFICERS
- IV. APPROVAL OF AMENDED BYLAWS
- V. PUBLIC HEARINGS

PLANNING COMMISSION

Z# 203-19, Charles Way, requesting to amend the PUD for property located on Highway 144 and Veterans Memorial Parkway to be known as Lenox, PIN# 061-065-05 & 061-066.

SD#3084-18, Hussey Gay Bell, requesting preliminary plat approval for The Estates at George's Branch, on Wilma Edwards Road, PIN#019-046-03.

CUP#155-19, Hubert Quiller, requesting a Conditional Use for a memorial garden with columbarium on 7446 US Hwy 17, PIN# 042-036.

CUP#158-19, McLendon Enterprises, requesting a Conditional Use for a borrow pit located on US Hwy 204, PIN# 036-013.

Z#204-19, James Dean Stanfield, requesting to rezone 17.33 acres on US Hwy 119 from A-5 to AR-2.5, PIN# 014-039-02

BOARD OF ADJUSTMENT

V# 317-19, Michael Roberts, requesting a variance to increase the square footage requirements for a pool house, located on 579 Riverbend Road, PIN# 0601-024.

- VI. OTHER BUSINESS

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: April 15, 2019



**BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES**

**Meeting Date: April 2, 2019
Meeting Time: 6:30 p.m.**

Attendees: Steve Scholar
Ronald Carswell
Alex Floyd
Jonathan Goodman
Stacy Watson
Joseph Pecenka

Absent: Boyce Young

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

1. CALL TO ORDER

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

2. MINUTES

Commissioner Goodman made a motion to approve the March 5, 2019 Minutes, and a 2nd was made by Commissioner Pecenka. Vote 5:0, motion carried.

3. RECOGNITION OF GUESTS

4. PUBLIC HEARINGS

- I. SD#3087-19, Simcoe at Belfast, LLC, requesting preliminary plat approval for Belfast Lake Subdivision located on Belfast River Rd., PIN# 056-048 and 056-047-01.
 - a. Mrs. Clement described the 10-lot application and gave a description of the recent history of the property since February 2018. She stated that staff recommended approval with conditions to require access and maintenance easement be extended

- to a distance of 10' from the water's edge for the rear portions of the subdivision lots that extend into the area of the existing lagoon.
- b. Travis Bazemore, EMC Engineering, stated that he was there on behalf of the applicant for the approval and to answer any questions. He stated the HOA would own the lagoon and the easement of the back lots with agreements from the individual property owners.
 - c. Daniel Neil, 405 Wicklow Drive, asked the Planning Commission if there is a need for additional housing.
- II. SD# 3096-19, Waterways Township Owner's Association, requesting preliminary plat approval for Village Center Townhomes Phase 1 located in Waterways Subdivision, PIN# 075-001.
- a. Amanda Clement presented the preliminary plat application for 67 townhouse lots and reviewed the original PUD approval.
 - b. Donna Ward, 205 Longcreek Ln., stated her concerns on the lack of available parking for individual lots.
 - c. C. J. Chance, representative for Waterways, opining that development has stayed consistent with the approved PUD. He stated the property was shown as a higher density area and he mentioned the lots had more narrow drives with the buildings set further back.
 - d. Sara Resnick, 394 Strathy Hall Dr., stated that her comments were not pertaining to the requested application but that she wanted someone to hear her concerns on Strathy Hall. She and her husband, Leonard Resnick, gave their information and concerns to staff for further consideration.
 - e. Chuck Lorimer, 89 Gallie Cut, stated that he would like to see the construction of homes stop until county services could progress.
- III. SD# 3099-19, Scott Stafford, requesting preliminary plat approval for Woodland Trail phase IV subdivision located on Oak Level Rd., PIN# 063-001.
- a. Amanda Clement gave the presentation, stating that the Phase IV proposes an additional 168 lots for a development total of 292 lots and a second access to Oak Level Rd. She explained that support of services is reviewed during rezoning prior to preliminary plat, whereas the preliminary plat reviews the conformity of the lots with the zoning standards. Commissioner Goodman recused himself from this application.
 - b. Jason Bryant, Engineer for applicant, spoke on the preservation of the existing oak trees.
 - c. Daniel Neal, 405 Wicklow Dr., spoke on the supply and demand of homes in the area.
 - d. Jamie Deaton, 195 Timberland Trail, spoke on her concerns of quality and value of the last phase.

- e. Ray Pittman, Engineer for applicant, explained the building style will be similar with phases II & III of Woodland Trail.
-
- IV. SD# 3098-19, Kurt Mentzer, requesting to create a private road lot split located on Harbour Lane, PIN# 0632-077.
 - a. Sara Far-Newman presented the application for the private road lot split with two lots for single-family homes.
 - b. Travis Bazemore, representative for the applicant, stated the private road will meet the county requirements but asked to allow the applicant to build a single family home on the lot during the construction of the road.
 - c. Jody Weed, 530 Harbor Ln., asked about the standard requirements for the private drive.

 - V. Z# 202-19, Alexander and Jane Honnor, requesting to rezone from AR-1 to B-2, for the use of a Pet Boarding and Pet Daycare facility located on 1701 Harris Trail Rd., PIN# 054-054-01.
 - a. Amanda Clement presented the application to the Planning Commission, stating the area was a mixed-use character area based on the Comprehensive plan. She also pointed out that the applicant replied to the comments made by staff, where staff encouraged the applicant to optimize the layout of the site and the separation of the outdoor play area from the adjacent residential uses to minimize possible concerns for the adjoining properties with potential noise and odor.
 - b. Jane Honnor, applicant, described her dream for the proposed area and that this lot was the most suitable for their ideas of a doggy day care. She continued to talk about the hours of operation and the operation of the facility.
 - c. John Mowry, owner of adjacent lot, stated his concerns with noise, waste, water and setbacks.
 - d. Barry Washington, 1122 Brisbon Rd., specified his concerns with added congestion on the intersection of Brisbon and Harris Trail Road.
 - e. Beatrice Simmons, 927 Brisbon Rd., stated her concerns with noise and odor.

 - VI. Z# 203-19, Charles Way, requesting to amend the Bryan Land and Timber PUD, (also known as Buckhead East), for property located on Highway 144 and Veterans Memorial Parkway to be known as Lenox, PIN# 061-065-05 & 061-066.
 - a. Sara Farr-Newman presented the application to the Planning Commission, describing the location and the conceptual site plan connecting to the existing Lake Lily

Townhomes. She stated the applicant decreased the number of lots to 92 from 122, and that the traffic study recommended improvement to Veteran's Memorial Parkway to include turning lanes. Sara described the differences between the 2012 PUD amendment and the proposed 2019 PUD amendment. She goes on to say how staff recommends approval of the amendment to the cemetery use but conditions will apply and more information is needed before a recommendation can be given for commercial and multi-family use changes.

- b. Charles Way, applicant, announced the he did agree with staff's recommendations except the traffic improvements on Carver School Rd. and the full access connection to Highway 144. He stated the change to residential use from commercial in the proposed PUD would lower the traffic density. As a result, they do not agree with the full access connection to Highway 144 to allow cut through traffic into the subdivision.
- c. Ray Pittman, Engineer for applicant, described the lot sizes, density, and setbacks. He also spoke about the lack of demand for commercial development. He states that the applicant is requesting 66 additional lots and not providing a cut through road through the development off Highway 144.
- d. Nick Morgensen, 188 Lake Lily Dr., spoke on his concerns with the school, population and recreational areas.
- e. Lisa Odell, 3190 Garden Hills Lp., spoke on her concerns for traffic, buffer requirements, and safety issues.
- f. J. J. Hendrix, Blige Rd., asked for evidence for residential demand.

A motion was made by Commissioner Goodman to recommend approval with conditions for the Preliminary plat for the Belfast Lake Subdivision, case SD#3087-19 and a 2nd was made by Commissioner Carswell. Vote 4:1, Commissioner Pecenka, against, motion carried.

A motion was made by Commissioner Pecenka to recommend approval of the Waterways preliminary plat, case SD#3096-19 and a 2nd was made by Commissioner Goodman. Vote 5:0, motion carried.

A motion was made by Commissioner Pecenka to recommend approval for the Woodland Trails preliminary plat, case SD#3099-19 and a 2nd was made by Commissioner Floyd. Vote 4:0, Commissioner Goodman abstaining, motion carried.

A motion was made by Commissioner Floyd to approve the private road lot split on Harbour Lane with the amended condition stating road completion by time of Certificate of Occupancy, case SD#3098-19 and a 2nd was made by Commissioner Goodman. Vote 5:0, motion carried.

A motion was made by Commissioner Goodman to recommend approval for the Honnor rezoning request with staff recommendations and to move road as close as possible to the power facility, case Z#202-19 and a 2nd was made by Commissioner Floyd. Vote 2:3, Commissioners Carswell, Pecenka, and Watson, against, motion failed.

A motion was made by Commissioner Pecenka to recommend tabling the Lenox PUD amendment, case Z#203-19 until the next meeting in May and a 2nd was made by Commissioner Carswell. Vote 5:0, motion carried.

5. OTHER BUSINESS

Charles Way requested to have the building design modification request for the Lenox PUD withdrawn from the agenda.

6. ADJOURNMENT

A motion was made by Commissioner Pecenka to adjourn the Planning and Zoning meeting and a 2nd was made by Commissioner Watson. Vote 5:0, motion carried. Chairman Scholar adjourned the meeting at 8:08 P.M.

Planning & Zoning Commission Bylaws

**Bryan County Planning & Zoning Commission
Bylaws
Adopted December 16, 2018
Amended May 7, 2019**

Article I – Purpose

1. The Bryan County Planning & Zoning Commission (“the Commission”) was established on March 3, 1956 by resolution of the Bryan County Board of County Commissioners (“County Board”).
2. The Commission’s purpose is to promote the orderly development of Bryan County (“the County”) and its environs and to advise the County Board on that subject.
3. The Commission is governed by the Code of Georgia.

Article II – Members

1. The Commission shall consist of five to 10 members.
2. All members of the Commission shall be residents of the County.
3. Members shall be qualified by knowledge and experience to make decisions on questions of community growth and development.
4. Members of the Commission shall be appointed by the County Board for a term not to exceed four years. The County Board may reappoint members for additional terms.
5. When a term is not completed and a vacancy on the Commission results, it shall be filled by County Board appointment for the unexpired portion of the term only.
6. The County Board may remove members for malfeasance in office. The County Board also may remove members without limitation in the event that a member is absent from two consecutive meetings of the Commission or is absent from any four meetings of the Commission within each quarter of the calendar year unless an excuse, acceptable to the County Board, is provided.

Article III – Officers

1. There shall be two officers of the Commission, a chair and a vice chair. The Community Development Department shall provide a staff member to act as secretary.
2. Election of officers shall be held at the final regular Commission meeting of each calendar year. The newly elected officers shall take office on January 1 of the succeeding year.
3. Elected officers shall serve in this capacity for one year.
4. The Vice Chair shall preside in the absence of the Chair. In the absence of both, the members shall elect an acting Chair from among those members present.
5. If the Chair vacates the office prior to completing his or her term, the Vice Chair shall assume the office and serve the remainder of the term. A new Vice Chair shall then be elected at the next regular meeting to fill out the remainder of the term for that year.

Article IV – Meetings

1. The Commission shall hold at least one regular meeting every two months and may schedule one or more special meetings or work sessions each month.

2. Special meetings of the Commission may be called by the Chair or by any two members upon written request to the Chair or verbal request if the request is made during a regularly scheduled meeting. Notice of a special meeting shall be given in accordance with Chapter 50 of the Code of Georgia, known as the Georgia Open Meetings Law (OCGA 50-14 & -18).
3. The Commission shall prepare and adopt an annual schedule of regular meetings at its first meeting following the meeting at which the County Board adopts its annual schedule. The Commission's schedule shall be coordinated with the County Board's schedule so referrals of reports and plans to the County Board can be timely.
4. A quorum shall be required for the Commission to hold an official meeting and to take action on any matter before it. A majority (one-half plus one) of the members entitled to vote shall constitute a quorum. No action of the Planning Commission shall be valid unless authorized by a majority vote of those present and voting.
5. In the absence of a quorum, the members present may discuss matters on the agenda and report the discussion to the Commission for action.
6. The Chair shall only vote to break a tie vote.
7. No member shall vote on a subject in which he or she has a financial interest or other conflict. The State and Local Government Conflict of Interests Act applies to all members.
8. In the case of major differences of opinion among members, the minority shall have the right to file a separate report to accompany the majority recommendation or action.

Article V – Sub-Committees

1. The Planning Commission may create sub-committees, as it deems necessary.
2. For matters that come before the Commission where committee jurisdiction is not obvious, the Commission Chair shall assign these matters to the Committee of his or her choice.
3. At the option of its chair, a committee of the Commission may draw upon one or more citizens of Bryan County who are qualified to help with particular assignments.

Article VI – Records

1. All meetings of the Commission and its sub-committees are subject to the Freedom of Information Act and the Open Records Act. A record of the transactions shall be kept of all meetings of any type. After approval by the Commission, these records shall be entered in the Commission's Book of Minutes and placed on the Commission's website, as a public record. When a scheduled meeting is held and a quorum is not present, the discussions shall form a report only and shall be filed with the other Commission material.
2. The votes of the members shall be recorded by name.

Article VII – Publicity

1. No release to the public media shall be made unless it has the Commission's approval or unless the Commission has authorized the Chair to make an appropriate release to the public.

Article VIII – Amendments

1. These Bylaws may be added to, amended, or revised at any meeting of the Planning Commission by a majority of a quorum of the Planning Commission, provided that notice of any proposed amendment is given to each member in writing at least two weeks prior to an official meeting.

Article IX – Parliamentary Authority

1. In all matters of parliamentary procedure not specifically governed by these Bylaws or otherwise required by law, the current edition of *Robert's Rules of Order (Newly Revised)* shall apply.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: May 7, 2019

REGARDING THE APPLICATION OF: Charles Way, requesting a PUD amendment for parcel, PIN# 061-065-05 and 061-066 in unincorporated Bryan County, Georgia. The applicant is requesting the BLT PUD, a.k.a., Buckhead East PUD, be amended, and the property’s use be changed from commercial, multi-family, and institutional uses to residential.	Staff Report by Sara Farr-Newman Dated: April 30, 2019
--	--

I. Application Summary

Requested Actions: Public hearing and consideration of an amendment to a previously approved Planned Unit Development (PUD) for Bryan County. The application by Charles Way proposes to change the use of a portion of the BLT PUD, a.k.a. Buckhead East PUD, from commercial, multifamily, and institutional uses to residential, PIN# 061-065-05 and 061-066 located to the east of Highway 144 and south of Veterans Memorial Parkway, in unincorporated Bryan County, Georgia.

Representative: Charles Way

Applicant: Charles Way

Owner: Bryan Land & Timber, LLC
5066 Tucker Ridge
Macon, Ga 31210

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Proposal Review Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Subpart B Appendix B, Article XII, Planned Unit Developments, Sec. 1212 - Amendments to a PUD Approval – Resubmittal and Rehearing
- Bryan County Interim Development Ordinance, Section 11: Site and Building Design Guidelines

II. General Information

1. Application: An application to amend the previously approved BLT PUD was submitted by Charles Way, on March 1, 2019. After reviewing the application, the Director certified the application as being generally complete on March 11, 2019.

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

- A. Legal notice was published in the Bryan County News on April 18, 2019.
- B. Notice was sent to Surrounding Land Owners on April 16, 2019.
- C. The site was posted for Public Hearing on April 18, 2019.

3. Background: The Bryan County Board of Commissioners approved the Bryan Land and Timber (BLT) Planned Unit Development (PUD) on January 8, 2008, with a subsequent Master Plan Revision to specify development standards for residential uses approved on June 19, 2012. The adopted master plan encompasses approximately 510 acres generally bound by Hwy 144 to the west, Spur 144 (Fort McAllister Road) to the north, and Carver School Road to the south; and proposed a mix-use of land uses to include light commercial, public and semi-public facilities, and residential uses with up to 500 dwelling units. Existing uses developed under the PUD approval include the Bryan County Administrative Complex, Bryan County Fire Station currently under construction, DeVaul Henderson Park, McAllister Elementary School, a Shell convenience store, the Stop N Stor storage facility, and the Buckhead East residential subdivision containing 474 approved single-family lots. Primary access to the PUD is currently provided from Highway 144 via a single lane round-a-bout at Captain Matthew Freeman Drive, providing connection to Veterans Memorial Parkway. A network of neighborhood streets with loop roads and cul-de-sacs supports interior circulation; and Kingswood Drive provides a secondary point of access at Spur 144 (Fort McAllister Road).

The 47.3-acre portion of the PUD area that is the subject of this application is located in the southwest corner of the PUD development area; east of Hwy 144, south of Veterans Memorial Parkway, and north of Carver School Road. The specific uses anticipated for this area on the original master plan included commercial, multi-family, and cemetery/institutional uses. In August of 2018, an application to amend the land use plan to convert these uses to single-family residential use was filed with the Community Development office. The applicant proposed the Lenox subdivision consisting of 122 single-family lots, which - if approved - would have increased the overall number of residential units within the PUD to 596 (474 existing + 122 proposed). Due to the requested change in land use and overall increase in residential units proposed, staff required a traffic study and initiated a new Development of Regional Impact (DRI) review (DRI #2827). Following a public hearing with the Planning Commission on October 2, 2018, and upon hearing concerns from the public regarding the land use change and traffic impacts, the applicant withdrew the request on October 9, 2018.

The applicant refiled the application with modifications on March 1, 2019, to reduce the number of lots proposed from 122 to 92; which – if approved – would increase the overall number of residential units within the PUD to 566 (474 existing + 92 proposed). As the only significant change made to the application request was to lessen the impact by reducing the number of lots being proposed, the prior traffic study and DRI assessments were determined to be sufficient and did not warrant an additional submission or review.

The application was reviewed by the Planning & Zoning Commission at their April 2, 2019, meeting and was continued to the May 7, 2019, meeting by the Commission so that the applicant could provide additional information to support their request to convert a portion of the commercial, multi-family, and all of the cemetery use to single-family residential. The applicant made several changes to their application including clarifying the acreage, reasons for the land use changes, and removing requests for ordinance exemptions and design guidelines waivers, and resubmitted a revised application package on April 8, 2019.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on April 8, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 PUD Amendment Application (Note the County does not have a separate application for “Amendment” so the Zoning application was utilized.)

A-2 Revised Lenox PUD Amendment documents dated April 8, 2019

A-3 Revised Site Plan and Master Plan Dated April 5, 2019

A-4 Jurisdictional Wetlands Delineation

A-5 Traffic Impact and Access Study dated May 16, 2018, with supplemental reports dated August 30, 2018 and August 6, 2018

“B” Exhibits- Agency Comments:

B-1 Letter from County Engineer dated March 15, 2019

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

D-1 Signed petition requesting the hearing be deferred to June 2019 in order to be heard in Richmond Hill.

III. CH. 12, Planned Unit Development: PUD Section 1212 Standards

The IDO added a specific provision addressing amendments to an approved PUD (Section 1212), but the IDO did not identify criteria for approving a requested amendment. Staff, therefore, evaluated the requested amendment based on the Standards for approving a PUD application identified in Section 1201 of the Zoning Code.

(i) Whether the proposed change in land use is in conformance with the general intent of the comprehensive plan and the general zoning ordinance of the County;

► **Staff comment:** The Comprehensive Plan Character Area Map of South Bryan County identifies future growth in the area as low-density suburban characteristics. PUD is one of the recommended zoning categories for this character area. Others include BN, R-1, R-2, and R-3. The proposed change in land use is in conformance with the Comprehensive Plan and the future land use of this area.

(ii) Whether there is a need for the amendment/development.

► **Staff comment:** The proposed change in land use eliminates a 16.42-acre portion of commercial, a 4.14-acre portion of multi-family, and all of the 24.48-acres of cemetery use from the PUD. Each of these land uses are discussed in more detail below.

Commercial Use: Since the approval of the original PUD in 2008, this area and other commercial areas within the PUD have remained undeveloped. Under the original land use plan, commercial uses were concentrated along Hwy 144, Spur 144 (Fort McAllister Road), and Veterans Memorial Parkway, where they would be easily accessible and highly visible to traffic passing by. Veterans Memorial Parkway was originally shown as an east/west spine road serving as a thoroughfare through the development area and providing a direct connection from Hwy 144 to Spur 144. As it exists today, Veterans Memorial Parkway loops around McAllister Elementary school, requiring vehicles to either turn around at DeVaul Henderson Park or continue through the Buckhead East subdivision via Branden Way and Kingswood Drive to exit the PUD at Fort McAllister Road. Although Veterans Memorial Parkway still serves as a primary access into and out of the development, it does not serve as a thoroughfare through the community as originally intended; thereby reducing the likely-hood of pass-by trips, which are often desirable for commercial uses. Whether or not this change in the road configuration from the master plan has

negatively affected the marketability of this tract as a commercial lot is unknown; and additional information from the applicant was requested in order to determine if this alone warrants an amendment to the plan.

With the revised application submitted April 8, 2019, the applicant has identified three key points, listed below, to justify the conversion of the 16.42 acres of commercial to residential.

1. The commercial tract has been idle for over 10 years which reveals there is no demand for commercial in this area;
2. The Belfast PUD, planned for 1,437 acres of commercial and industrial uses, and the Publix commercial site on Highway 144 which has multiple unoccupied out parcels are more appropriately located and planned for the traffic that commercial uses generate and should satisfy the area's desire for commercial uses; and
3. Converting the commercial area to residential will reduce the traffic generated by this land area by over 50%;

First in response to these points, the fact that the tract has been idle for over 10 years is indisputable. It is apparent that in the ten years since the PUDs approval, this tract has not been developed with any commercial uses. The stated reason for the property not developing as commercial, however, is not quantifiable as no market research has been produced to evidence this lack of demand. Additionally, the applicant has not provided any evidence to demonstrate that the property has failed to attract a viable commercial tenant after being actively listed on the real estate market for commercial use.

Second, the availability of other commercial options within South Bryan County may not address the individual need of this neighborhood or the County. The Comprehensive Plan for Bryan County identifies the need for diverse economic development opportunities in order to expand the tax base. Goals include creating a live, work, play community, which requires the integration of larger businesses as well as neighborhood businesses. The proposed commercial areas in the PUD would be good opportunities for these smaller neighborhood businesses. Additionally, all the commercial areas identified by the applicant are located in the City of Richmond Hill, which do not further the goals for unincorporated Bryan County.

Lastly, staff agrees that converting the commercial use to residential use will likely reduce the overall neighborhood traffic. A reduction in traffic does not, however, justify a change in land use.

Multi-family Use: The PUD's 2012 Master Plan Update provided a 23-acre tract for "multi-family" housing with 36 units; accounting for 7.2% of the total residential units planned for the PUD (36 multi-family units out of the 500 total units permitted). While the specific type of housing intended under the PUD's use of the term "multi-family" is unclear, it is assumed that single-family attached housing

(townhomes) were included in this land use. Currently, 32 of the existing 474 approved residential lots are for townhome construction. These lots are located within the multi-family tract and along Lake Lilly Drive. No research or documentation has been provided in order to determine whether the existing/proposed mix of housing options are meeting the market demands of the area; and the County's Comprehensive Plan does not set clear goals for diversifying the housing mix. If this land use amendment is approved, then the percentage of "multi-family" housing units within the overall PUD will be reduced to 5.6% (32 multi-family units out of 566 total units proposed). While the reduction in housing mix by 1.6% seems negligible, the addition of the four remaining townhouse units could still be accommodated along Lake Lilly Drive in continuation of the current development. For this reason, additional information was requested by the applicant to justify converting the remaining portion of multi-family to single-family residential. In response to this, the applicant indicated that hiring one builder in order to build single family houses would facilitate the development and better respond to current market demand; whereas, the development of the remaining townhouse units would require contracting with an additional builder.

Cemetery Use: The original PUD approval set aside approximately 24 acres for cemetery use but was unclear on the specific plan for the perpetual care/ownership of the cemetery at this location, or whether it was intended to be private, semi-public, or public. Furthermore, the County's Comprehensive Plan does not contemplate land use planning for cemetery uses nor does it make projections on the amount of additional cemetery land needed in the county. Nonetheless, cemeteries should be carefully planned for; especially in developing communities since their permanency as a land use can present legal and fiscal challenges if their removal and/or relocation become necessary. In addition, environmental factors must be carefully considered when identifying appropriate locations for cemeteries. Sensitive land areas that are prone to flooding are not ideal for cemeteries as floodwaters can saturate the ground, displacing caskets and introducing contaminants into the groundwater. At the time of the original PUD approval, the area for the cemetery use was located in an area of minimal flood hazard and designated as Zone X; however, this area was re-mapped into a Special Flood Hazard Area and designated as Zone A upon the adoption of the new FEMA maps on August 2, 2018. This change renders this area both undesirable and potentially hazardous for its current specified land use and thereby warrants an amendment to the plan.

Based on the above, staff believes an amendment may be warranted to convert a portion of the commercial tract to residential since a 16-acre parcel may be out of scale for the light commercial, neighborhood supportive uses that were intended with the original PUD approval. Staff, however, still has not received adequate information to make an informed recommendation as to the amount of commercial that would be viable. Staff believes that an amendment to convert all of the remaining 4.14 acres of the multi-family use and all of the 24.48 acres of the cemetery use is warranted.

(iii) Whether or not an exception from the zoning ordinance requirements and limitations is warranted by virtue of the design and amenities incorporated in the development;

► **Staff comment:** The applicant is not currently requesting any exceptions from the zoning ordinance, including compliance with the design guidelines.

(iv) Compatibility with the surrounding area and harmony with the character of the neighborhood;

► **Staff comment:** The proposed PUD amendment would continue a similar growth pattern with slightly larger lots from the existing PUD. Other nearby uses include gas stations and similar businesses, residential neighborhoods, schools, parks, and churches. The amendment would remain compatible with the character and land use patterns within one mile of the property.

(v) The existing and proposed streets are suitable and adequate to carry anticipated traffic within the PUD and vicinity of the PUD, the existing utility services, including stormwater management, are adequate for the proposed amendment;

► **Staff comment:** Items are addressed individually below:

Roads: A traffic study was completed for the proposed development on May 16, 2018. This traffic study was prepared for the 122 residential units that were initially proposed¹. While the total number of proposed units has now decreased to 92, the assessment is still applicable to analyze traffic impacts. The proposed additional units are expected to generate 910 two-way daily trips of which 73 trips are expected during the AM (6:30-8:30 AM) peak hour and 98 trips during the PM (4:30-6:30 PM) peak hour trips. Current levels of service for the three main intersections studied are at D or below. With future road improvements, specifically the addition of a signal at SR 144 at 144 Spur (not an approved GDOT project at this juncture) and the addition of a single lane round-a-bout at Belfast River Road at Harris Trail/Dunham Marsh Trail (currently in design), the LOS should improve to A or B at the 2021 build year. For the SR 144 at Belfast River Road/Capt. Matthew Freeman Drive intersection/round-a-bout, the LOS in 2021 no build will decline from an E to an F for the p.m. peak. With the addition of the Lenox project, the LOS will remain at an E for the a.m. peak and an F for the p.m. peak, but the delay time will increase for both the a.m. and p.m. by 5.5 seconds and 16.4 seconds, respectively. The study recommended improvements at Veteran's Memorial Parkway, including a right turn lane from the Parkway onto the new road and a dedicated right turn lane from the new road onto the Parkway. The applicant has agreed to install these improvements prior to the final plat approval. It should be noted, however, that a portion of

¹ Prior application proposed a net increase of 96 lots; the new net increase of 66 lots should reduce projected traffic counts by 31.25%.

the subject property is currently approved for commercial. Generally, commercial development has much higher trip generation rates than single family residential. The applicant's request to amend the PUD and change the commercial to residential would most likely result in less trip generation; thereby reducing the delay that would otherwise result from commercial development.

Two new access roads will be provided for public use, but only one provides access via a public road that is not part of the existing Buckhead Development. Staff is concerned that this configuration will not provide adequate access for the public and emergency services. The road along 144, currently proposed to be emergency access only, should be completed as a second main public access to alleviate traffic and provide better access for emergency services. This will also provide an additional exit or entrance if the other entrances become blocked or overcrowded. This road was shown as a full section access road on the June 6, 2012, master plan submitted by the applicant. Additionally, staff recommended that the master plan be revised to include a 60-foot right-of-way that extends beyond the southernmost cul-de-sac to Carver School Road in order to provide the opportunity for a potential connection to the adjacent tract in the future. In response to these staff recommendations for the right-of-way improvement and dedication, the applicant provided the following justifications against meeting these conditions:

1. The SR 144 connection is not warranted for the 66 additional homes and is not recommended since the area is proposed for residential, and the connection would primarily serve as a "short-cut" through the residential neighborhood.
2. Providing a road extension to Carver School road would require filling and impacting wetlands and would route unwarranted off-site traffic through the residential area; additionally, it is a private timber dirt road and there are not any known plans to develop this area.

In regard to the SR 144 connection, the intent of the connection should be to serve the entire PUD, not just the additional 66 homes. This connection was shown as a full access road on the originally approved PUD. Additionally, the church located adjacent to the proposed connection is a part of the PUD, which is currently only served by an unimproved right-of-way. The area is already being used by the public to access the Buckhead East development, as vehicles use the existing County right-of-way located adjacent to Spirit of the Peace and travel across the undeveloped lot to the paved roads within Buckhead East. Members of the church confirm that is a routine occurrence for vehicles to travel in this manner, and it is not unusual for these vehicles to get stuck in the mud. There are also no residential driveways accessing it, so the traffic conflicts are minimized.

In regard to dedicating the 60' wide right-of-way for potential future connection, connectivity between neighborhoods is a repeated theme within the County's Comprehensive Plan; and while no immediate

plans are in place for the development of the adjacent tract, reserving right-of-way for a potential future connection is encouraged to further the goals of the County's master plans.

Parks and Recreation: There is a large existing park nearby, DeVaul Henderson Park. The PUD amendment is also proposing a new recreation area for the Lenox development. The recreation area will be 1.44 acres. Possible recreation options include both active and passive components.

Police and Fire protection: As proposed, the amendment will add an additional 66 housing units to the service area (566 PUD total proposed - 500 originally approved).

Schools: Students from Lenox will attend existing Richmond Hill Schools, including McAllister Elementary and Richmond Hill Middle and High Schools. The Board of Education does not anticipate any needed modifications based on this development's impact. A new elementary school located on Warren Hill Road is also anticipated to open in August 2020, which will open additional space for students at McAllister Elementary.

Stormwater Drainage: The applicant plans to retain the existing drainage on the site as much as possible, which includes existing ditches and wetlands that outfall to the Ogeechee River. Lenox's storm drainage is planned to be part of the existing PUD's planned drainage system. The road drainage will be collected in curb and gutter and drained to curb inlets.

Water and wastewater: Water and sewer will be provided by Bryan County.

Solid waste: Trash will be disposed of at the Broadhurst Environmental landfill in Wayne County, which is where Bryan County trash is currently disposed of.

(vi) The effect of the proposed amendment on the immediate area and future development of the area;

► **Staff comment:** The requested PUD amendment to change portions of the commercial and multi-family uses, and the cemetery use to residential will not affect the existing uses or usability of other lots. Staff is concerned, however, about continued connectivity through the development and access in/out of the PUD. Therefore, the amendment should continue to provide adequate connectivity to existing roads and sidewalks so as not to exacerbate what could become a confusing road network through the neighborhood.

(vii) The PUD makes it possible for the creation of a creative, innovative and efficient use of the property.

► **Staff comment:** The existing PUD zoning specifies some commercial development, but a large portion of the area is proposed as a cemetery. Since the area identified as cemetery is not appropriate for this

use, amending the PUD to allow for residential would allow a more efficient use of the property. The area identified as multi-family is still appropriate for multi-family, staff agrees it is not the most efficient use of the property, as it would be challenging to build one multi-family building. While staff is willing to consider the amount of commercial acreage is greater than needed to establish a neighborhood commercial area, staff does not have enough supporting information/documentation to conclude the entire commercial area should be changed to single-family residential.

(vii) The PUD amendment creates a desirable and stable environment.

► **Staff comment:** The proposed amendment to a residential use would maintain stability and be desirable as single family homes are a stable use of land and would assist the County in maintaining a consistent inventory of housing units to address population increases. Maintaining a portion of the commercial area would further enhance the desirability of the community as neighborhood commercial opportunities would be available for residents to patronize.

IV. Staff Recommendation

Staff recommends that five acres of the 16-acre commercial tract be reserved for neighborhood commercial uses; and recommends approval of the requested PUD amendment to convert the cemetery/institutional area and the multi-family area to single family residential with the following planning and engineering conditions:

Planning Conditions

1. Prior to submitting for a preliminary plat approval or land disturbance permit, the applicant/developer shall submit a final conceptual master plan, including text and site plan, in conformance with the approved PUD amendment and conditions.

Engineering Conditions

2. A five-foot wide sidewalk shall be installed within Veterans Memorial Parkway right-of-way. The sidewalk shall tie into the existing sidewalk at Stop n Store and extend to Branden Way.
3. The recommended improvements for Veterans Memorial Parkway, as identified in the Traffic Impact Analysis included with the PUD application, shall be completed;
4. The proposed road from Veterans Memorial Parkway shall be extended to SR 144. Final design of the proposed road will be approved by the Director of Engineering. Furthermore, item #17 in the applicant's submitted PUD documents dated April 8, 2019, shall be deleted.

5. A 60-foot wide right-of-way from the cul-de-sac to Carver School Road shall be dedicated to the County for possible future connection. Location of the right-of-way shall be approved by the Director of Engineering and dedication shall occur with the recording of the final plat;
6. Transportation improvements are to be completed by final plat. If the development is phased, the applicant shall submit a phasing and development plan to the County for review and approval. The phasing and development plan shall identify the timing for transportation improvements;

V. Planning and Zoning Commission Recommendation

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

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

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

“A” Exhibits – Application

Pittman Engineering Co., LLC

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

March 1, 2019

Ms. Amanda Clement
Planning & Zoning Director
Bryan County Board of Commissioners
66 Captain Matthew Freeman Drive, Suite 201
Richmond Hill, GA 31324

RE: Lenox
PUD Rezoning Submittal
Bryan County, Georgia

Dear Amanda,

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

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

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

Sincerely,

Jason J. Bryant, P.E.

APPLICATION FOR ZONING
CASE # 203-19

Date Received: 3/1/2019 Meeting Date: _____

Applicant: CHARLES WAY

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

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

Owner of the Property: BRYAN LAND & TIMBER, LLC

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

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

Contact Person's Name: CHARLES WAY

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

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

(Please provide access road if no address is available)

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

Present Zoning: PUD Requested Zoning: PUD

Existing Structure and/or Use of Property: UNDEVELOPED

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

Proposed date of completion: October 2022



Signature of applicant

6/5/18

Date

AUTHORIZATION BY PROPERTY OWNER

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

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

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

Name of Applicant: Bryan Land & Timber, LLC

Address: 5066 Tucker Ridge

City: Macon State: GA Zip Code: 31310

Telephone Number: 912-547-0671 Fax Number: _____

James R Massey
Signature of Owner _____ Date _____

JAMES R MASSEY
Owners Name (Print)

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

Personally appeared before me this

Tamala Montgomery

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

6-5-18
Date





BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

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

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

VERIFICATION OF PAID TAXES

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

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

061 065 & 061 066

Parcel Identification Number

COMPLETED VERIFICATION
SUBMITTED WITH PAPER SUBMITTAL

[Signature]
Signature of Applicant

6/5/18
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Title:

Signature: Date:

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

Manufactured Home: Make
Model
Year
Serial #

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

Signature: Date:

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

PUD MASTERPLAN CHECKLIST

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

CONCEPTUAL SITE PLAN

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

DOCUMENTATION

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

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
 Analysis of Impact of Proposed Zoning | April 8, 2019

This PUD Amendment is to create the Lenox Neighborhood within the Buckhead East PUD. The Lenox neighborhood is to have its own Homeowners Association and is to be a stand-alone neighborhood within the Buckhead East PUD. Lenox includes approximately 47.3 acres which is located to the east of the Highway 144 and south of Veterans Memorial Parkway in unincorporated Bryan County, Georgia. The property is zoned PUD. Buckhead East currently includes 474 lots located on approximately 231 acres. All 474 lots have been sold. The Buckhead East PUD is approved for 500 units, leaving 26 units available for the development of single-family homes. To create additional single-family density, this amendment includes a density and land use exchange. The density and land use exchange are intended to create an additional 66 single-family dwelling units above the currently approved 500 dwelling units within the Buckhead East PUD. This PUD amendment will increase the total single-family residential units within the Buckhead East PUD to 566. The density exchange would convert 16.42 acres of commercial, 4.14 acres of multi-family and 24.48 acres of cemetery to single-family residential use. Minimum lot area for the Lenox neighborhood is proposed to be 7,600 square feet, larger than the previously approved minimum of 7,200 square feet. The overall density within the Lenox neighborhood is proposed to be 1.9 units/acre, less dense than the remainder of Buckhead East (2.0 units/acre). Figure 1 below shows the project area highlighted in red on the Vicinity Map.



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

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

The 47.3-acre project contains approximately 7.19 acres of wetlands. The topography ranges from elevation 11 to 23 (NAVD 88). The bulk of the property was reclassified to FEMA Flood Zone A in August 2018. Prior to August 2018, the property was not in a FEMA Flood Zone. Recently, the owner submitted a FEMA Letter of Map Revision package to submit to FEMA to establish base flood elevations. The site boundary, wetland delineation and topography are shown on the attached exhibits and the Master Plan. Please note the PUD Master Plan Figure 2 is preliminary and is subject to change reflecting market conditions.

The proposed PUD Amendment consists of single-family detached homes and a recreational area. The amended PUD will allow development of the property in character with the existing portions of Buckhead East and aid in response to market demand for additional single-family homes within the PUD area. By carefully preserving wetlands, attention to natural drainage characteristics and creative placement of open space; a more natural use of a limited land resource can be achieved. This, along with 5 feet wide sidewalks instead of the required 4 feet sidewalks will provide a walkable community. The Lenox Neighborhood is proposed to include 92 homes with an overall density of 1.90 dwelling units per acre.

A Development of Regional Impact was required for the PUD Amendment, since the 47.3 acres was part of the original Bryan Land & Timber project. The DRI states the application was approved and stated, “The applicant’s DRI submittal for this project is in line with the Character Area and the Future Land Use Map as defined in the Comprehensive Plan”.

Conceptual Master Plan

The provisions of the PUD Amendment apply to the development of the 47-acre Lenox Neighborhood. The Master Plan as shown is conceptual and is subject to change based upon site characteristics and market demand but must be developed as stipulated within the PUD documentation. The hierarchy of Zoning documents is Lenox PUD followed by the Bryan County Zoning ordinance. Listed below are additional general requirements of the PUD:

1. The standards of development for the Lenox Neighborhood of the Buckhead East PUD will follow the Design Standards of the Bryan County Subdivision Regulations.
2. The detention ponds and storm drainage system located outside the road right-of-way is to be owned, operated and maintained by the Lenox Home Owners’ Association. All storm drainage systems within the Bryan County Road right-of-way shall be owned, operated and maintained by Bryan County.

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

3. The development shall comply with applicable state and local stormwater management requirements for water quality and water quantity in existence at the time construction drawings are submitted for construction plan approval.
4. The development shall comply with applicable state and local public water and sewer requirements in existence at the time construction drawings are submitted for construction plan approval.
5. Prior to submitting for a preliminary plat approval or land disturbance permit, the applicant/developer shall submit a final conceptual master plan, including text and site plan, in conformance with the approved PUD amendment and conditions.
6. The Lenox Homeowners Association shall maintain trees and sidewalks within the Bryan County Road right-of-way. This responsibility shall also include pruning trees as necessary to allow emergency vehicle access without scraping of branches against the vehicle.
7. The Lenox Neighborhood shall have its own recreation area. The PUD will contain 1.44 acres of land for recreation. The size exceeds the county required 1.0 acre minimum for recreation. Active components of the PUD recreation may consist of playground equipment, slide, swings or free-play lawn as selected by the Owner. The passive components for PUD recreation may consist of a pavilion, seating under pavilion, charcoal grill and fire pit. Please note, actual recreational components are subject to change based upon the final site plan.
8. Site Development within the Lenox Neighborhood shall comply with FEMA and Bryan County Flood Zone requirements.
9. The Lenox Neighborhood document shall be transferred and binding on all future ownerships.
10. A ten (10) foot utility easement shall be placed on the outside the Bryan County Road rights-of-way.
11. The Lenox Home Owner's Association/property owner shall dedicate a ten-foot wide easement for a bike path within the 50-foot undisturbed PUD buffer adjacent to the right-of-way for State Highway 144 to the County. The applicant/owner shall prepare the dedication documents, which will be recorded with the final plat. The 8' wide asphalt path shall be constructed prior to the recording of the final plat or if a phased development, constructed as identified in the approved phasing and development plan. Installation schedule shall be predicated based on Wetland Permitting timeframe. If wetland approval

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

is not received, developer shall install 8' wide asphalt trail within the upland area of the 10' wide easement. The Director of Engineering shall approve the design and construction of the path. The leisure path shall be dedicated to Bryan County.

12. The Developer shall be required to obtain a Land Disturbance Permit from Bryan County and shall comply with all federal, state, and local rules addressing soil and erosion control.
13. Acceptable Building Material for exterior siding for residential structures include the following:
 - a. Painted or stained wood and fiber-cement in clapboard, lap, butt jointed, board and batten, shingle and flat panel applications.
 - b. Brick
 - c. Painted Brick
 - d. Tabby
 - e. Stucco
 - f. Metal used as an accent or secondary material
 - g. Vinyl may be used for soffits and fascia.
 - h. Other materials of equal or greater stability and durability as reasonably approved by the Administrator Officer.
14. The perimeter buffer is to be undisturbed and is intended to screen Hwy 144 and the view to the neighboring storage building. A landscape perimeter buffer plan shall be required if the buffer is inadvertently impacted or altered; the plan shall be submitted to and approved by the Community Development Director prior to Final Plat.
15. The recommended improvements for Veterans Memorial Parkway, as identified in the submitted Traffic Impact Analysis, shall be completed prior to the Phase 1 final plat approval. The Traffic Study recommended improvements at the Veteran's Memorial Parkway, consisting of a right turn lane from Veteran's Parkway into the New road and a dedicated right turn lane from the new road to Veteran's Parkway. These improvements shall be installed prior to final plat approval and shall be dedicated to Bryan County.
16. A 5' wide sidewalk shall be installed within Veteran's Parkway right-of-way from the end of the existing sidewalk at Stop n Store to Branden Way as shown on the Master Plan. The installation shall be performed prior to Phase 1 Final Plat and shall be dedicated to Bryan County.
17. A 20' wide all-weather emergency access shall be installed connecting the Spirit of Peace Lutheran Church entrance drive to Lenox. The access shall be gravel and allow for

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
 Analysis of Impact of Proposed Zoning | April 8, 2019

emergency access. The route shall be within the existing 100' Bryan County Right-of-Way. The installation shall be dedicated to Bryan County.

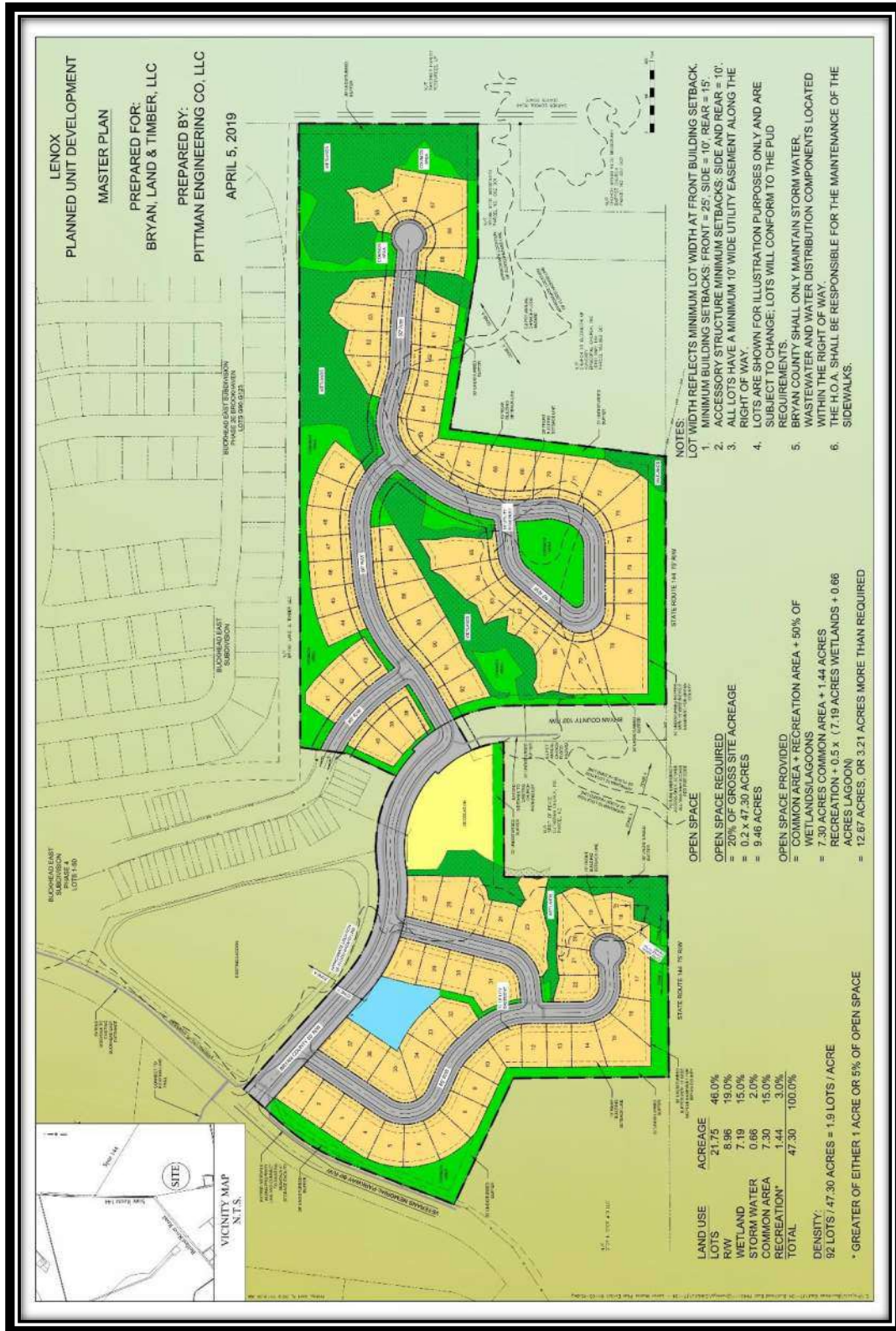
Guidelines for the PUD are listed in the below table:

• Total Site Acreage	47.3 Acres
• Density	1.90 Dwelling Units per gross acreage (92 Lots Total)
• Open Space Required Amount Provided	20% of gross project acreage (9.46 acres) minimum 12.67 acres (26%)
• Recreational Area Amount Provided	Greater of 1 acre or 5% of required Open Space (0.47 ac) 1.44 acres
• Minimum Lot Width	60 feet at front building setback
• Minimum Lot Size	7,600 square feet (Note Buckhead East PUD is 7,200 sq. ft)
• Front Building Setback	25 feet
• Side Building Setback	10 feet
• Rear Building Setback	15 feet
• Project Perimeter Buffer	50 feet Undisturbed along Hwy 144, 30 feet undisturbed along Carver School Rd and Veterans Memorial Pkwy
• Accessory Building Side Setback	10 feet
• Accessory Building Rear Setback	10 feet
• Accessory Building Exterior Finishes	Match Exterior Finish of House

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
 Analysis of Impact of Proposed Zoning | April 8, 2019



Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

Explanation for converting Land Uses to Residential

The Lenox Neighborhood proposes 16.42 acres of commercial area, 4.14 acres of multi-family and 24.48 acres of cemetery in exchange for 66 single-family homes, above the original PUD. For traffic purposes, converting the commercial area to single-family anticipates reducing the Lenox generated traffic by over 50%. Reducing the number of proposed homes within Lenox to 92 homes from the previous August 2018 PUD submittal of 122 homes, traffic generated within Lenox is further reduced 31.25%. The 16.42-acre commercial area fronting SR 144 has been idle for over 10 years which reveals there is no demand for commercial in this area, whereas the residential development has proven to be highly desirable and is compatible with the neighborhood. By approving the change to residential, land that has already been approved for development would be utilized instead of forcing residential development to other areas not already approved for development. The change will also complete the development in the southwest portion of the PUD with compatible and much needed single-family development.

- a. **Why convert 16.42 acres of Commercial to Single-family:** The Buckhead East PUD commercial area was planned on major road frontage where building sites would be easily accessible and highly visible to traffic passing by. However, the Commercial Development within the PUD has not materialized, except a storage facility and a convenience store/gas station and appears not to be a viable use of the properties. As stated by County Staff, “Amending the area to residential use would allow the applicant to respond to the market demand for additional housing instead of allowing property approved for development to remain idle. The other area has been designated commercial for over ten years, but no commercial development has occurred. By approving the change to residential, land that has already been approved for development would be utilized instead of forcing residential development to other areas not already approved for development”. Also, “The proposed amendment to a residential use would maintain stability and be desirable as single-family homes are a stable use of land and would assist the County in maintaining a consistent inventory of housing units to address population increases”. October 2, 2018 Bryan County comments stated, “Staff agrees with the traffic analysis offered that the swap of residential for commercial by all accounts would more than likely alleviate congestion and offer a more amenable ‘neighbor’ than what potentially could fill commercial space. If the County is concerned with planned and managed growth, it seems there is no better place for growth to occur in the unincorporated areas, as it has the water and sewer capacity and is located within walking distance to schools and park facilities”.

For those wanting commercial development in the south Bryan County area, the new Belfast PUD consists of 1,437 acres of commercial and industrial areas, and

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

504 acres of regional activity area. The Belfast PUD is approved for approximately 19 million square feet of non-residential buildings and the Belfast Commercial is located approximately 6 miles from Lenox. Additionally, Publix, located approximately 2½ miles from Lenox, appears underutilized with multiple unoccupied out-parcels. Both commercial areas are more appropriately located and planned for the traffic that commercial development generates, typically significantly more than residential neighborhoods. The amendment would remain compatible with the character and land use patterns within one mile of the property.

Conversely, residential development has proven to be in high demand as evidenced that all 474 existing lots within Buckhead East have already sold. There is also significant demand for the proposed Lenox lots too. By approving the change to residential, land that has already been approved for development would be utilized instead of forcing residential development to other areas not already approved for development.

Also, converting Commercial to Residential is anticipated to reduce the neighborhood traffic by over 50% for the 47.3-acre Lenox Neighborhood, as shown in the Traffic Impact Analysis (TIA). The traffic study results are further reduced by 31.25% by reducing the number of single-family homes to only 66 additional homes compared to the October 2nd, 2018 submitted Lenox PUD.

- b. **Why convert 4.14 acres of Multi-family to Single-family:** Buckhead East PUD is approved to build 4 additional multi-family units and 22 additional single-family homes. The proposed change in land use is in conformance with the Comprehensive Plan and the future land use of this area. Converting the four multi-family units to single-family creates project continuity since the developed single-family lots are anticipated to be purchased by one single-family homebuilder. Building the multi-family units would require contracting with an additional builder, which would be difficult considering there are only four approved remaining units. Also, converting the multi-family to single-family appears in step with the sentiment of Bryan County. Lenox is proposed to be a small, quaint neighborhood of single-family homes. The amendment would remain compatible with the character and land use patterns within one mile of the property.
- c. **Why convert 24.48 acres of Cemetery to Single-family:** County comments stated, “The original PUD approval set aside approximately 24 acres for cemetery use but was unclear on the specific plan for the perpetual care/ownership of the cemetery at this location, or whether it was intended to be private, semi-public, or public.

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

Furthermore, the county’s comprehensive plan does not contemplate land use planning for cemetery uses nor does it make projections on the amount of additional cemetery land needed in the county. Nonetheless, cemeteries should be carefully planned for; especially in developing communities since their permanency as a land use can present legal and fiscal challenges if their removal and/or relocation become necessary. In addition, environmental factors must be carefully considered when identifying appropriate locations for cemeteries. Sensitive land areas that are prone to flooding are not ideal for cemeteries as floodwaters can saturate the ground, displacing caskets and introducing contaminants into the groundwater. At the time of the original PUD approval, the area for the cemetery use was located in an area of minimal flood hazard and designated as Zone X; however, this area was re-mapped into a Special Flood Hazard Area and designated as Zone A upon the adoption of the new FEMA maps on August 2, 2018. This change renders this area both undesirable and potentially hazardous for its current specified land use and thereby warrants an amendment to the plan.”

Transportation Explanation for NOT connecting Lenox to SR 144

The original Buckhead East PUD included a road connecting SR 144 to Veteran’s Memorial. The R/W for this road has been deeded to Bryan County. The road connection to SR 144 would be warranted and desirable strictly to serve the commercial. However, this area has been approved for commercial development for over ten years and to date there has not been any demand for commercial at this location. A SR 144 connection would be appropriate for Commercial Development and accommodate separating commercial traffic from driving through a residential development.

Converting the commercial area to residential renders the new SR 144 connection to be unwarranted. A connecting road from the new Lenox residential road to SR 144 is not recommended, since this area is residential, and the connection would primarily serve as a “short-cut” through a residential neighborhood to reach McAllister Elementary and the park. Lenox is proposed as a small residential neighborhood within Buckhead East and the connection is not warranted to serve the additional 66 lots. The Lenox Master Plan includes an interconnected road network with two distinct routes of entry to serve Lenox. The two Lenox Master Plan routes are: 1) From Spur 144, one will turn west onto Kingswood Drive continuing to the stop sign and turn north onto Branden Way, until turning west on Lake Lily Drive, connecting with the new Lenox residential road. 2) From SR 144, one will travel east on Veterans Memorial Parkway and turn right onto the new Lenox residential road.

According to the traffic study, the traffic will be reduced over 50% by converting the Lenox land use from commercial to residential. Furthermore, County staff stated “generally, commercial

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

development has much higher trip generation rates than single family residential. The applicant's request to amend the PUD and change the commercial to residential would most likely result in less trip generation; thereby reducing the delay that would otherwise result from commercial development". The Traffic Study shows the new Lenox road connecting to SR 144 is shown to be primarily used by drivers wishing to take a short cut to drop kids off at McAllister Elementary (primarily in the morning). The short cut results are seen in the Traffic study which estimates SR 144 Northbound AM/PM Peak Travel volumes for the new short cut to be 105/48. Even though the Hwy 144 connector road system may be designed to County and Department of Transportation Standards, the development with 66 additional homes with 2 means of proposed entrance is not recommended due to the mixing of throughway traffic in a residential neighborhood. However, for Emergency Access, we recommend an improved controlled access within the County R/W such as a gravel road to connect the Lenox Road Network with the Church Road entering Hwy 144. The controlled access may consist of bollards or some form of gate.

Transportation Explanation for NOT extending Road R/W to Carver School Road

As above, Lenox is to be a small neighborhood with little traffic. The Lenox neighborhood has two means of ingress and egress which is more than adequate for serving transportation needs for the Lenox neighborhood. The County Requested Road Extension will require filling and impacting wetlands, potentially routing unwarranted off-site traffic through the residential area. Additionally, Carver School Road is a private timber dirt road, with no right-of-way serving a 5,571-acre timber forest owned by Raydient Places + Properties. There are not any known plans to develop this area, since the land is a productive silviculture operation for a timber company.

Storm Drainage System

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

Water and Sewer Service

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

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

and conveyed by gravity sewer extending from the existing gravity sewer located between Veterans Memorial Parkway and Lake Lily Drive.

Existing Soil Characteristics

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

Wetlands

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

Traffic

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

Restrictive Covenants

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

Recreation Area

The PUD contains 1.44 acres of land for recreation. Please note this amount exceeds the county required 1.0 acre minimum for recreation. Active components of the PUD recreation may consist of a playground equipment, slide, swings or free-play lawn as selected by the Owner. The passive

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

components for PUD recreation may consist of a pavilion, seating under pavilion, charcoal grill and fire pit. Please note, actual recreational components are subject to change based upon the final site plan.

Infrastructure Dedications to Bryan County

Dedication of Roads

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

Water, Sewer and Storm Drainage Systems

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

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

ANALYSIS OF IMPACT OF PROPOSED ZONING CHANGE FOR LENOX, BRYAN COUNTY, GEORGIA PUD (Responses in italics)

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

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

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

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

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

This proposed zoning change is compatible with the adjacent properties. The intensity of development reflects the same residential density as the neighboring Buckhead East. For comparison purposes, the minimum lot sizes within Lenox is larger than the minimum lot size in Buckhead East: 7,600 square feet versus 7,200 square feet.

- iv. The adequacy of public facilities and services to serve the lot proposed to be reclassified, including but not limited to: Roads, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater treatment, and solid waste services;

The PUD will have negligible impact on the existing public facilities and services. This statement is reiterated by the fact that the Belfast River Road Corridor has become the primary Bryan County Development Corridor due to the availability of land, recently installed water and sewer systems, the Devaul Henderson Park, County Administration Building, McAllister Elementary School, Richmond Hill Middle School and the future Richmond Hill High and Elementary Schools. For the

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

Lenox PUD, the only anticipated off-site infrastructure improvements include connecting to Bryan County water and sewer infrastructure which is in close proximity to Lenox.

Upon 100% build out, the existing roadway network will be minimally impacted by the proposed development. The project's anticipated roadway will connect to Veterans Memorial Parkway and Lake Lily Drive. Also note that residential development generated less traffic than the current commercial zoning.

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

The students generated by this development will attend the existing Richmond Hill Schools. It is anticipated that the development's student body will attend McAllister Elementary, Richmond Hill Middle School and Richmond Hill High School. Due to the size of the development, no school facility modifications are anticipated. It should also be noted that McAllister Elementary currently has a 1,300-student population and is anticipated to grow to 1,400 by the end of the 2020 school year. Furthermore, it is anticipated that the new Elementary School on Warren Hill Road will be open in August 2020 and this new elementary school will allow 500-600 students to be transferred from McAllister. This will allow for future growth at both the McAllister Elementary and the new Elementary School.

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

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

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

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;

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

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

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

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

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

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

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

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

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

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

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

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

Recently, both the Richmond Hill Middle School and McAllister Elementary Schools were constructed. A new high school is under development, too. These schools are anticipated to serve students living within the PUD. It should also be noted that McAllister Elementary currently has a 1,300-student population and is anticipated to grow to 1,400 by the end of the 2020 school year. Furthermore, it is anticipated that the new Elementary School on Warren Hill Road will be open in August 2020 and this new elementary school will allow 500-600 students to be transferred from McAllister. This will allow for future growth at both the McAllister Elementary and the new Elementary School.

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

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

x. The existing uses and zoning of nearby lots;

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

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

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

Upon reclassification and 100% build out of this project, the project is projected to have a value of approximately \$25.3 million. Without the reclassification, 52% of the property would have a cemetery land use and only 46% of the property would have value as commercial and multi-family.

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

There are no anticipated diminished property values resulting from the zoning modification.

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

There are no known gains to the public regarding the existing zoning of this parcel. However, upon rezoning, the public will gain additional public and private facilities and services. Also, jobs will be created as a result of the development, connection fees will be paid to Bryan County to debt service existing County loans and property taxes will be generated.

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

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

Lenox

PUD Amendment

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | April 8, 2019

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

The project site has remained undeveloped and non-income producing for eleven years, except for nominal income produced from silviculture. However, the proposed uses will generate significantly increased income for the county. As above indicated the tax assessed value of silviculture versus development for this site are respectively \$31 thousand versus \$25 million.

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

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

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

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

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

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

LENOX
PLANNED UNIT DEVELOPMENT

MASTER PLAN

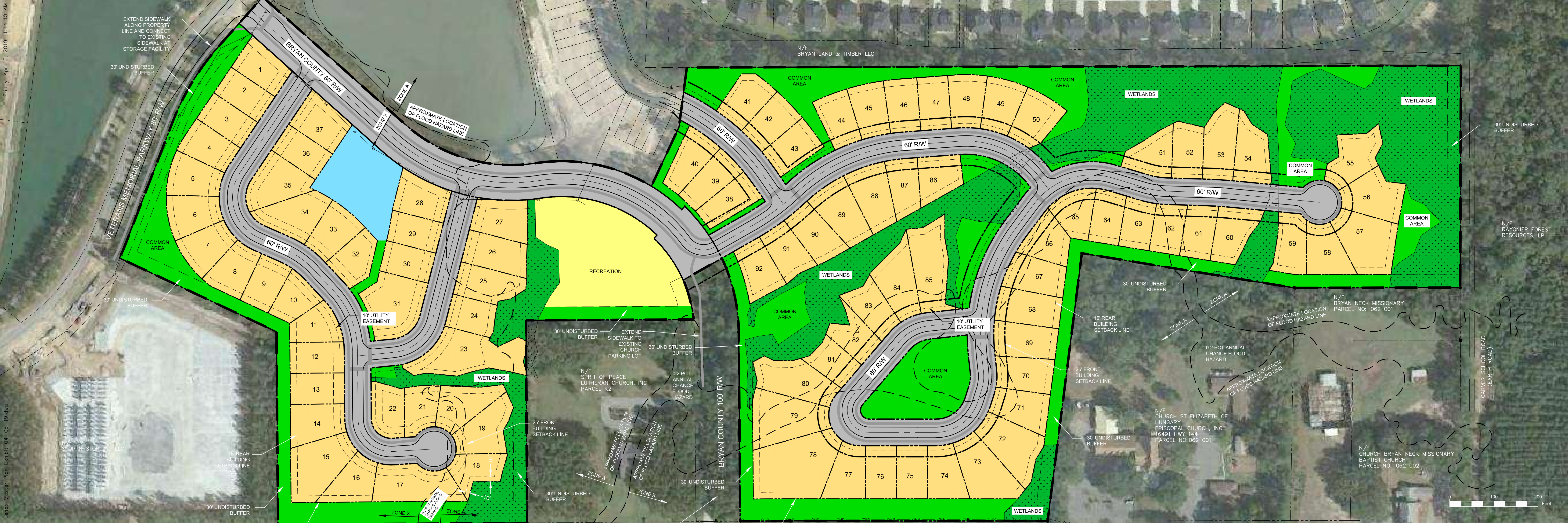
PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

APRIL 5, 2019



VICINITY MAP
N.T.S.



LAND USE	ACREAGE	
LOTS	21.75	46.0%
R/W	8.96	19.0%
WETLAND	7.19	15.0%
STORM WATER	0.66	2.0%
COMMON AREA	7.30	15.0%
RECREATION*	1.44	3.0%
TOTAL	47.30	100.0%

DENSITY:
92 LOTS / 47.30 ACRES = 1.9 LOTS / ACRE

* GREATER OF EITHER 1 ACRE OR 5% OF OPEN SPACE

OPEN SPACE

OPEN SPACE REQUIRED
= 20% OF GROSS SITE ACREAGE
= 0.2 x 47.30 ACRES
= 9.46 ACRES

OPEN SPACE PROVIDED
= COMMON AREA + RECREATION AREA + 50% OF WETLANDS/LAGOONS
= 7.30 ACRES COMMON AREA + 1.44 ACRES RECREATION + 0.5 x (7.19 ACRES WETLANDS + 0.66 ACRES LAGOON)
= 12.67 ACRES, OR 3.21 ACRES MORE THAN REQUIRED

NOTES:

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

Friday, April 5, 2019 11:45:10 AM
S:\Projects\Buckhead East\104 Buckhead East PHD\104\Drawings\Technical\104-04 - Lenox Master Plan Exhibit 04-05-19.dwg

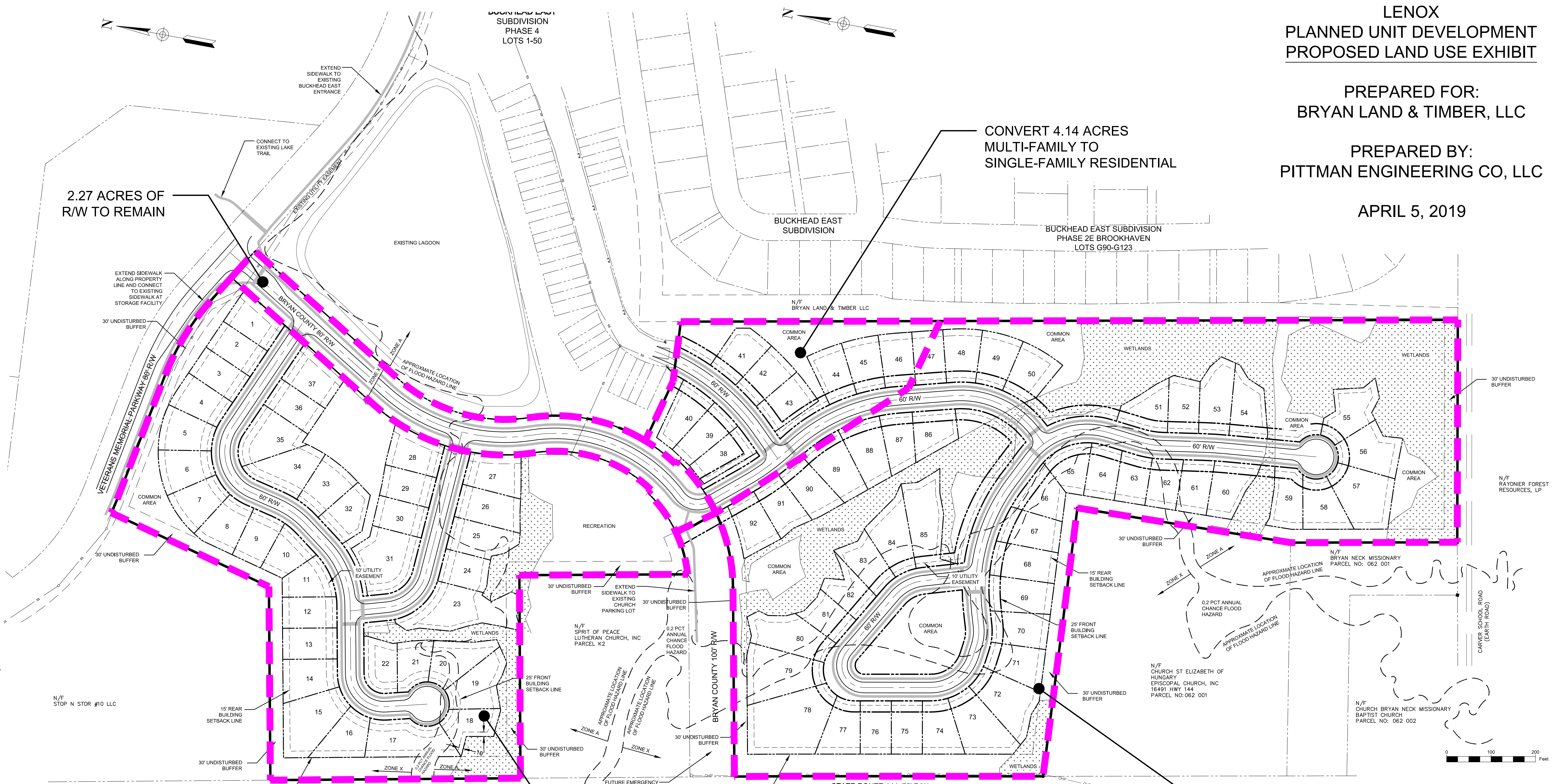
Friday, April 5, 2019 11:14:56 AM

**LENOX
PLANNED UNIT DEVELOPMENT
PROPOSED LAND USE EXHIBIT**

PREPARED FOR:
BRYAN LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

APRIL 5, 2019



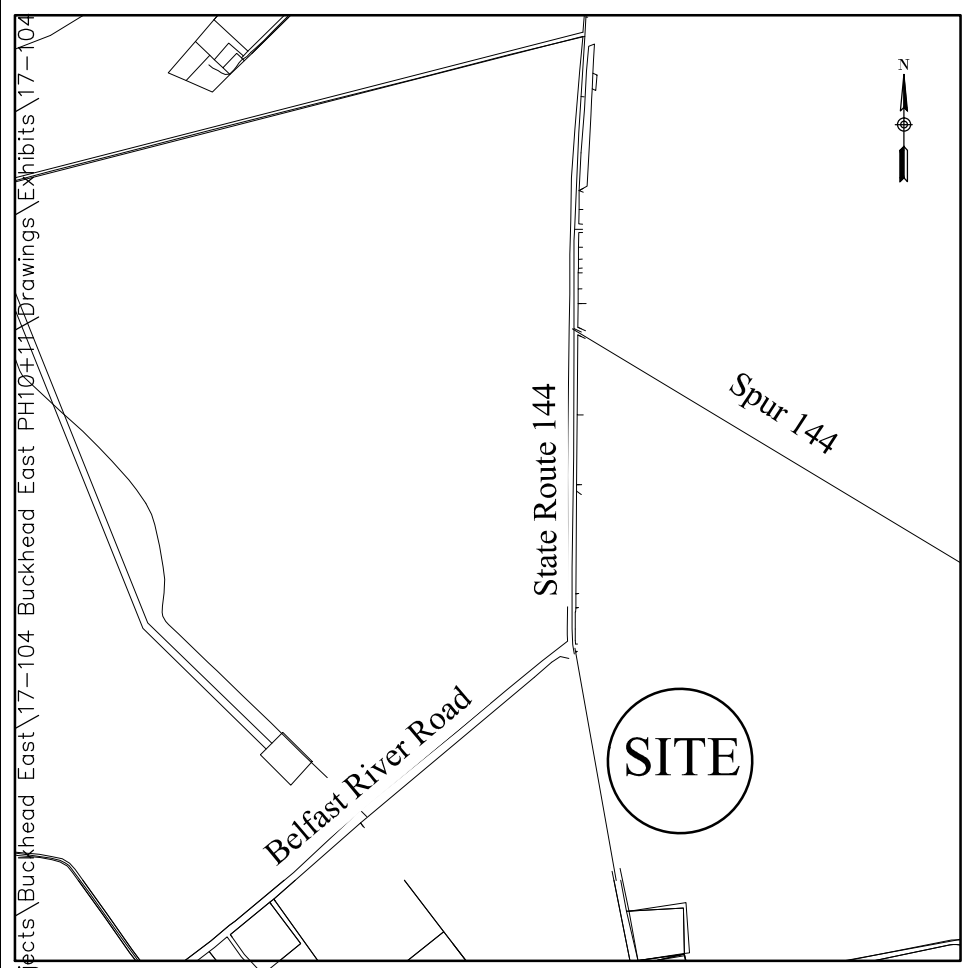
2.27 ACRES OF
R/W TO REMAIN

CONVERT 4.14 ACRES
MULTI-FAMILY TO
SINGLE-FAMILY RESIDENTIAL

CONVERT 16.42 ACRES
COMMERCIAL TO
SINGLE-FAMILY RESIDENTIAL

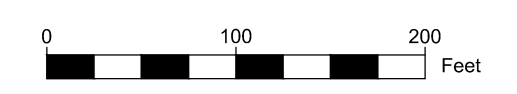
CONVERT 24.48 ACRES
CEMETERY TO SINGLE-FAMILY
RESIDENTIAL

S:\Projects\Buckhead East\17-104 Buckhead East PHD\Drawings\Exhibits\17-104



VICINITY MAP - N.T.S.

LAND USE IDENTIFIED IN CURRENT PUD	ACRES	PROPOSED LAND USE
COMMERCIAL	16.42	SINGLE-FAMILY RESIDENTIAL
MULTI-FAMILY	4.14	SINGLE-FAMILY RESIDENTIAL
CEMETERY	24.48	SINGLE-FAMILY RESIDENTIAL
RIGHT-OF-WAY	2.27	RIGHT-OF-WAY
TOTAL	47.31	



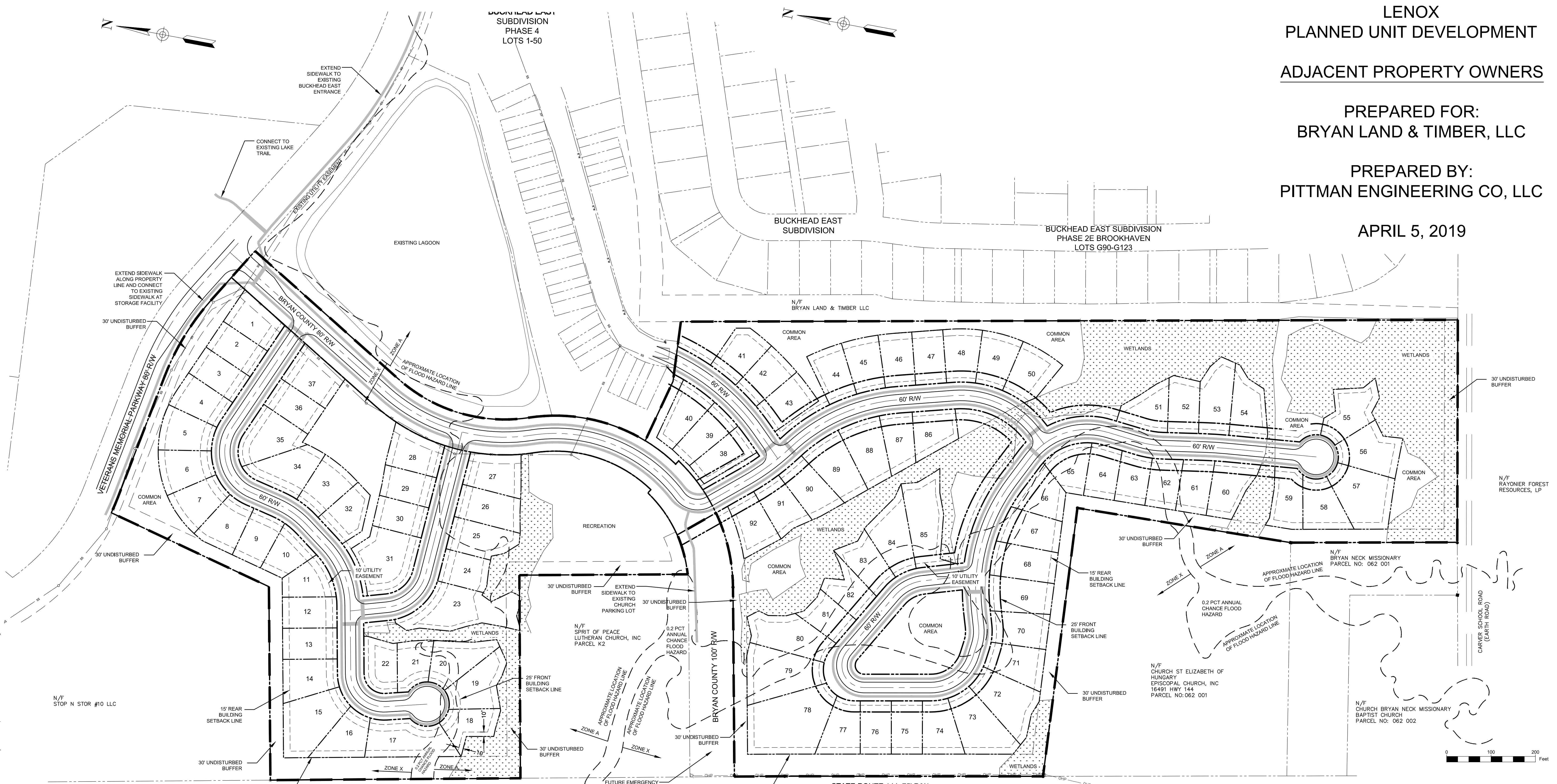
Friday, April 5, 2019 11:15:58 AM
S:\Projects\Buckhead East\17-104 Buckhead East PHD\Drawings\Exhibits\17-104

LENOX PLANNED UNIT DEVELOPMENT ADJACENT PROPERTY OWNERS

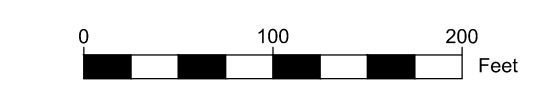
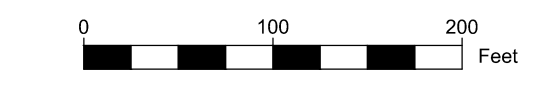
PREPARED FOR:
BRYAN LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

APRIL 5, 2019



VICINITY MAP - N.T.S.



Friday, April 5, 2019 11:16:56 AM

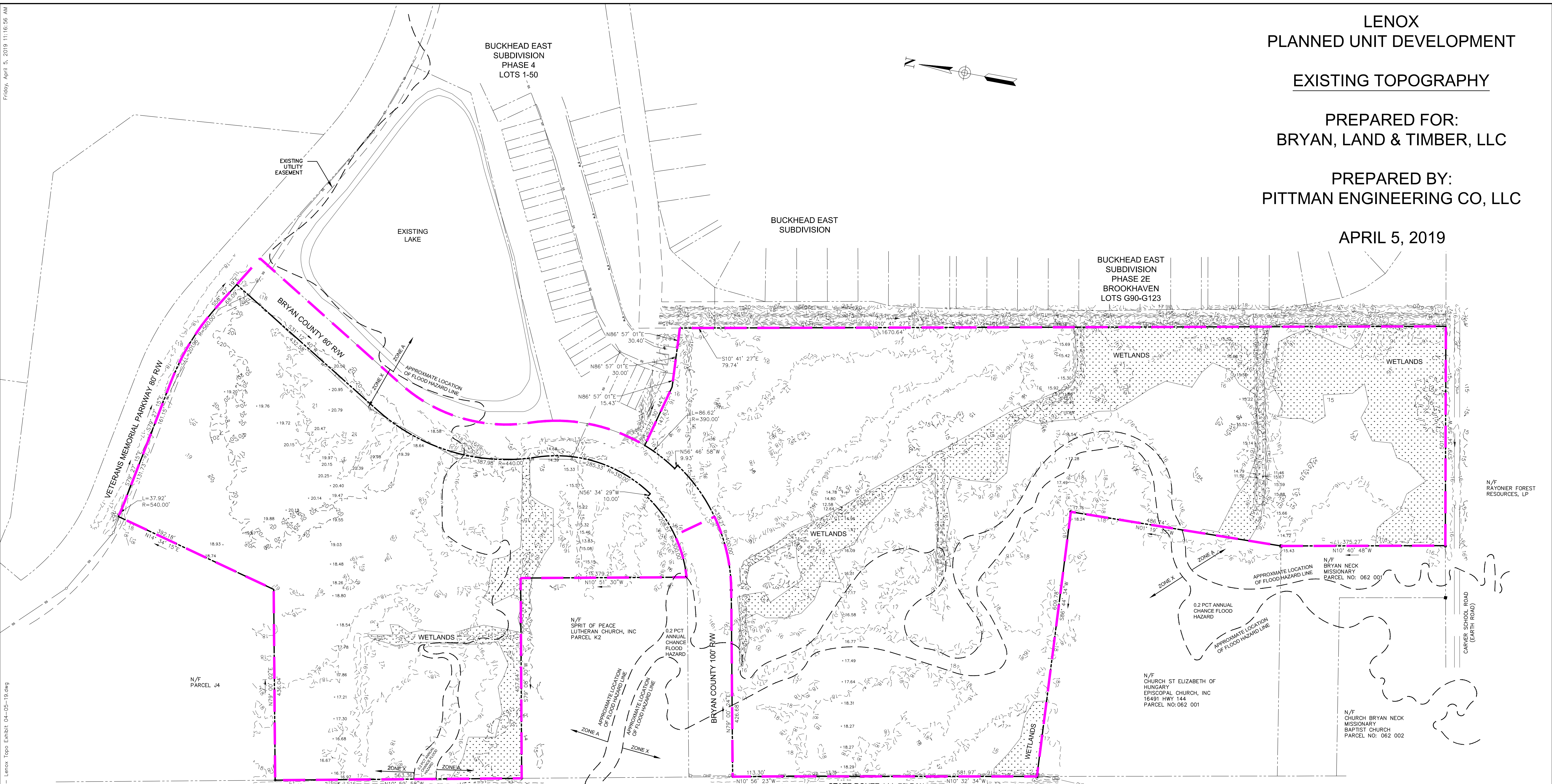
LENOX PLANNED UNIT DEVELOPMENT

EXISTING TOPOGRAPHY

PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

APRIL 5, 2019

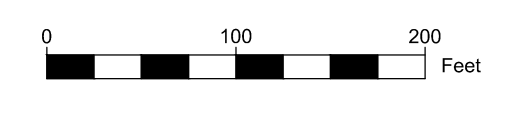


S:\Projects\Buckhead East\17-104 Buckhead East PH10\11\Drawings\Exhibits\17-104 - Lenox Topo Exhibit 04-05-19.dwg



VICINITY MAP - N.T.S.

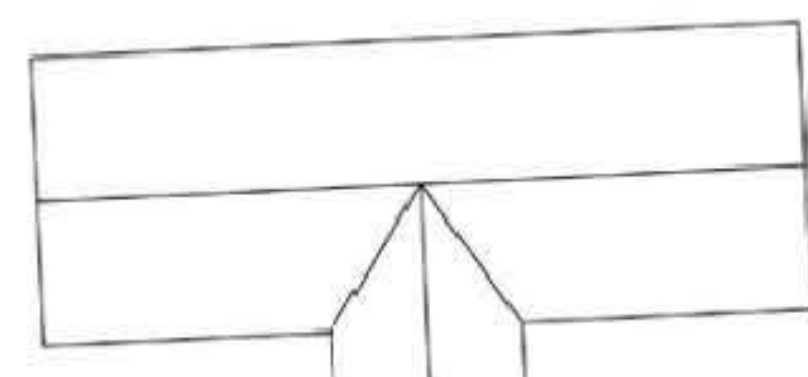
NOTE:
BOUNDARY, WETLAND
AND TOPOGRAPHIC SURVEY
INFORMATION PREPARED AND
PROVIDED BY
GAMMON SURVEYING



**DEVAUL (DEE) HENDERSON
MEMORIAL PARK**
CONCEPTUAL MASTER PLAN
BRYAN COUNTY, GEORGIA
June 28th, 2005



BASEBALL/SOFTBALL COMPLEX
3 BASEBALL FIELDS
(310' FOUL LINES)
3 SOFTBALL FIELDS
(210' BASELINES)
PRESSBOX/PICNIC SHELTER
CONCESSIONS/RESTROOMS
BUILDING
PLAYGROUND



FUTURE SCHOOL SITE*

MAINTENANCE FACILITY

LEISURE TRAILS
(8' WIDE)

SOCCER COMPLEX
SOCCER FIELDS
CONCESSIONS/RESTROOMS
BUILDING
PLAYGROUND

SOCCER COMPLEX
2 SOCCER FIELDS
CONCESSIONS/RESTROOMS
BUILDING
PLAYGROUND

SKATE PARK

ROLLER HOCKEY ARENA
(INCLUDING 3
BASKETBALL COURTS)

DRAINAGE EASEMENT

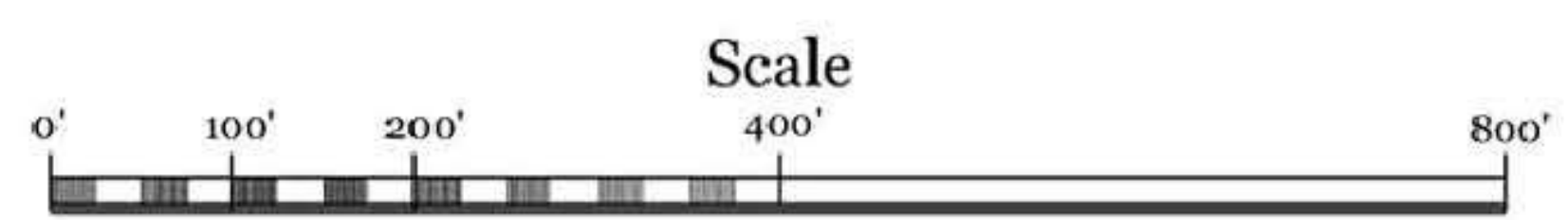
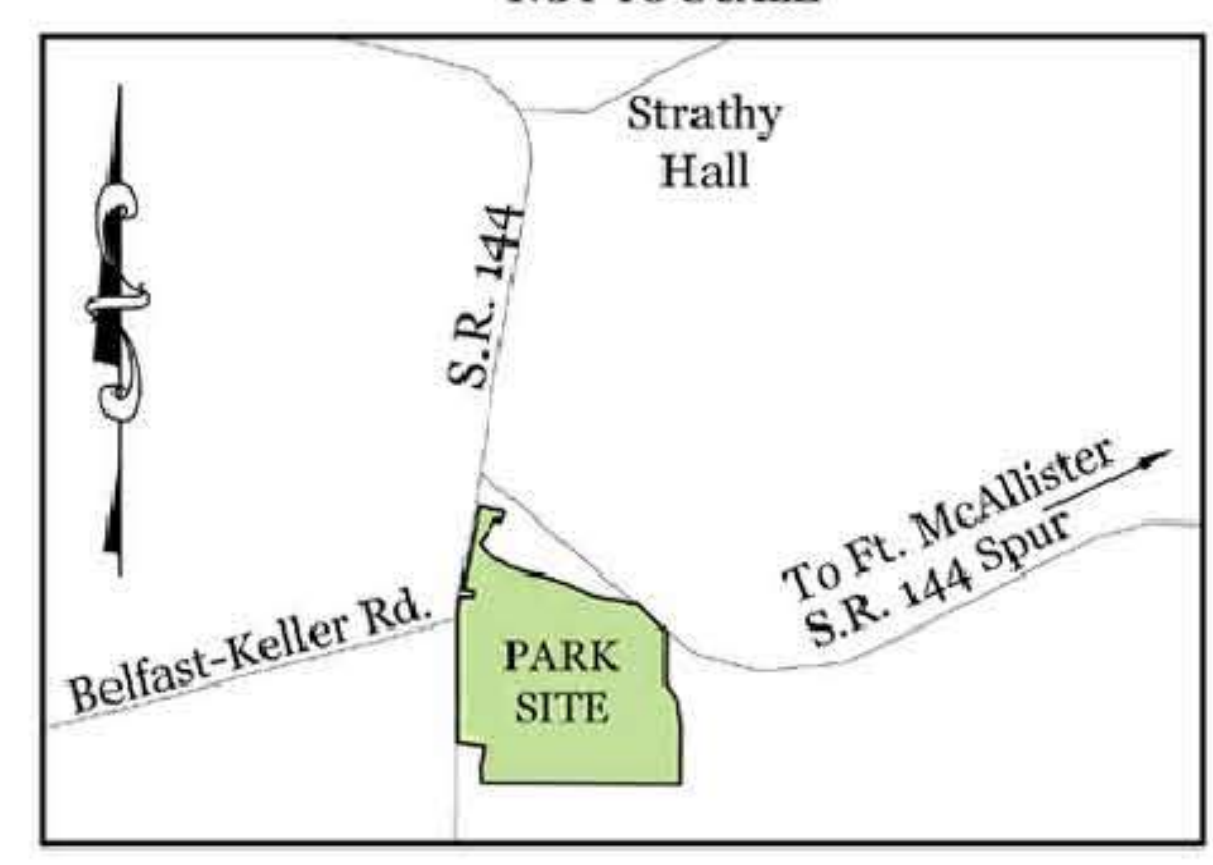
BASKETBALL COURTS

COMMUNITY CENTER
WITH GYM

*Future School Sites Are Reserved For
Purchase By The Bryan County Board Of
Education Until January 19, 2006 By
Agreement Of Bryan Land & Timber, LLC

FUTURE SCHOOL SITE

VICINITY MAP
NOT TO SCALE



Prepared For:
GROWTH SOLUTION
Prepared By:
Wood+Partners Inc. WPI
Landscape Architects
Land Planners

PO Box 2349 • Hilton Head Island, SC 29925
843.661.9618 • Fax 843.661.7065 • www.woodpartners.com

Plan is conceptual in nature and not intended for layout or construction. Boundary survey taken from digital data provided by Growth Solutions (FILE NAME: BRYAN COUNTY PARK.dwg , DATE: 04/28/05).

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

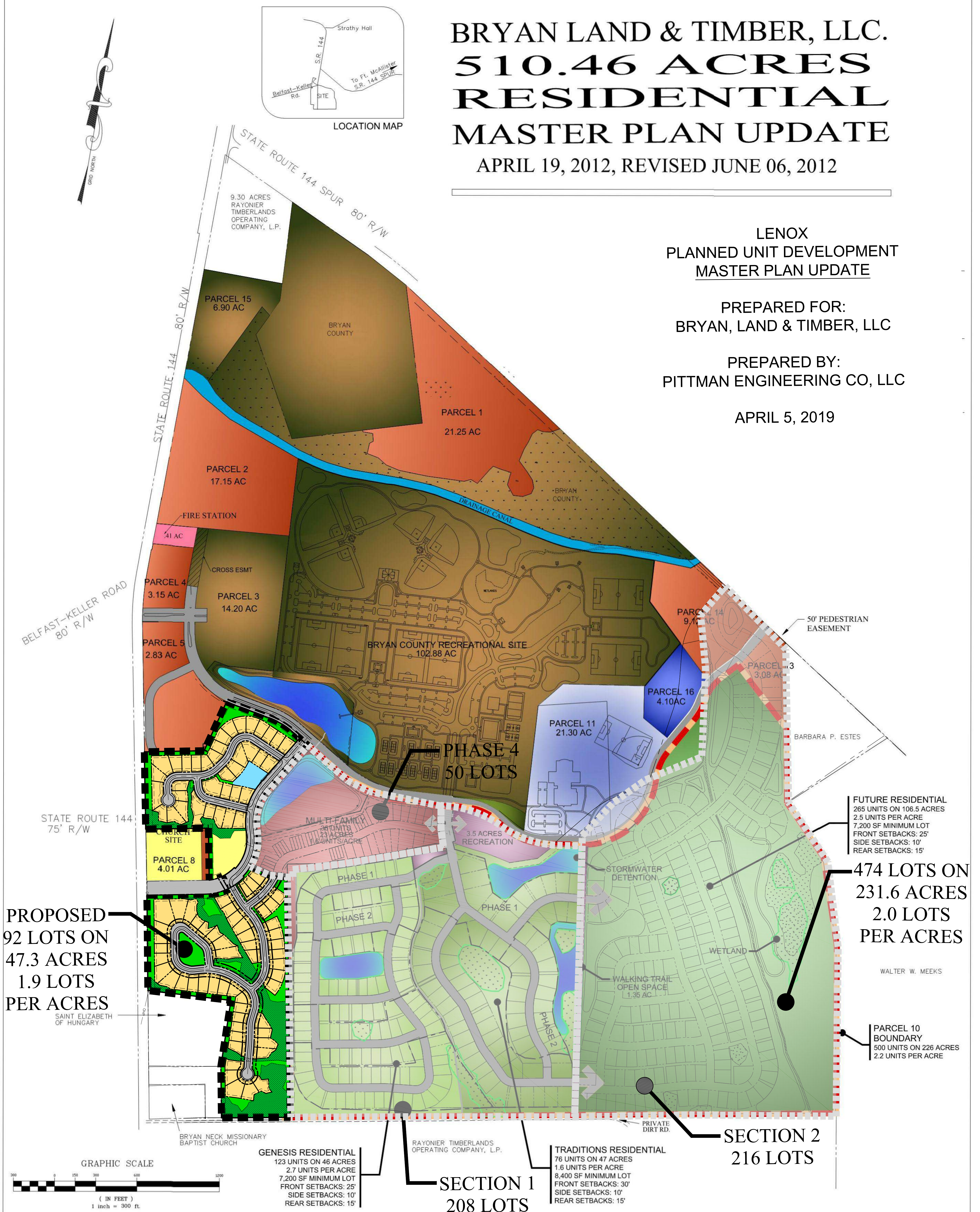
APRIL 19, 2012, REVISED JUNE 06, 2012

LENOX
PLANNED UNIT DEVELOPMENT
MASTER PLAN UPDATE

PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

APRIL 5, 2019



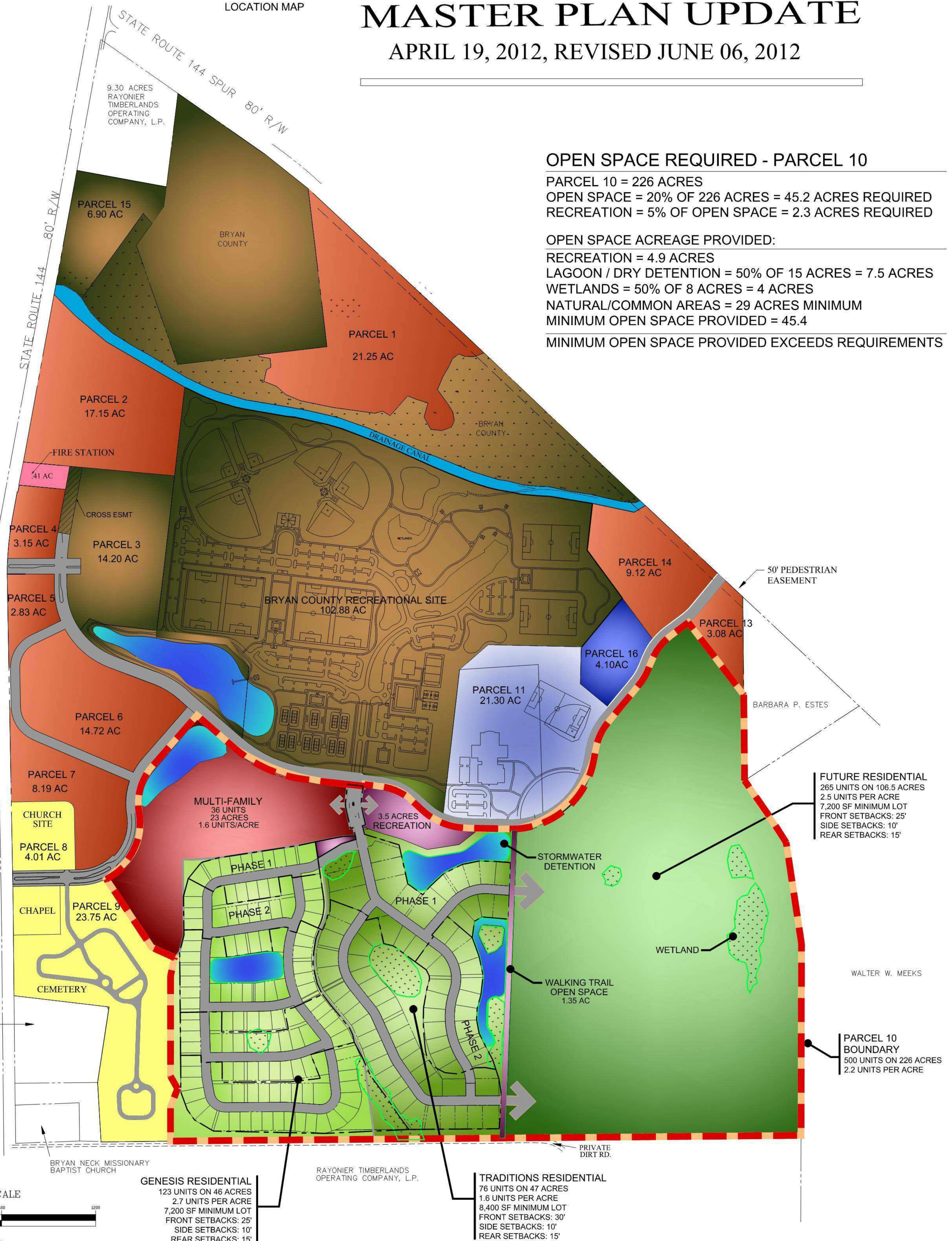
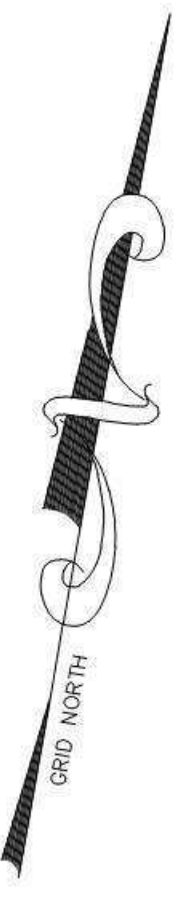
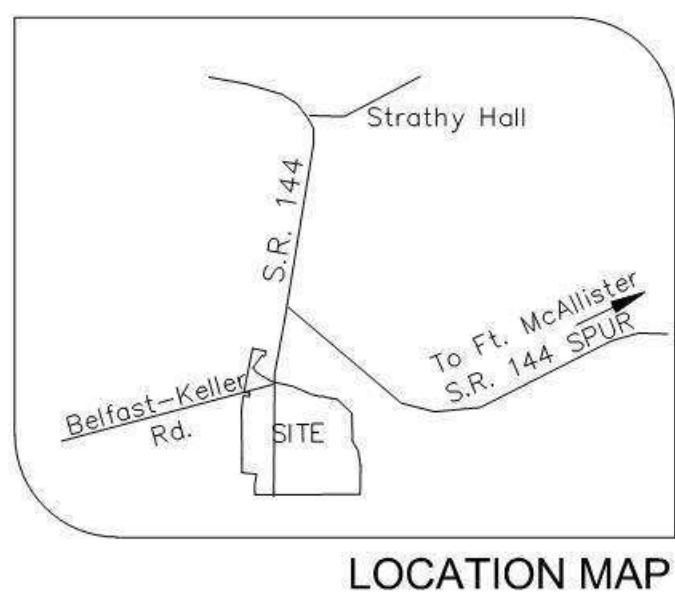
PHASE	LOT COUNT
SECTION 1	208
SECTION 2	216
PHASE 4	50
TOTAL	474

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

92 PROPOSED LOTS FOR LENOX
92 PROPOSED LOTS
- 26 REMAINING LOTS
= 66 ADDITIONAL LOTS

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

APRIL 19, 2012, REVISED JUNE 06, 2012



OPEN SPACE REQUIRED - PARCEL 10

PARCEL 10 = 226 ACRES
OPEN SPACE = 20% OF 226 ACRES = 45.2 ACRES REQUIRED
RECREATION = 5% OF OPEN SPACE = 2.3 ACRES REQUIRED

OPEN SPACE ACREAGE PROVIDED:

RECREATION = 4.9 ACRES
LAGOON / DRY DETENTION = 50% OF 15 ACRES = 7.5 ACRES
WETLANDS = 50% OF 8 ACRES = 4 ACRES
NATURAL/Common Areas = 29 ACRES MINIMUM
MINIMUM OPEN SPACE PROVIDED = 45.4

MINIMUM OPEN SPACE PROVIDED EXCEEDS REQUIREMENTS

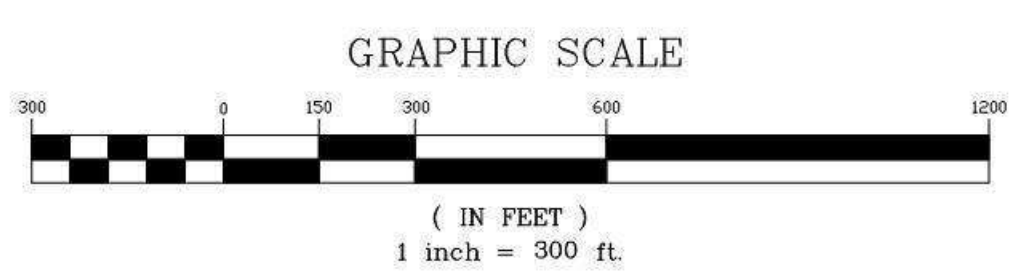
FUTURE RESIDENTIAL
265 UNITS ON 106.5 ACRES
2.5 UNITS PER ACRE
7,200 SF MINIMUM LOT
FRONT SETBACKS: 25'
SIDE SETBACKS: 10'
REAR SETBACKS: 15'

WALTER W. MEEKS

PARCEL 10 BOUNDARY
500 UNITS ON 226 ACRES
2.2 UNITS PER ACRE

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

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



PARCEL 10 RESIDENTIAL DEVELOPMENT TABLE

- 500 MIXED USE UNITS TO BE DISTRIBUTED WITHIN PARCEL 10
- OPEN SPACE: 20% OF PARCEL 10 ACREAGE
- RECREATION: 5% OF OPEN SPACE ACREAGE
- MINIMUM ROAD WIDTH: 25' BACK TO BACK
- ROAD DESIGN: CURB & GUTTER
- BUFFER: 30' PERIMETER

PLAN UPDATED BY:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY • PO BOX 2727
SAVANNAH, GA 31402-2727 • 912.234.5300
www.thomasandhutton.com
Brunswick, GA | Charleston, SC | Myrtle Beach, SC | Wilmington, NC

LAND USE KEY

- LANDS OF BRYAN COUNTY
- COMMERCIAL
- MIXED USE
- RESIDENTIAL (GENESIS)
- RESIDENTIAL (TRADITIONS)
- RESIDENTIAL (FUTURE)
- RECREATION
- COMMON AREA
- LAKES
- SCHOOL SITE
- FIRE STATION
- YMCA

PARCEL ACREAGE SUMMARY

PARCEL 1	21.25 AC	PARCEL 9	23.75 AC
PARCEL 2	17.15 AC	PARCEL 10	226.02 AC
PARCEL 3	14.20 AC	PARCEL 11	21.30 AC
PARCEL 4	3.15 AC	PARCEL 12	4.33 AC
PARCEL 5	2.83 AC	PARCEL 13	3.08 AC
PARCEL 6	14.72 AC	PARCEL 14	9.12 AC
PARCEL 7	8.19 AC	PARCEL 15	6.90 AC
PARCEL 8	4.01 AC	PARCEL 16	4.10 AC

--- PARCEL 10 BOUNDARY

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2011 THOMAS & HUTTON



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

Regulatory Division
SAS-2017-00205

MAY 02 2017

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

Dear Mr. Benson:

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

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

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

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

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

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

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

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

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

Sincerely,

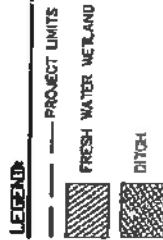


Sarah F. Spatzer
Regulatory Specialist, Coastal Branch

Enclosures



THOMAS G. GAMMON
 GA. REG. LAND SURVEYOR
 LICENSE NO. 2008



USAGE - U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION
 LINE SURVEY OF:

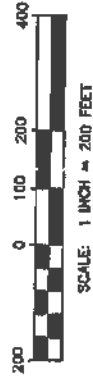
16.43 ACRES, PARCEL J5

2074 G.M. DISTRICT, CITY OF RICHMOND HILL
 BRYAN COUNTY, GEORGIA

PREPARED FOR:
BUCKHEAD EAST, LLC

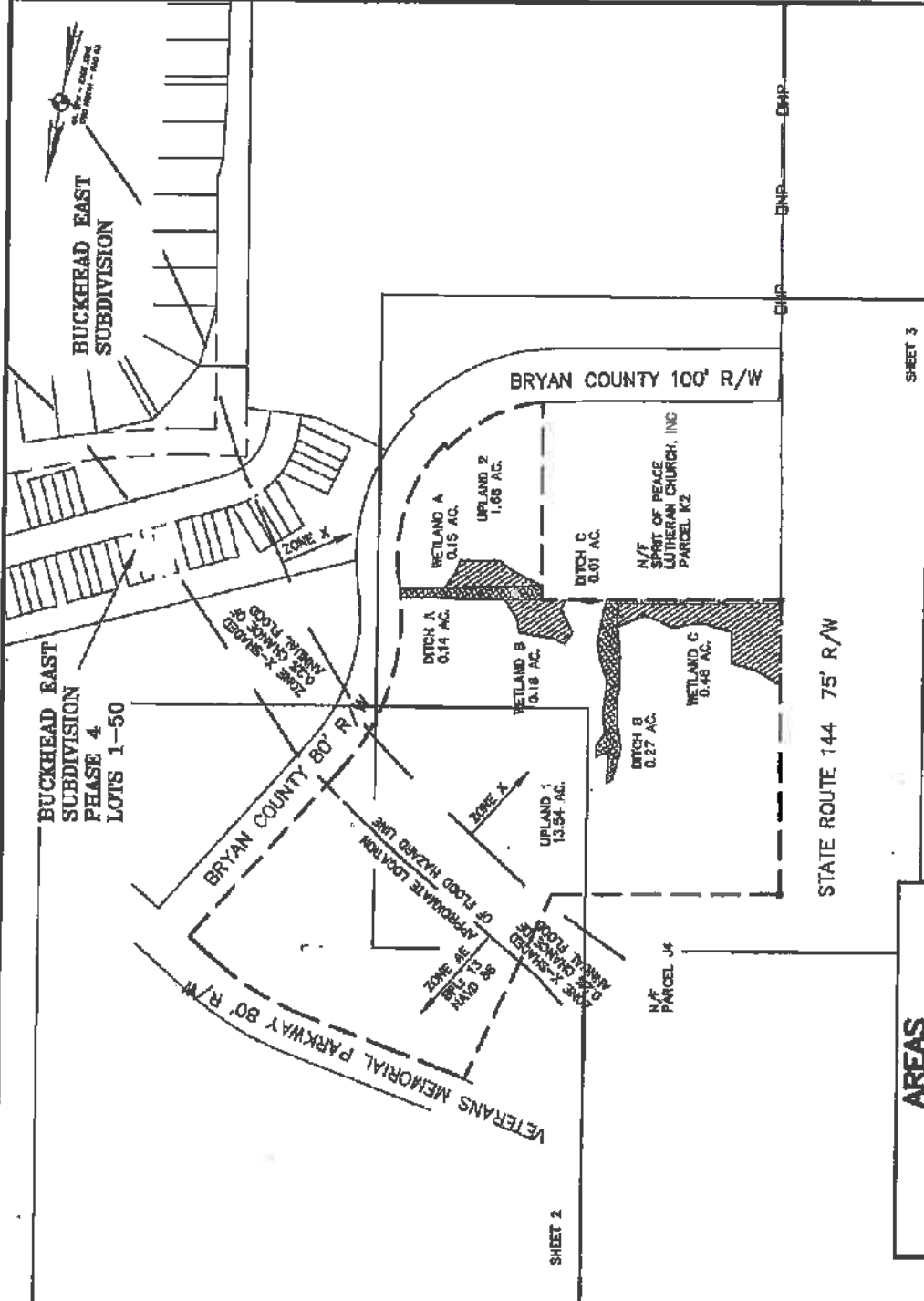
PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC

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



PLAT DATE 2/15/2017
 FILE NUMBER 00253-16-MET

SHEET 1 OF 3



- NOTES:**
1. USACE JURISDICTION LINES SHOWN HEREON WERE ESTABLISHED BY COLEMAN COMPANY, INC. JANUARY 2017.
 2. THE COORDINATES SHOWN HEREON ARE BASED UPON THE GEORGIA STATE PLANE, EAST ZONE MARKS, AND WERE OBTAINED USING RIK-GPS TECHNOLOGY UTILIZING A CHAMPION 300 RECEIVER AND EGPS SOLUTIONS (URS NETWORK).
 3. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION.

AREAS	
UPLAND	15.22 ACRES
WETLAND	0.79 ACRES
DITCH	0.42 ACRES
TOTAL	16.43 ACRES

SHEET 2

SHEET 3



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

LEGEND:

- PROJECT LIMITS
- FRESH WATER WETLAND
- DITCH

USACE - U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION
LINE SURVEY OF:

16.43 ACRES, PARCEL J6

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

PREPARED FOR:
BUCHHEAD EAST, LLC

PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC

6 RIVER BLUFF DRIVE
SAVANNAH, GEORGIA 31405 / (912) 985-4891

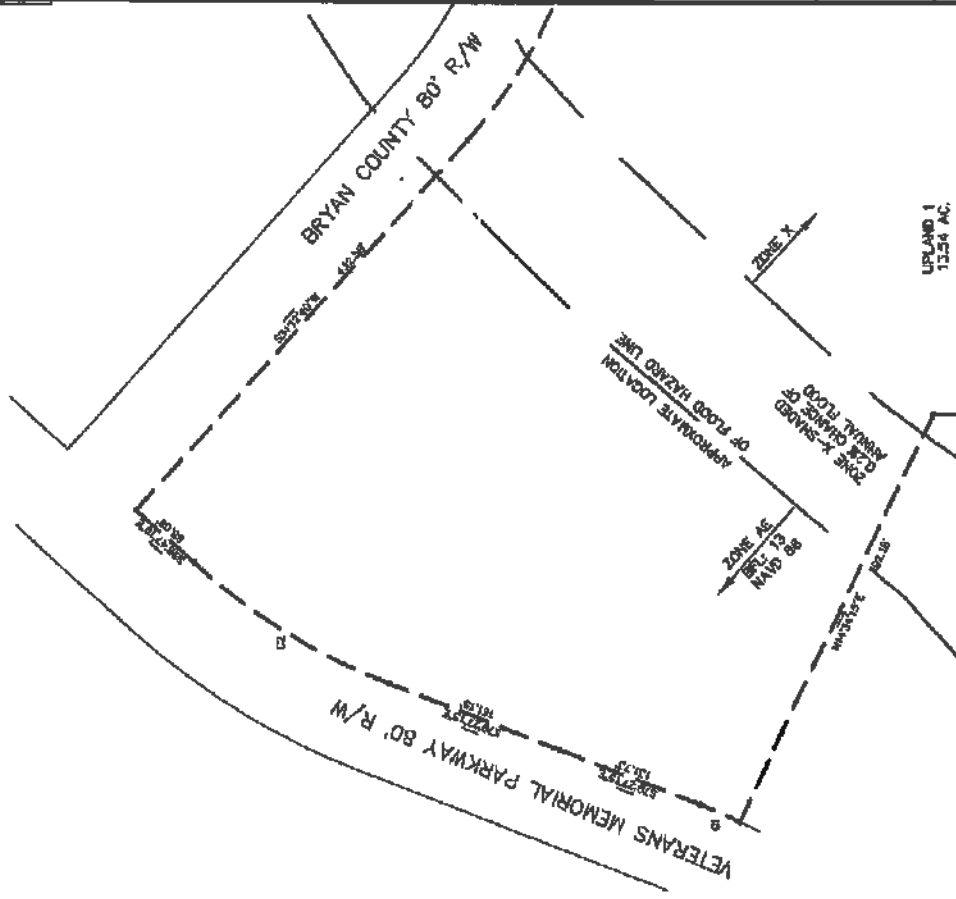


PLAT DATE 2/14/2017
FILE NUMBER 00355-16-MET

SHEET 2 OF 3

CHAIN	LENGTH	BEARINGS	COORD. PER. CHAIN
G1	507.00	87°28'32.4"	27.00
G2	200.00	66°02'15.9"	100.00
G3	200.00	28°25'10.3"	100.00
G4	145.00	42°07'00.0"	72.50
G5	115.00	44°03'00.0"	62.50
G6	200.00	31°00'00.0"	100.00
G7	200.00	16°37'00.0"	100.00

LINE	BEARINGS	LENGTH
L1	128°13'35.7"	100.00
L2	57°52'55.7"	100.00
L3	57°52'55.7"	100.00
L4	243°21'57.9"	100.00
L5	301°51'02.9"	100.00
L6	37°28'00.0"	100.00
L7	37°28'00.0"	100.00
L8	107°38'00.0"	100.00
L9	107°38'00.0"	100.00
L10	107°38'00.0"	100.00
L11	107°38'00.0"	100.00
L12	107°38'00.0"	100.00
L13	107°38'00.0"	100.00
L14	107°38'00.0"	100.00
L15	107°38'00.0"	100.00
L16	107°38'00.0"	100.00
L17	107°38'00.0"	100.00
L18	107°38'00.0"	100.00
L19	107°38'00.0"	100.00
L20	107°38'00.0"	100.00
L21	107°38'00.0"	100.00
L22	107°38'00.0"	100.00
L23	107°38'00.0"	100.00
L24	107°38'00.0"	100.00
L25	107°38'00.0"	100.00
L26	107°38'00.0"	100.00
L27	107°38'00.0"	100.00
L28	107°38'00.0"	100.00
L29	107°38'00.0"	100.00
L30	107°38'00.0"	100.00
L31	107°38'00.0"	100.00
L32	107°38'00.0"	100.00
L33	107°38'00.0"	100.00
L34	107°38'00.0"	100.00
L35	107°38'00.0"	100.00
L36	107°38'00.0"	100.00
L37	107°38'00.0"	100.00
L38	107°38'00.0"	100.00
L39	107°38'00.0"	100.00
L40	107°38'00.0"	100.00
L41	107°38'00.0"	100.00
L42	107°38'00.0"	100.00
L43	107°38'00.0"	100.00
L44	107°38'00.0"	100.00
L45	107°38'00.0"	100.00
L46	107°38'00.0"	100.00
L47	107°38'00.0"	100.00
L48	107°38'00.0"	100.00
L49	107°38'00.0"	100.00
L50	107°38'00.0"	100.00
L51	107°38'00.0"	100.00
L52	107°38'00.0"	100.00
L53	107°38'00.0"	100.00
L54	107°38'00.0"	100.00
L55	107°38'00.0"	100.00
L56	107°38'00.0"	100.00
L57	107°38'00.0"	100.00
L58	107°38'00.0"	100.00
L59	107°38'00.0"	100.00
L60	107°38'00.0"	100.00
L61	107°38'00.0"	100.00
L62	107°38'00.0"	100.00
L63	107°38'00.0"	100.00
L64	107°38'00.0"	100.00
L65	107°38'00.0"	100.00
L66	107°38'00.0"	100.00
L67	107°38'00.0"	100.00
L68	107°38'00.0"	100.00
L69	107°38'00.0"	100.00
L70	107°38'00.0"	100.00
L71	107°38'00.0"	100.00
L72	107°38'00.0"	100.00
L73	107°38'00.0"	100.00
L74	107°38'00.0"	100.00
L75	107°38'00.0"	100.00
L76	107°38'00.0"	100.00
L77	107°38'00.0"	100.00
L78	107°38'00.0"	100.00
L79	107°38'00.0"	100.00
L80	107°38'00.0"	100.00
L81	107°38'00.0"	100.00
L82	107°38'00.0"	100.00
L83	107°38'00.0"	100.00
L84	107°38'00.0"	100.00
L85	107°38'00.0"	100.00
L86	107°38'00.0"	100.00
L87	107°38'00.0"	100.00
L88	107°38'00.0"	100.00
L89	107°38'00.0"	100.00
L90	107°38'00.0"	100.00
L91	107°38'00.0"	100.00
L92	107°38'00.0"	100.00
L93	107°38'00.0"	100.00
L94	107°38'00.0"	100.00
L95	107°38'00.0"	100.00
L96	107°38'00.0"	100.00
L97	107°38'00.0"	100.00
L98	107°38'00.0"	100.00
L99	107°38'00.0"	100.00
L100	107°38'00.0"	100.00





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

LEGEND:

- PROJECT LIMITS
- ▨ FRESH WATER WETLAND
- ▩ DITCH

USACE - U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION
LINE SURVEY OF:

16.43 ACRES, PARCEL J5

207B, G.M. DISTRICT, CITY OF RICHMOND HILL,
BRYAN COUNTY, GEORGIA

PREPARED FOR:
BUCHHEAD EAST, LLC

PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC

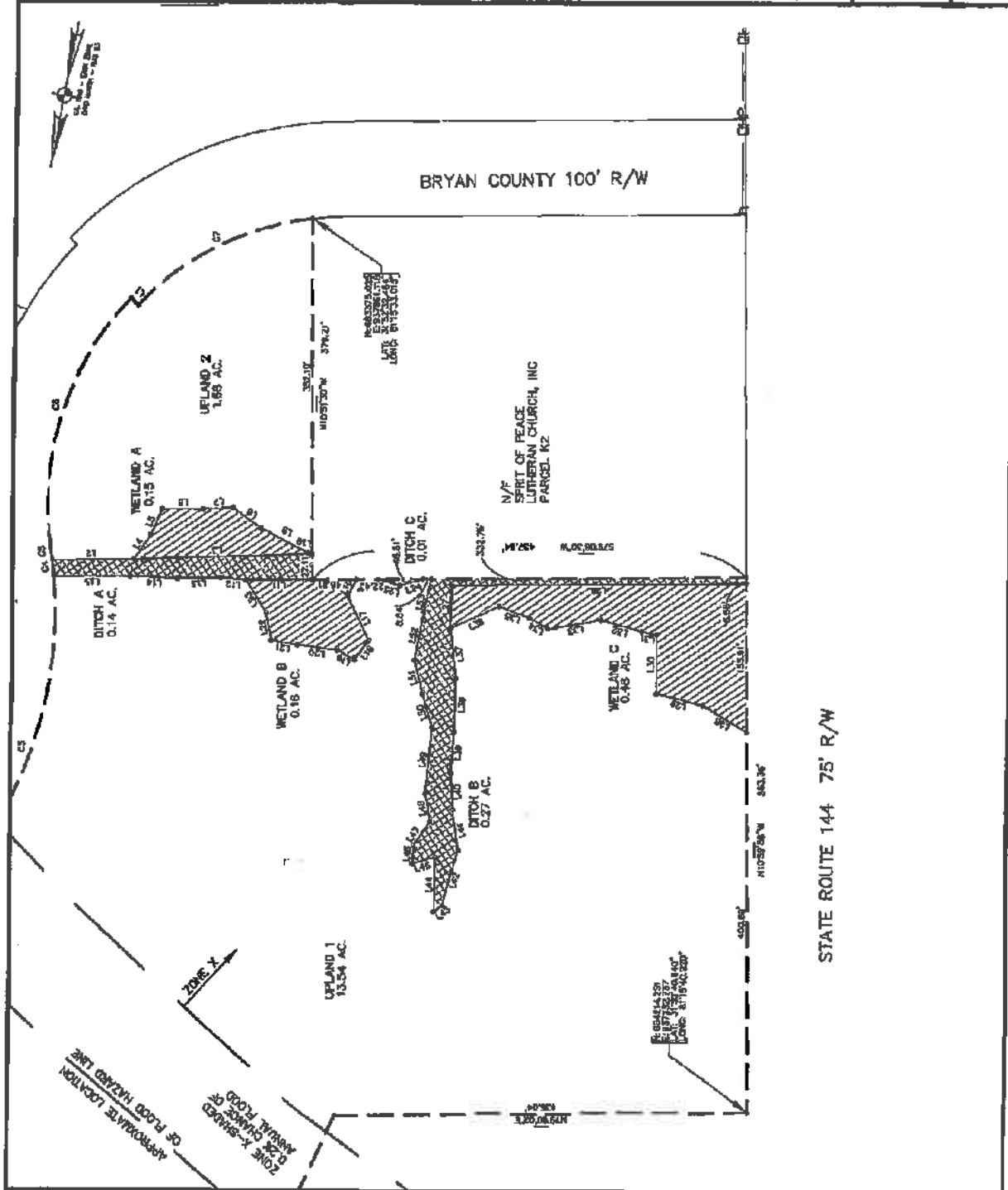
6 RIVER BLUFF DRIVE
SAVANNAH, GEORGIA, 31405 / (912) 656-1881



SCALE: 1 INCH = 100 FEET

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

SHEET 3 OF 3



TRAFFIC IMPACT AND ACCESS STUDY

**BUCKHEAD EAST PUD
SOUTH BRYAN COUNTY, GEORGIA**

Prepared for:

**Pittman Engineering
Richmond Hill, GA 31324**

**Submitted
May, 2018**

May 16, 2018

Mr. Jason Bryant, PE
Pittman Engineering Co.
PO Box 822
Richmond Hill, GA 31324
Email: jason@pittmanengineeringco.com

c/o Ace of Lexington, Inc.
112 Wigfall Court
Lexington, SC 29072

**RE: Traffic Impact and Access Study
Buckhead East
South Bryan County/Richmond Hill, Georgia**

As requested, an assessment of the traffic impacts associated with a request to expand the current Buckhead East PUD has been completed. This proposed expansion would bring the current approved PUD of 500 residential units to add 96 single-family residential units resulting in a total build-out of 596 residential units. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The Buckhead East development is located on the east side of SR 144 (Bryan Neck Road), south of Fort McAllister Road (SR 144 Spur) and is generally opposite Belfast River Road. Buckhead East is an existing development which is currently provided access to/from SR 144 via a single-lane round-a-bout intersection (Captain Matthew Freeman Drive) as well as an access to Fort McAllister Road (Kingswood Drive).

The requested additional units are planned within a section of the PUD referred to as Phase 10 located in the southerly portion of the PUD, abutting Bryan Neck Road to the west and Veterans Memorial Parkway to the north. This development area is currently approved for 26 residential units and plans access to/from Veterans Memorial Parkway internal of the PUD. It is this section that is proposing the additional 96 residential units resulting in a total of 122 residential units.

Over-all, the Buckhead East PUD is approved for a total of 500 residential units. The request is to allow an additional 96 single-family units to be constructed within Buckhead East which are expected to be constructed and occupied by 2021. As indicated previously, a single access to/from Veterans Memorial Parkway internal of the PUD will service these future residential units as well as the already approved units. These units can then exit or enter the PUD via the existing access drives to Fort McAllister Road (via Kingswood Drive) or to SR 144/Belfast River Road via Captain Matthew Freeman Drive at the existing round-a-bout. **Figure 1** depicts the site location in relation to the regional roadway system. **Figure 2** depicts the proposed development plan. *(Figures located at end of report.)*

EXISTING CONDITIONS

A comprehensive field inventory of the project study area was conducted which include a field inventory, collection of geometric data, traffic control and general information pertaining to the roadway system within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.

Project Study Area

As identified by County staff, the following intersections have been required to be analyzed in order to determine project impact on the surrounding roadway network:

- State Route 144 (SR 144) at Belfast River Road/Captain Matthew Freeman Drive (round-a-bout);
- Harris Trail Road at Belfast River Road/Dunham Marsh Trail (unsignalized);
- SR 144 at SR 144 Spur (Fort McAllister Road);
- Fort McAllister Road at Kingswood Drive (Buckhead Access); and
- Veterans Memorial Parkway at residential access.

Figure 3 illustrates the existing geometrics and traffic control for the study area intersections and surrounding roadways.

Traffic Volumes

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed in April 2018 when schools were in session. Weekday morning (6:30-8:30 AM) and evening (4:30-6:30 PM) peak period turning movement specific counts were conducted at the above referenced study area intersections. **Figures 4** and **5** graphically depict the respective Existing (2018) AM and PM peak-hour traffic volumes at the study area intersections. Summarized count sheets are included in the Appendix of this report.

FUTURE CONDITIONS

With build out of the site occurring in 2021, traffic analyses for future conditions have been conducted for two separate scenarios: first, 2021 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2021 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

Future No-Build Traffic Conditions

Development by Others

County staff has indicated that the adjacent sub-divisions of Magnolia Hill, Water Grass, Wexford and McAllister Point should be included as background developments in the future year analyses. These "developments by others" are located south of the project site along Belfast River Road and one opposite Fort McAllister Road (SR 144 Spur) and are described below:

Magnolia Hill: Located just south of the intersection of Belfast River Road at Blige Road, this development proposes 89 single family residential units. Project will be provided access to/from Belfast River Road via a single access.

Water Grass: Located just south of the intersection of Belfast River Road at Dunham Marsh Trail this development proposes 138 single family residential units. Project will be provided access to/from Belfast River Road via a single drive.

Wexford: Located on the southeast side of Belfast River Road, north of the future alignment of Griffin Road and generally south of SR 144 and proposes a total of 183 single-family residential units. Project access for the development will initially be provided by a single access drive to/from Belfast River Road.

McAllister Point: Located at the corner of SR 144 and Fort McAllister Road (SR 144 Spur) and proposes a total of 115 single family residential units. Project access will be provided to/from SR 144 by constructing a fourth approach leg at the SR 144 opposite at Fort McAllister Road.

Specifics on these developments were taken from the respective traffic studies submitted for these projects and are included in both the future 2021 No-Build and Build networks.

In addition to the above "developments by others", a portion of the Buckhead East PUD is not yet occupied. Based on information provided by the development manager, 220 units with Buckhead East are in the early development stages and not yet occupied. This includes the 26 units within the area designated for development in this project. Since these original Buckhead East PUD units are approved (total of 500 units), but not yet generating traffic (220 units), they have been included in the future year 2021 background (No-Build) analyses.

Planned Roadway Improvements

As part of the *Richmond Hill South Bryan Transportation Study*, a multitude of infrastructure improvements have been identified which will eventually affect the study area intersections. The SR 144 at Belfast River Road and Harris Trail Road at Belfast River Road intersections are specifically identified in addition to roadway widening projects. A summary of the improvements specific to the study area is as follows with detailed information located in the Appendix.

SR 144

This roadway has been identified as being widened to a 4-lane divided facility between Timber Trail and Belfast River Road to a point just south of the existing round-a-bout at Belfast River Road/Captain Matthew Freeman Drive. Included in this widening project, the existing one-lane round-a-bout (SR 144 at Belfast River Road/Captain Matthew Freeman Drive) will be widened to include partially channelized right-turn movements at the round-a-bout (see attached plan). In addition, the intersection of SR 144 at Fort McAllister Road/McAllister Point (new approach caused by approved development) is expected to be placed under traffic signal control. Based on the current schedule of this infra-structure project, these improvements (including the round-a-bout right-turn lanes) have been included in the future year analyses.

Harris Trail Road

This roadway has been identified as being widened to a 4-lane divided facility. This widening will entail not only providing a multi-lane facility but also provide separate turning lanes at key intersections along

this specified corridor. The extension of Dunham Marsh Trail is planned as part of this widening which will extend this roadway south to Belfast Keller Road. This widening/extension project has a 2030 year time horizon.

Installation of a single-lane round-a-bout at the Harris Trail Road at Belfast River Road/Dunham Marsh Trail intersection is planned in the immediate future. Based on this schedule, this improvement has been included in the future year analyses.

Belfast Keller Road

This roadway has been identified as being widened to a 4-lane divided facility between Interstate 95 (future interchange) and Belfast River Road. This widening/extension project has a 2030 year time horizon.

Annual Growth Rate

Traffic volumes along SR 144 have increased over the years at a relatively high rate. Based on the GDOT Count Program, a 4.5-percent annual growth rate has been defined. This 4.5-percent annual growth rate, which will account for all unspecified traffic growth, was applied to the Existing peak-hour traffic volumes.

The anticipated 2021 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 4.5-percent annual growth rate as well as traffic expected to be generated by the identified background developments, are shown in **Figures 6** and **7** for the respective AM and PM Peak Hours.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed expansion were forecasted using the Tenth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. **Table 1** depicts the anticipated site-generated traffic.

Table 1
TRIP GENERATION SUMMARY¹
Buckhead East

Time Period	Single-Family Residential 96 Units
Weekday Daily	910
AM Peak-Hour	
Enter	18
Exit	<u>55</u>
Total	73
PM Peak-Hour	
Enter	62
Exit	<u>36</u>
Total	98

1. ITE *TRIP GENERATION* 10th Ed. LUC 210.

As shown, the proposed additional 96 residential units to be located within Buckhead East can be expected to generate 910 two-way daily trips of which a total of 73 trips (18 entering and 55 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 98 trips (62 entering and 36 exiting) are expected.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns within the defined study area. This anticipated pattern is shown in **Table 2**. This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figures 8** and **9**.

Table 2
TRIP DISTRIBUTION PATTERN
Buckhead East

Roadways	Direction To/From	Percent of Trips Enter/Exit
SR 144 (Bryan Neck Road)	North	75
	South	5
Harris Trail Road	West	15
Belfast Keller Road	Southwest	5
	Total	100

Note: Based on the existing traffic patterns.

Future Build Traffic Conditions

The site-generated traffic, as depicted in Figures 8 and 9, have been added to the respective 2021 No-Build traffic volumes shown in Figures 6 and 7. This results in the peak-hour Build traffic volumes, which are graphically depicted in **Figures 10** and **11**. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Analysis Results

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

Table 3
LEVEL-OF-SERVICE SUMMARY
Buckhead East

<u>Round-a-Bout Intersections</u>	Time	Existing		2021 No-Build		2021 Build	
	Period	Delay^a	LOS^b	Delay	LOS	Delay	LOS
SR 144 at Belfast River Road/Capt. Matthew Freeman Dr. (Round-a-Bout)	AM	45.2	E	42.5	E	48.0	E
	PM	43.8	E	72.2	F	89.6	F
Belfast River Road at Harris Trail Road/Dunham Marsh Trail	AM	Currently STOP Sign Control See Unsignalized		14.0	B	14.7	B
	PM			6.8	A	9.1	A
<u>Signalized Intersection</u>							
SR 144 at 144 Spur (Ft McAllister Road)	AM	Currently STOP Sign Control See Unsignalized		15.5	B	15.9	B
	PM			8.5	A	9.0	A
<u>Unsignalized Intersections</u>							
SR 144 at 144 Spur (Ft McAllister Road)	AM	29.4	D	Future Signalized Intersection See Future Year Analyses Above			
	PM	70.5	F				
Belfast River Road at Harris Trail Road/Dunham Marsh Trail	AM	96.8	F	Future Single-Lane Round-a-Bout See Future Year Analyses Above			
	PM	13.2	B				
Ft McAllister Road at Kingswood Drive (Buckhead East Access)	AM	9.1	A	9.8	A	9.9	A
	PM	10.1	B	10.9	B	11.0	B
Veterans Memorial Parkway at Phase Ten Access	AM	To Be Constructed		14.8	B	20.3	C
	PM			12.1	B	14.4	B

a. Delay in seconds-per-vehicle.
 b. LOS = Level-of-Service.

GENERAL NOTES:

1. For a Round-a-bout intersection. Delay is representative of the overall intersection.
2. Signalized intersections, Delay is a weighted average of each lane group/approach.
3. For unsignalized intersections, Delay is representative of critical movement/lane group/approach.

As shown in Table 3, under Existing conditions, the unsignalized study area intersections of SR 144 at Ft McAllister Road operates at a LOS F during the PM peak-hour and the Belfast River Road at Harris Trail Road/Dunham Marsh Trail intersection also operates at a LOS F but during the AM peak-hour. The round-a-bout intersection of SR 144 at Belfast River Road/Captain Matthew Freeman Drive operates at a LOS E during both peak hours.

Future 2021 No-Build conditions include annual growth, development by others and expected infrastructure improvements identified in this report. As shown by this column, only the round-a-bout of SR 144 at Belfast River Road/Captain Matthew Freeman Drive is expected to operate poorly during both peak hours (LOS E AM peak-hour and LOS F PM peak-hour). All remaining intersection are expected to operate at good service levels which is mainly due to the widening of SR 144 as well as enhancements in traffic control at the SR 144 at Fort McAllister Road (signal control) as well as Belfast River Road at Harris Trail Road/Dunham Marsh Trail (round-a-bout).

Unfortunately, the SR 144 at Belfast River Road/Captain Matthew Freeman Drive round-a-bout is not expected to drastically improve operationally with the addition of the separate right-turn lanes entering the round-a-bout. This is partially due to two things, expected growth in the area as well as the right-turn lanes are not "fully free-flow/channelized" through the round-a-bout. In reviewing the attached concept, right-turn movements entering the round-a-bout must continue to YIELD to traffic within the round-a-bout. With all traffic continuing to be under YIELD entering the round-a-bout, operations of the merge points result in over-all delays for this intersection. It should be noted that if separate free-right-turn movements are provided for two movements (SB right from SR 144 to Belfast River Road and WB right from Captain Matthew Freeman Drive to NB SR 144) which DO NOT merge into the round-a-bout but rather are completed channelized/free-flow from entering the round-a-bout (would require an adequate receiving lane), operations could be expected to improve.

Build 2021 conditions reflect similar operating levels as No-Build conditions with the round-a-bout operating with delays during both peak hours and all other intersections operating at acceptable service levels.

The site access drive to/from Veterans Parkway is expected to operate at good service levels assuming the geometrics and traffic control outlined in the following section. As noted earlier, this drive is expected to serve both the proposed residential units (96) and units already approved (26 units which were included in the No-Build analyses).

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

Site Access Drive

The access drive to/from Veterans Memorial Parkway should be constructed under the approved units to provide the following:

- Access to provide a three-lane cross-section with one lane entering and two lanes exiting the site designated as a separate left-turn lane and a separate right-turn lane. Storage length for the right-turn lane should be a minimum of 100-feet. This two lane approach is suggested to provide convenience for right-turn movements towards the schools and Fort McAllister Road rather than being needed from a demand standpoint.

- Based on GDOT guidelines *Regulations for Driveway and Encroachment Control (Table 4-6 Minimum Volumes Requiring Right Turn Lane)*, this portion of the development under build-out conditions can be expected to generate enough right-turn traffic entering the site from Veterans Memorial Parkway to require a separate right-turn deceleration lane. While this roadway is not a state roadway, consideration of this lane should be reviewed due to the volume of through traffic currently/expected on Veterans Memorial Parkway.
- Place intersection under STOP sign control where vehicles exiting the site must stop prior to entering the intersection.

Off-Site Intersections

Under the future Build conditions, the intersections of SR 144 at Fort McAllister Road, Belfast River Road at Harris Trail Road/Dunham Marsh Trail and Fort McAllister Road at Kingswood Drive are each expected to operate acceptably during both peak hours. Two of these intersections (SR 144 at Fort McAllister Road and Belfast River Road at Harris Trail Road/Dunham Marsh Trail) operate acceptably due to planned infra-structure improvements as were initially within the *Richmond Hill South Bryan Transportation Study*.

The Belfast River Road/Captain Matthew Freeman Drive round-a-bout is expected to operate poorly due to the constraints identified in a prior section of this report. Further consideration to making this a two-lane round-a-bout (northbound and southbound) and adding free-right-turn movements (outside of the round-a-bout merges) for the southbound SR 144 and westbound Captain Matthew Freedom Drive approaches should be considered as this facility is being conceptually planned.

It should be noted that prior to the longer term plan of creating a possible two lane round-a-bout (or traffic signal control), it may be worth reviewing the potential of adding the WB approach of Captain Matthew Freeman Drive. This can be accomplished with the current widening project of SR 144 by fully channelizing the right-turn into the newly-widened approach of SR 144 (Widening to a four-lane provided the needed receiving lanes for traffic exiting the round-a-bout northbound on SR 144 as well as the potential channelized right-turn movement). With the removal of the heavy right-turn movement from Captain Matthew Freeman Drive to NB SR 144, there will be a noticeable improvement in operations of the round-a-bout. However, acceptable service levels are not expected to be obtained.

SUMMARY

We have completed a Traffic Impact and Access Study relative to the expansion of the Buckhead East development by adding 96 single-family residential units to Phase 10 of the PUD which is located to the south of Veterans Memorial Parkway, east of Bryan Neck Road in South Bryan County, GA. As planned, access will be provided via the same access which will be developed as part of an earlier phase of the PUD initially planned to/from Veterans Memorial Parkway.

Recommendations have been made for the access drive which entail future intersection geometry as well as traffic control needed to adequately accommodate both the already approved portion of the PUD and proposed addition of 96 units.

Mr. Bryant
May 16, 2018
Page 9

As explained in this report and indicated by the analyses, the planned infra-structure improvements in the South Bryan County area play a major part in the operations at many of the study area intersections. The upcoming widening of SR 144, traffic signal control for the intersection of SR 144 at Fort McAllister Road, round-a-bout installation at Belfast River Road and Harris Trail Road each provide the capacities needed to accommodate planned growth in the area. Improvements are planned for the round-a-bout at SR 144 at Belfast River Road/Captain Matthew Freeman Drive will aid in operation. However, the volume of traffic northbound and southbound on SR 144/Bryan Neck Road during the respective AM and PM peak hours is significant and can not be accommodated by a single-lane round-a-bout. Even with the expected improvements at this location, poor service levels are expected. Further review of this intersection to modify the round-a-bout capacity or potentially revise the traffic control is recommended.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 429-5591.

Regards,

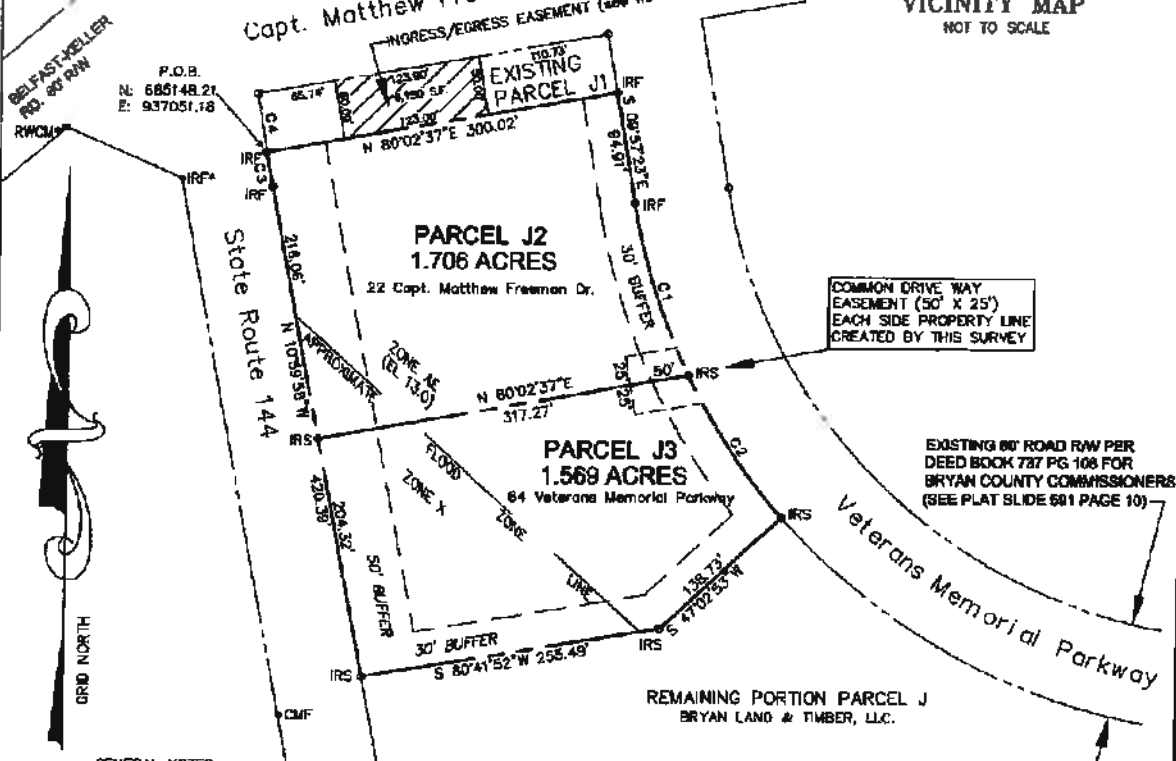
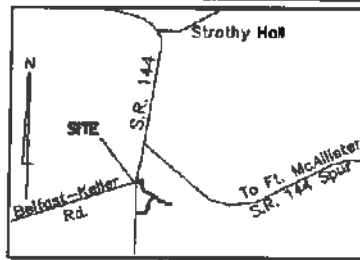


David D. Brewer, P.E.



Attachments

Curve	Radius	Length	Chord	Chord Bear.
C1	540.00'	152.84'	152.83'	S 18°03'52" E
C2	540.00'	144.41'	143.69'	S 23°00'03" E
C3	1875.00'	29.89'	29.89'	N 10°32'48" W
C4	1875.00'	50.00'	50.00'	S 09°16'42" E



GENERAL NOTES:

1. THE CURRENT ZONING CLASSIFICATION FOR THIS PROPERTY IS PUD. SETBACKS AS FOLLOWS: F-75', SIDE AND REAR-50'.
2. BASIS FOR BEARINGS: PLAT BY THIS OFFICE PREPARED FOR BRYAN LAND & TIMBER, LLC DATED JAN. 18, 2005 BEING 510.46 ACRES "PARCELS A-L" RECORDED AT PLAT SLIDE 548 PAGE 8. COORDINATES SHOWN ARE SPC EAST ZONE NAD 83 (1994).
3. R/W WIDTH AND LAYOUT FOR STATE ROUTE 144 TAKEN FROM D.O.T. PLANS DATED AUGUST 29, 1952 - PROJECT NO. S-0630(1).
4. ACCORDING TO F.E.M.A. MAPS FOR BRYAN COUNTY, DATED 3/2/09 MAP NO. 1302900285C, A PORTION OF PARCEL J2 DOES LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA".
5. PARCEL J1 (OWNED BY BRYAN COUNTY) SERVES AS A BUFFER AND ALSO AS AN INGRESS/EGRESS EASEMENT FOR PARCEL J2.
6. DRAINAGE, DETENTION AND STORMWATER CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH BRYAN COUNTY ORDINANCE AT THE TIME OF SITE PLAN REVIEW.

Georgia, Bryan County
 Recorded in Plat Book
 1019 Page 167
 Date 4-7-10
 2000101000
 Clerk Superior Court

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

Kyle J. Coarn 3.21.10
 Planning Director Date of Approval

Kathy Hiett March 29, 2010
 811 Address Director Date of Approval

PROPERTY CORNER LEGEND
 AXLE = CAR/WAGON AXLE
 AIF = ANGLE IRON
 CMF = CONCRETE MARKER
 R/W CMF = DOT MARKER
 IFF = IRON PIPE
 IFB = IRON BAR
 IFR = IRON ROD
 F = FOUND S = SET
 * = BENT / BROKEN
 IRS = 5/8" IRON REBAR SET WITH YELLOW CAP STAMPED
 SEGA SURVEYING GA #2536

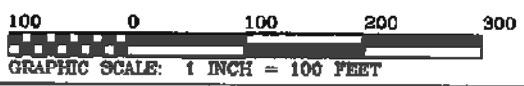
ERROR OF CLOSURE:
 FIELD: 1:22,787
 PLAT: 1:60,080+
 EQUIPMENT USED:
 TOPCON 223GTS
 ADJUSTMENT METHOD:
 LEAST SQUARES

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

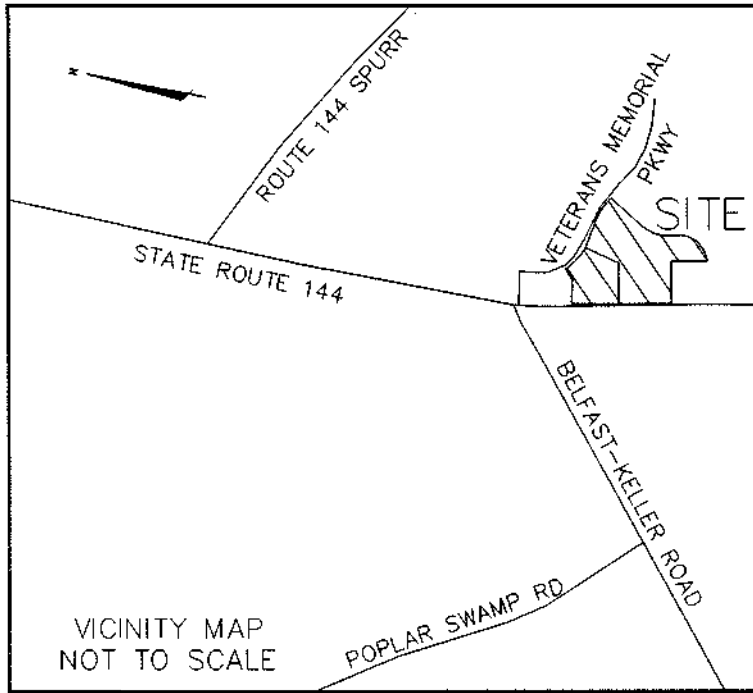


PREPARED FOR:
 BRYAN LAND & TIMBER, LLC.
 PLAT PREPARATION DATE:
 MARCH 15, 2010
 FIELD WORK COMPLETED:
 FEBRUARY 2010
 JOB # 10-338

**PARCELS J2 & J3
 BEING A PORTION OF PARCEL J
 20TH G.M.D.
 BRYAN COUNTY, GEORGIA**

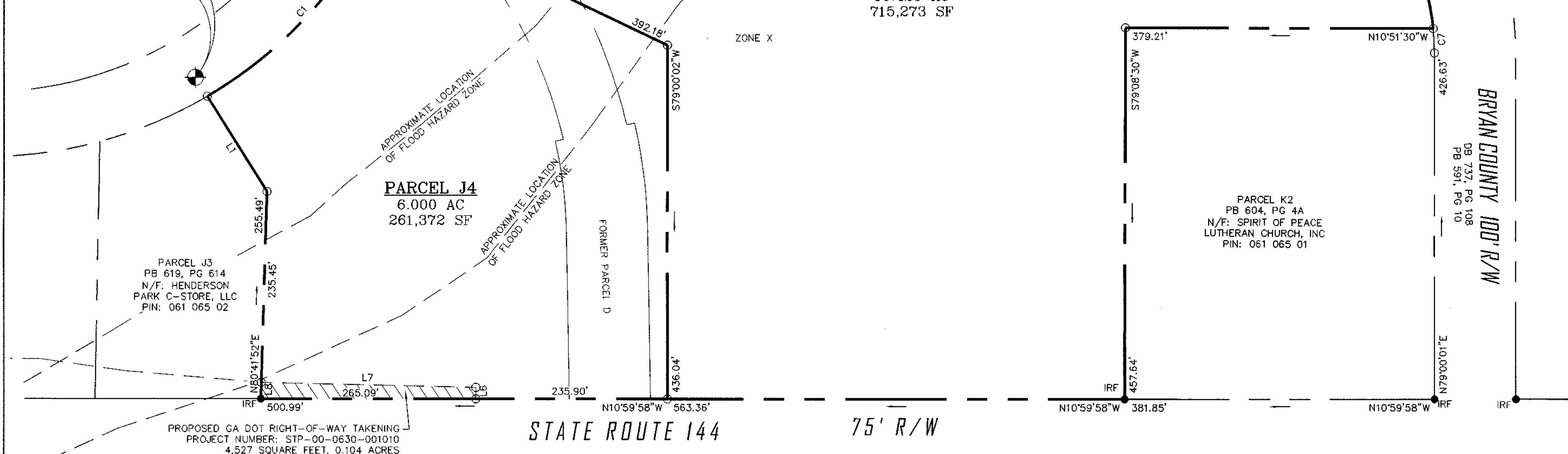


**SOUTHEAST GEORGIA
 SURVEYING & MAPPING**
 P.O. BOX 568 RICHMOND HILL, GA 31324
 PH (912)756-2011 FAX (912)756-5908
 PHYSICAL ADDRESS
 518 EISEL DRIVE, SUITE D
 RICHMOND HILL, GA 31324



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

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



SURVEY DATE: 10/15/2105
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 03"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/391,400+
FIELD ERROR OF CLOSURE: 1/428,000+

REFERENCE:

1. PLAT BOOK 619, PAGE 6A.
2. PLAT BOOK 591, PAGE 10.
3. PLAT BOOK 619, PAGE 7B.
4. GA DOT RIGHT-OF-WAY PLANS, PROJECT NUMBER STP00-0630-001010, DATED 4/15/11.

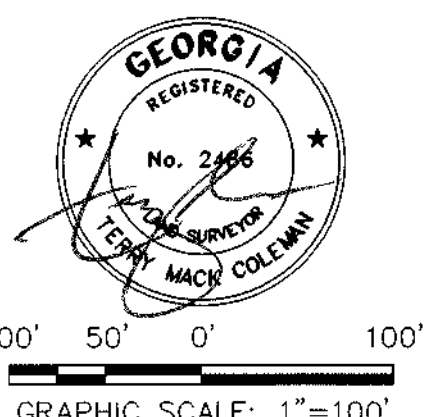
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	319.82'	540.00'	33°56'02"	164.75'	S58°27'44"E	315.17'
C2	37.92'	540.00'	4°01'24"	18.97'	S77°25'22"E	37.91'
C3	201.96'	560.00'	20°39'49"	102.09'	S69°07'14"E	200.87'
C4	387.98'	440.00'	50°31'17"	207.62'	S5°57'01"W	375.53'
C5	285.33'	310.00'	52°44'07"	153.67'	S7°03'26"W	275.36'
C6	208.51'	300.00'	39°49'24"	108.67'	S53°20'13"W	204.34'
C7	30.12'	300.00'	5°45'07"	15.07'	N76°07'28"E	30.10'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	138.73'	N47°02'53"E
L2	131.73'	S79°27'15"E
L3	161.15'	S79°27'15"E
L4	68.09'	S58°47'19"E
L5	10.00'	N56°34'29"W
L6	14.13'	S79°01'10"W
L7	264.81'	S9°43'13"E
L8	20.04'	N80°00'11"E

I CERTIFY THAT UNDER THE O.C.G.A. CHAPTER 15, SECTION 6, SUBSECTION 67D, THIS PLAT DOES NOT REQUIRE APPROVAL OF A PLANNING COMMISSION IN ORDER TO BE RECORDED. THIS PLAT IS BEING RECORDED IN COMPLIANCE WITH ARTICLE XIV OF THE BRYAN COUNTY SUBDIVISION REGULATIONS.

COLEMAN COMPANY, INC
CERTIFICATE OF AUTHORIZATION; LSF 1167
I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-15-19, AND 43-15-22.

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



GEORGIA, BRYAN COUNTY
RECORDED IN PLAT BOOK
607 page 10
DATE 12/28/2015
Inghia Habay
CLERK SUPERIOR COURT

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

COLEMAN COMPANY, INC.
17 PARK OF COMMERCE | SUITE 201
SAVANNAH, GA 31405
(404) 912-2000 FAX (404) 912-2003

REVISION

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

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

SHEET 1/1

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	840.02'	258.63'	S 84°34'10"E	257.61'	17°38'25"
C2	150.00'	34.78'	S 10°07'24"E	34.70'	15°17'01"
C3	150.00'	15.41'	S 19°42'37"E	15.40'	8°54'05"
C4	390.00'	124.76'	N 1°32'22"E	124.14'	18°18'56"
C5	390.00'	30.98'	N 00°06'22"E	30.97'	4°33'04"
C6	390.00'	64.98'	N 06°56'52"W	64.90'	9°32'46"
C7	855.02'	67.05'	N 89°18'01"E	67.04'	4°29'36"
C8	100.00'	20.05'	N 73°50'08"E	20.02'	1°29'17"
C9	100.00'	22.35'	N 85°58'55"E	22.30'	1°24'48"
C10	480.00'	9.85'	N 8°18'20"W	9.85'	1°03'31"
C11	480.00'	52.30'	S 88°05'17"W	52.28'	6°14'56"
C12	480.00'	52.30'	S 89°50'41"W	52.28'	6°14'56"
C13	480.00'	52.30'	S 75°36'05"W	52.28'	6°14'56"
C14	480.00'	52.30'	S 69°21'50"W	52.28'	6°14'56"
C15	480.00'	50.01'	S 63°15'08"E	49.98'	6°58'08"
C16	480.00'	25.61'	S 59°44'21"E	25.61'	3°03'25"
C17	480.00'	29.01'	S 55°28'46"W	29.01'	3°27'46"
C18	480.00'	6.79'	S 53°20'33"W	6.79'	0°48'39"
C19	290.00'	12.46'	N 54°10'05"E	12.46'	2°27'44"
C20	290.00'	34.54'	N 58°48'42"E	34.52'	6°49'30"
C21	290.00'	8.22'	N 63°02'12"E	8.22'	1°37'29"
C22	180.00'	3.50'	S 63°11'30"W	3.50'	1°06'24"
C23	180.00'	29.49'	S 58°02'28"W	29.46'	9°23'12"
C24	180.00'	20.03'	S 50°03'59"W	20.01'	6°22'27"
C25	180.00'	20.06'	S 43°46'50"W	20.05'	6°23'11"
C26	180.00'	29.69'	S 35°51'43"W	29.66'	9°27'03"
C27	180.00'	16.90'	S 28°26'50"W	16.89'	5°22'41"
C28	180.00'	29.23'	S 21°02'24"W	29.20'	9°18'12"
C29	180.00'	20.00'	S 15°16'10"W	20.00'	6°22'15"
C30	180.00'	20.19'	S 08°52'15"W	20.18'	6°25'34"
C31	180.00'	21.07'	S 00°18'15"W	21.06'	6°42'28"
C32	120.00'	140.11'	S 30°23'58"W	132.29'	66°53'55"
C33	350.00'	43.67'	N 60°16'27"E	43.64'	7°08'57"
C34	350.00'	22.98'	N 54°49'05"E	22.98'	5°45'45"
C35	420.00'	39.64'	S 55°30'33"W	39.62'	9°24'19"
C36	420.00'	59.28'	S 62°32'24"W	59.21'	8°05'04"
C37	420.00'	67.03'	S 71°00'15"W	66.96'	9°08'38"
C38	420.00'	67.01'	S 80°08'48"W	66.94'	9°08'29"
C39	420.00'	56.21'	S 88°33'04"W	56.16'	7°40'03"
C40	160.00'	40.07'	N 85°12'57"E	39.97'	14°20'57"
C41	160.00'	27.77'	N 73°04'38"E	27.74'	8°56'40"
C42	150.00'	55.12'	N 80°14'18"E	54.71'	24°17'36"
C43	450.00'	309.82'	S 72°39'40"W	303.74'	33°26'53"
C44	320.00'	60.94'	N 58°23'34"E	60.85'	10°54'41"
C45	150.00'	17.11'	S 31°10'11"W	16.98'	65°21'30"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 67°21'01"E	20.00'
L2	S 39°43'05"E	15.20'
L3	N 86°57'01"E	15.00'
L4	N 86°57'01"E	15.00'
L5	N 86°57'01"E	30.00'
L6	N 86°57'01"E	30.00'
L7	N 86°57'01"E	15.00'
L8	N 86°57'01"E	15.43'
L9	N 78°44'58"W	30.98'
L10	S 26°28'55"W	25.07'
L11	S 48°26'18"E	14.80'
L12	S 72°35'25"W	66.12'
L13	N 75°59'11"E	160.92'
L14	S 81°16'32"E	122.11'
L15	S 10°42'17"E	83.92'
L16	S 68°05'29"W	23.72'
L17	N 03°02'59"W	9.00'
L18	N 03°02'59"W	17.65'
L19	N 03°02'59"W	26.65'
L20	N 52°56'13"E	33.81'
L21	N 52°56'13"E	15.95'
L22	N 68°05'29"E	29.55'
L23	N 11°57'51"W	75.01'
L24	N 77°54'23"E	53.78'
L25	N 69°30'56"E	87.44'
L26	N 68°32'35"E	118.11'
L27	N 67°40'41"E	88.03'
L28	N 77°06'11"E	519.31'
L29	S 10°41'27"E	121.56'
L30	S 81°16'32"W	62.67'
L31	N 75°59'11"E	165.30'
L32	S 68°05'29"W	29.37'
L33	S 03°02'59"E	26.65'
L34	N 78°31'38"W	30.00'
L35	N 78°31'38"W	30.00'
L36	N 75°31'13"W	127.38'
L37	N 75°31'13"W	20.00'
L38	N 75°31'13"W	30.00'
L39	N 75°31'13"W	21.46'

GEORGIA, BRYAN COUNTY
RECORDED IN PLAT BOOK
1676 page 94-10
DATE 9/30/2016

FORMER PLANTATION
HOMES OF GEORGIA
PARCEL K1
PB 612 PAGE 8A
PH: 061-066-01
DB 840 PAGE 190A

APPROXIMATE LOCATION
OF LAGOON BANK
50' LAGOON BUFFER

COMMON AREA 5
24,210 SF
0.556 AC.

COMMON AREA 4
79,547 SF
1.826 AC.

COMMON AREA 3
28,823 SF
0.662 AC.

COMMON AREA 2A
29,531 SF
0.678 AC.

COMMON AREA 2B
11,072 SF
0.254 AC.

COMMON AREA 1
44,062 SF
1.012 AC.

COMMON AREA "A"
7,963 SF
0.182 AC.

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

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

APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.
COUNTY ENGINEER DATE OF APPROVAL
APPROVED BY THE PLANNING DIRECTOR THIS 29th DAY OF September
PLANNING DIRECTOR
ATTEST: CLERK OF COUNTY COMMISSION

N/F BOARD OF COMMISSIONERS
OF BRYAN COUNTY
PIN 061 062
PARCEL G

VETERANS MEMORIAL PARKWAY 60' R/W

LAKE LILY DRIVE 60' R/W

GARDEN HILLS LOOP 60' R/W

VICINITY MAP not to scale

This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LOTS 1-50
RIGHT OF WAY 4.991 AC.
COMMON AREA 1.803 AC.
TOTAL 5.093 AC.
11.887 AC.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 190-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT 10 C.C.A. 15-6-67.

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

MAJOR SUBDIVISION

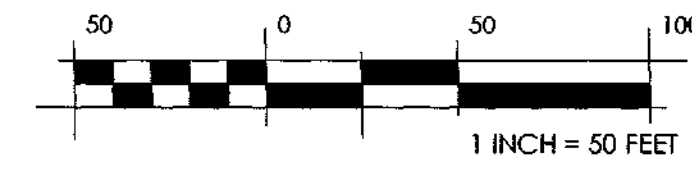
BUCKHEAD EAST
SUBDIVISION
PHASE 4
LOTS 1-50
FORMERLY
PHASE 4
PARCELS A & B

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

prepared for
SHOW TIME INVESTMENTS LLC &
BENHOP PROPERTIES LLC

No.	Revision	By	Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
PO Box 2727
Savannah, GA 31402-2727
p 912.234.5300 f 912.234.2950
www.thomasandhutton.com



plat 9-12-16 drawn LPO reviewed RKM field 9-6-16 crew MB

job 23640.0019 SHEET 1 OF 1

LEGEND

- MEANDER POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET) (3"X3"X24")
- IRON PIPE (FOUND)
- IRON PIPE (SET) (3/4"X30")
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ROW RIGHT OF WAY

NOTES

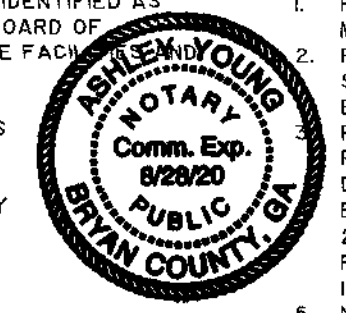
1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 143,998 FEET, AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 30" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,797,386 FEET.
5. LOTS 1-18 HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL REAR AND SIDE PROPERTY LINES AND LOTS 19-50 HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL REAR PROPERTY LINES, UNLESS OTHERWISE SHOWN.
6. ALL LOTS HAVE A 15 FOOT UTILITY EASEMENT ALONG ALL RIGHTS OF WAY UNLESS OTHERWISE SHOWN.
7. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
8. ACCORDING TO F.I.R.M. MAP NO. 15029C0295C, REVISED MARCH 2, 2009, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE AE (18.00'), ZONE X (18.00') AND ZONE X. THE TAX PARCEL IDENTIFICATION NUMBER (PIN) FOR THE (PARENT TRACT) PLATTED HEREON IS: 061-066
9. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
10. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
11. THE DEVELOPER/HOA WILL OWN AND MAINTAIN ALL DRAINAGE FACILITIES OUTSIDE OF THE RIGHT OF WAYS WITH THE EXCEPTION OF DRAINAGE PIPE LOCATED BETWEEN PROPERTIES WHICH ARE CONNECTED DIRECTLY TO INLETS ALONG THE ROADWAYS. THE COUNTY SHALL OWN AND MAINTAIN THESE PIPES ONLY UP TO THE REAR LOT LINES.
12. ZONING: PUD
13. CONSTRUCTION OF THE APPROVED RECREATIONAL FACILITIES SHALL COMMENCE AFTER THE ISSUANCE OF THE THIRTY-FIFTH BUILDING PERMIT AND SHALL BE OPERATIONAL WITHIN ONE YEAR THEREAFTER.
14. CONCRETE SIDEWALK ON INDIVIDUAL LOTS SHALL BE CONSTRUCTED WITH THE ISSUANCE OF THE BUILDING PERMIT. THE DEVELOPER GUARANTEES CONSTRUCTION OF ALL SIDEWALK LOCATED IN THE APPROVED SUBDIVISION WITH 3 YEARS OF FINAL PLAT APPROVAL.
15. LOTS 1-18 TO BE PLANTED WITH FOUR TREES WITH A MINIMUM TWO INCH CALIPER, CONSISTING OF ONE EACH OF THE FOLLOWING TREES: LIVE OAK, GRAPE MYRTLE, SUMMER RED MAPLE, SOUTHERN RED OAK AND SHUMARD OAK. TREES MAY BE LOCATED TO ACCOMMODATE THE INDIVIDUAL LOT LAYOUT, HOME AND SITE CHARACTERISTICS.
16. REFER TO BRYAN COUNTY SD # 1053-12 FOR COMMON AREA BOUNDARIES.
17. ALL DRAINAGE EASEMENTS AND MAINTENANCE THEREOF, PROVIDED OUTSIDE OF THE ROAD RIGHT OF WAYS ARE THE RESPONSIBILITY OF THE DEVELOPER/HOA, AND NOT OF BRYAN COUNTY.

BUILDING SETBACKS

1. LOTS 1-18 HAVE A 10' SIDE SETBACK LINE.
2. ALL LOTS HAVE A 25' FRONT SETBACK LINE.
3. LOTS 1-46 HAVE A 20' REAR SETBACK LINE.
4. LOTS 47-50 HAVE A 15' REAR SETBACK LINE.
5. LOTS 19-50 HAVE NO SIDE SETBACK LINE.

REFERENCES

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



APPROVED BY THE PLANNING DIRECTOR THIS 29th DAY OF September
PLANNING DIRECTOR
ATTEST: CLERK OF COUNTY COMMISSION

August 30, 2018

Mr. Charles Way
East Buckhead LLC
Richmond Hill, GA

c/o Ace of Lexington, Inc.
112 Wigfall Court
Lexington, SC 29072

**RE: Additional Analyses: Traffic Impact and Access Study
Lenox Residential Development
South Bryan County/Richmond Hill, Georgia**

Mr. Way:

As requested during our project conference call on Friday, August 24, 2018, the following provide a response to the comments and request for additional information which are outlined below:

- 1. For 2021 Future Build analyses, consider adding a separate free right-turn movement from Captain Mathew Freeman Drive to northbound SR 144 towards downtown Richmond Hill. It is understood that this improvement will require modifications to the GDOT roundabout intersection design which will include adding a second northbound through lane from the roundabout to the beginning point of the GDOT widening project (Approximately 300-ft with modifications to the outer circle circumference between Captain Mathew Freeman Drive and SR 144); and*
- 2. Define benefits and negatives of adding a new access to/from Buckhead East/Lenox located approximately 2,000-feet south of the roundabout (in vicinity of the Spirit of Power Church access). Review of this access should be completed for two alternative; first as a full-movement access and secondly as a right-in/right-out (RIRO) only access.*

We offer the following responses to these comments:

#1- Taking into account the GDOT future improvements scheduled for the SR 144 at Belfast River Road/Captain Matthew Freeman Drive intersection and expanding upon these improvements to add a "free-right" movement from westbound Captain Matthew Drive to northbound SR 144. In reviewing the 2021 Build AM and PM peak-hour volumes as presented by Figures 10 & 11 of the TIAS, the movement that will benefit from this are AM 373 right-turns from Captain Matthew Freeman Drive (which must currently YIELD to 862 vehicles (sum of northbound through and eastbound left)) and the PM 206 right-turns (which must currently YIELD to 579 vehicles). Analyses conducted assuming this improvement in place results in a LOS D (delay= 26.7 sec.) during the AM peak-hour, and a LOS E (delay= 49.7 sec.) during the PM peak-hour. Under this scenario, the critical issue is no longer the conflicting point of the eastbound right-turn, but during the PM peak-hour the high southbound through movement volume of 748 vehicles which conflict with the eastbound entry volumes (198 left + 75 thru + 84 right = 357 vehicles). These volumes yielding to enter the roundabout are in a single-lane and will have some minor delay.

#2- Additional Access to SR 144 approximately 2,000-feet south of the roundabout (shown by attached site plan). Two alternatives have been reviewed, a full-movement access and secondly a limited movement RIRO access.

A. The full-movement access would affect the following movements at the roundabout and new access drive. Estimates of volumes either increased or reduced (AM/PM) are presented below:

i. Roundabout:

- Northbound through (increase +20/+15 diversion from Lenox)
- Northbound right (-105/-48 entering school traffic)
- Southbound through (+10/+40 diversion from Lenox)
- Southbound right (-10/-40 diverted from Lenox)
- Westbound left (-38/-25 exiting school)
- Westbound right (-20/-15 diversion from Lenox)

ii. Full-Movement Driveway:

- Northbound through (704/440)
- Northbound right (105/48 entering school traffic)
- Southbound through (218/857)
- Southbound left (10/40 diverted entering Lenox)
- Westbound left (38/25 exiting school)
- Westbound right (20/15 diverted exiting Lenox)

Traffic operations for the respective roundabout and full-movement intersection are estimated as follows:

Roundabout: AM Peak-Hour LOS D, delay= 29.7 sec.
PM Peak-Hour LOS E, delay= 46.1 sec.

Full-Mvt: AM Peak-Hour LOS C, delay= 21.6 sec
PM Peak-Hour LOS E, delay= 39.9 sec.

B. The RIRO access would affect the following movements at the roundabout and new access drive. Estimates of volumes either increased or reduced (AM/PM) are presented below:

i. Roundabout:

- Northbound through (increase +20/+15 diversion from Lenox)
- Northbound right (-105/-48 entering school traffic)
- Westbound right (-20/-15 diversion from Lenox)

ii. Limited Movement RIRO Driveway:

- Northbound through (704/440)
- Northbound right (105/48 entering school traffic)
- Southbound through (218/857)
- Southbound left (10/40 diverted entering Lenox)
- Westbound left (38/25 exiting school)
- Westbound right (20/15 diverted exiting Lenox)

Traffic operations for the respective roundabout and full-movement intersection are estimated as follows:

Roundabout: AM Peak-Hour LOS D, delay= 31.3 sec.
 PM Peak-Hour LOS E, delay= 49.7 sec.

RIRO Only: AM Peak-Hour LOS B, delay= 14.4 sec
 PM Peak-Hour LOS B, delay= 11.3 sec.

The results are summarized in **Table 1** for SR 144 at Belfast River Road/Captain Matthew Freeman Drive roundabout and the two access alternatives to/from SR 144:

Table 1
LEVEL-OF-SERVICE SUMMARY¹
Lenox Residential

<u>Round-a-Bout Intersection</u>	<u>Time Period</u>	<u>2021 Build Roundabout "Free-Right" NO SR 144 Drive</u>		<u>2021 Build Roundabout "Free-Right" Full-Mvt SR 144 Drive</u>		<u>2021 Build Roundabout "Free-Right" RIRO SR 144 Drive</u>	
		<u>Delay</u>	<u>LOS</u>	<u>Delay</u>	<u>LOS</u>	<u>Delay</u>	<u>LOS</u>
		SR 144 at Belfast River Road/Capt. Matthew Freeman Dr. (Round-a-Bout)	AM	26.7	D	29.7	D
	PM	49.7	E	46.1	E	49.7	E
<u>Unsignalized Intersection</u>							
SR 144 at Site Access Alternatives	AM	No Access Provided		21.6	C	14.4	B
	PM			39.9	E	11.3	B

1. Calculations completed using the 2010 HCM methodology.
2. Delay in seconds-per-vehicle.
3. LOS = Level-of-Service.

GENERAL NOTES:

1. For a Round-a-bout intersection. Delay is representative of the overall intersection.
2. For unsignalized intersections, Delay is representative of critical movement/lane group/approach.

SUMMARY

In review of the conducted analyses, it suggested that in order to significantly improve operations at the SR 144 at Belfast River Road/Captain Matthew Freeman Drive roundabout, the addition of a free-right-turn movement from Captain Matthew Freeman Drive to northbound SR 144 should be completed. This improvement would necessitate the widening of SR 144 from the roundabout north to meet the future 4-lane divided cross-section that GDOT is planning in the near future. Right-of-way in the northeast quadrant of the roundabout will be required as well as a re-configuration of the circumference of the circle, divider median and signage.

Access along SR 144 south of the roundabout was reviewed and as shown, is not expected to be a significant pro or con. The biggest benefactors would be school traffic from SR 144 south which would no longer enter the roundabout but utilize the new access to get to (and possibly return) from the school. However, this traffic could be perceived as "cut-thought traffic" by the proposed Lenox neighborhood.

Operations for this access reflect some delay during the PM peak-hour (due to the minor street left-turn movement). This delay is a LOS E at approximately 40-seconds and is not unreasonable for what would expectantly be a minor volume of vehicles which must wait for sufficient gaps in the northbound and southbound through traffic. If constructed as a full-movement access, a separate southbound left-turn lane with in SR 144 should be constructed as well as a northbound right-turn lane (both meet GDOT requirements) which would reduce impedance to the through traffic volumes on SR 144.

If the RIRO access is provided, there is less benefit to the access for traffic potentially departing the school and headed south on SR 144 as they would make a left-turn at the roundabout rather than use the new access based on the restricted minor street left-turn movement. Cut-through traffic within the Lenox neighborhood would likely be reduced by this alternative. Design of this access would still require the northbound right-turn lane and would also require a raised median design to prohibit all left-turn movements at this location.

Based on priority of improvements, the benefit of modifying the roundabout to allow free-right movements from Captain Matthew Freedom Drive are significant and this improvement should be completed in coordination with the GDOT project of widening SR 144 and other modifications to the roundabout. Once this project is completed and traffic has settled in the area, then consideration to the SR 144 access should be review and determined if it is needed. If deemed necessary, the full access alternative would be the best alternative to help reduce volumes at the roundabout but it comes with an increase in traffic through the proposed Lenox neighborhood.

If you have any questions or comments regarding any information contained within this memo, please contact me at (803) 429-5591.

Regards,



David D. Brewer, P.E.



Attachment

David D. Brewer, P.E.
Consulting Transportation Engineer
ddbrewer63@gmail.com
(803) 429-5591

August 6, 2018

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

Phone: 912 756 7964
Email: jadams@bryan-county.org

c/o Ace of Lexington, Inc.
112 Wigfall Court
Lexington, SC 29072

RE: Trip Generation Comparison
Buckhead East
Existing Permitted Uses vs. 96 Single Family Units
South Bryan County/Richmond Hill, Georgia

Mr. Adams:

It has been requested to prepare a comparison of trip generation calculations for the current approved land-uses versus the proposed residential use of the 16.42-acre portion of Buckhead East that has been the subject of Traffic Impact and Access Study dated May 2018.

Based on information provided by the project proponent and the Civil Engineer, the specified site can currently be developed to contain the following commercial uses:

1. 40,000 square-feet (sf) of general office;
2. 3,500 sf Pharmacy with drive-up window;
3. 10,000 sf restaurant (high turn-over sit-down); and
4. 5,000 sf of medical/dental office.

Trip generation calculation haven been prepared for these uses which are summarized by the following **Table 1:**

TABLE 1
APPROVED LANS-USES
Buckhead East PUD

Time Period	40,000 Office (a)	3,500 Pharmacy (b)	10,000 Restaurants (c)	5,000 Medical Office (d)	Total Trips (Σa thru d)
Weekday Daily	436	382	1,122	174	2,114
AM Peak-Hour					
Total (Two-Way)	64	13	99	16	192
PM Peak-Hour					
Total (Two-Way)	48	36	98	19	201

1. ITE *TRIP GENERATION* 10th Ed. LUC's 710 (Office), 881 (Pharmacy w/drive-thru), 932 (High turn-over sit-down restaurant) and 720 (Medical/Dental Office).

Traffic expected to be generated by the current proposal of 96 single-family residential units (which would take the place of the prior commercial uses) are presented in **Table 2** which is taken from the May 2018 TIAS prepared for Buckhead East:

TABLE 2
TIAS TRIP GENERATION
Buckhead East PUD

Time Period	Single-Family Residential 96 Units
Weekday Daily	910
AM Peak-Hour	
Enter	18
<u>Exit</u>	<u>55</u>
Total	73
PM Peak-Hour	
Enter	62
<u>Exit</u>	<u>36</u>
Total	98

1. ITE *TRIP GENERATION* 10th Ed. LUC 210.

In comparing the two Tables, it can be determined that the proposed 96 single-family units will generate significantly less traffic as compared to the approved/permitted commercial land-uses. As an example, daily two-way trips are 2,114 trips for the commercial uses while the 96 single-family units can be expected to generate only 910 daily trips; a next reduction of 1,204 vehicles.

The peak-hour trip generation expectations are also significantly lower with 192 vs. 73 trips during the AM peak-hour and 201 vs. 98 trips during the PM peak-hour. In each case (daily, AM or PM peak hours) the proposed residential alternative is less than half of the expected traffic than what can be expected in traffic generation by the current commercial use.

If you have any questions or comments regarding any information contained within this memo, please contact me at (803) 429-5591.

Regards,



David D. Brewer, P.E.



“B” Exhibits – Agency Comments

Exhibit "B-1"



BRYAN COUNTY PLANNING & ZONING DEPARTMENT

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
(Fax)653-3864

66 Capt. Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7962
(Fax)756-7951

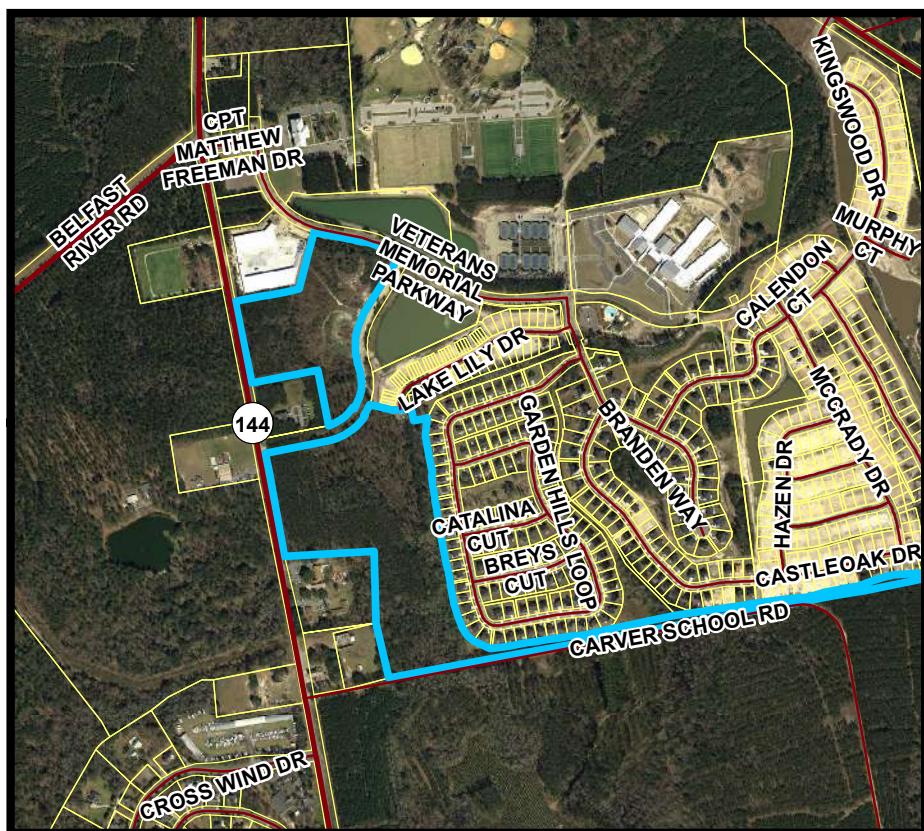
March 15, 2019

Re: Lenox PUD Application
Engineering Review

Based on our review of the PUD documentation including the latest traffic analysis for the Lenox Residential Subdivision prepared by David Brewer dated August 30, 2018 we have the following recommendations:

1. The master plan should be revised to include a 60 foot right-of-way that would extend beyond the dead end cul-de-sac located adjacent to Carver School Road in order to provide the opportunity for a potential connection to the adjacent tract in the future.
2. The Developer shall be responsible to provide a full section access road from inside the proposed development out to SR 144 as per the June 6, 2012 master plan.

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 061-065-05 & 061-066
- Surrounding Parcels



Produced by Bryan County GIS
July 2018



Overview Map Exhibit "C-1"

Charles Way / East Buckhead, LLC

Case Z# 203-19

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.



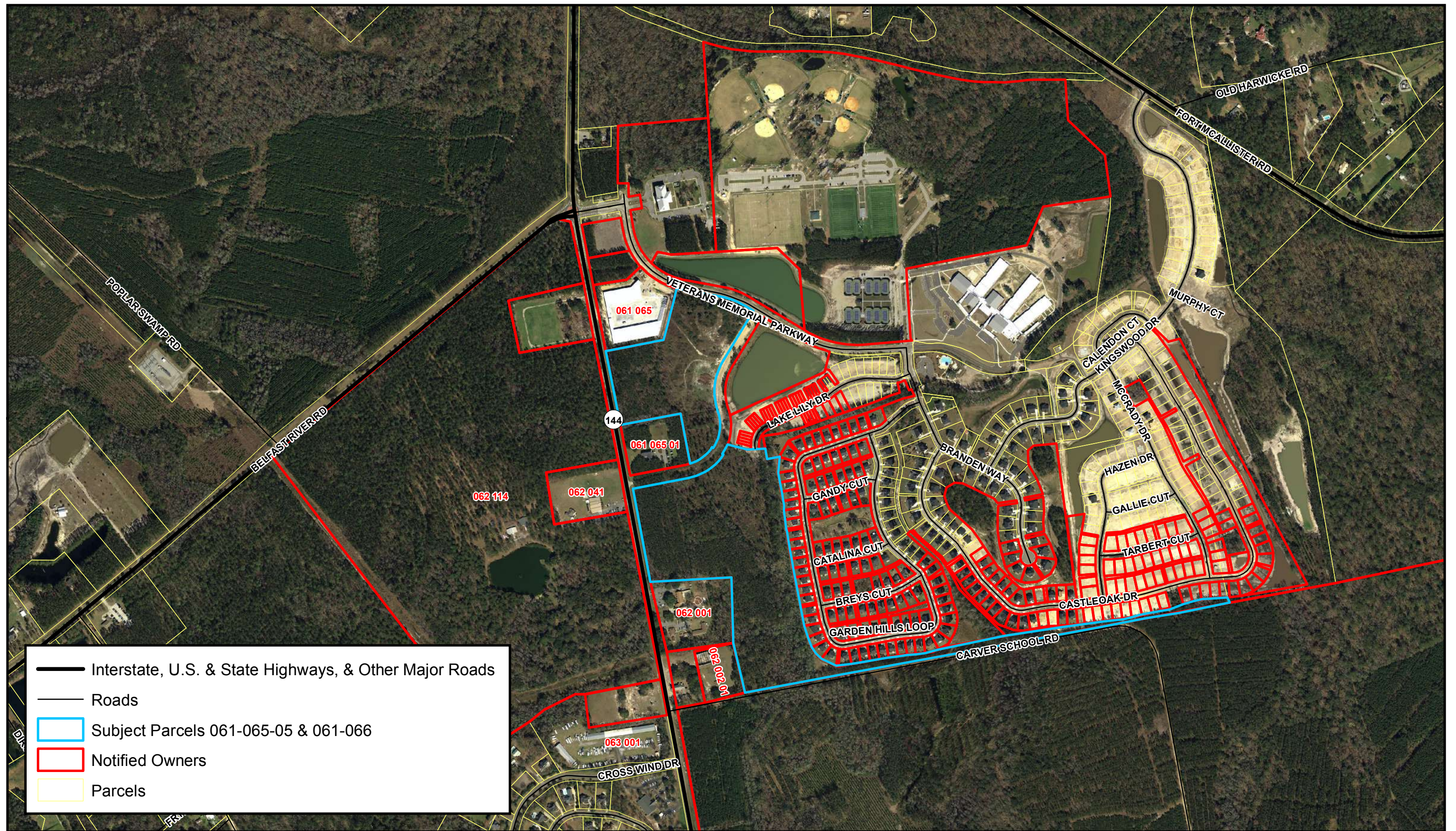
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 061-065-05 & 061-066
- Parcels



Location Map
Charles Way / East Buckhead, LLC
Case Z# 203-19

Exhibit "C-2"

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 Parcels 061-065-05 & 061-066
- Notified Owners
- Parcels



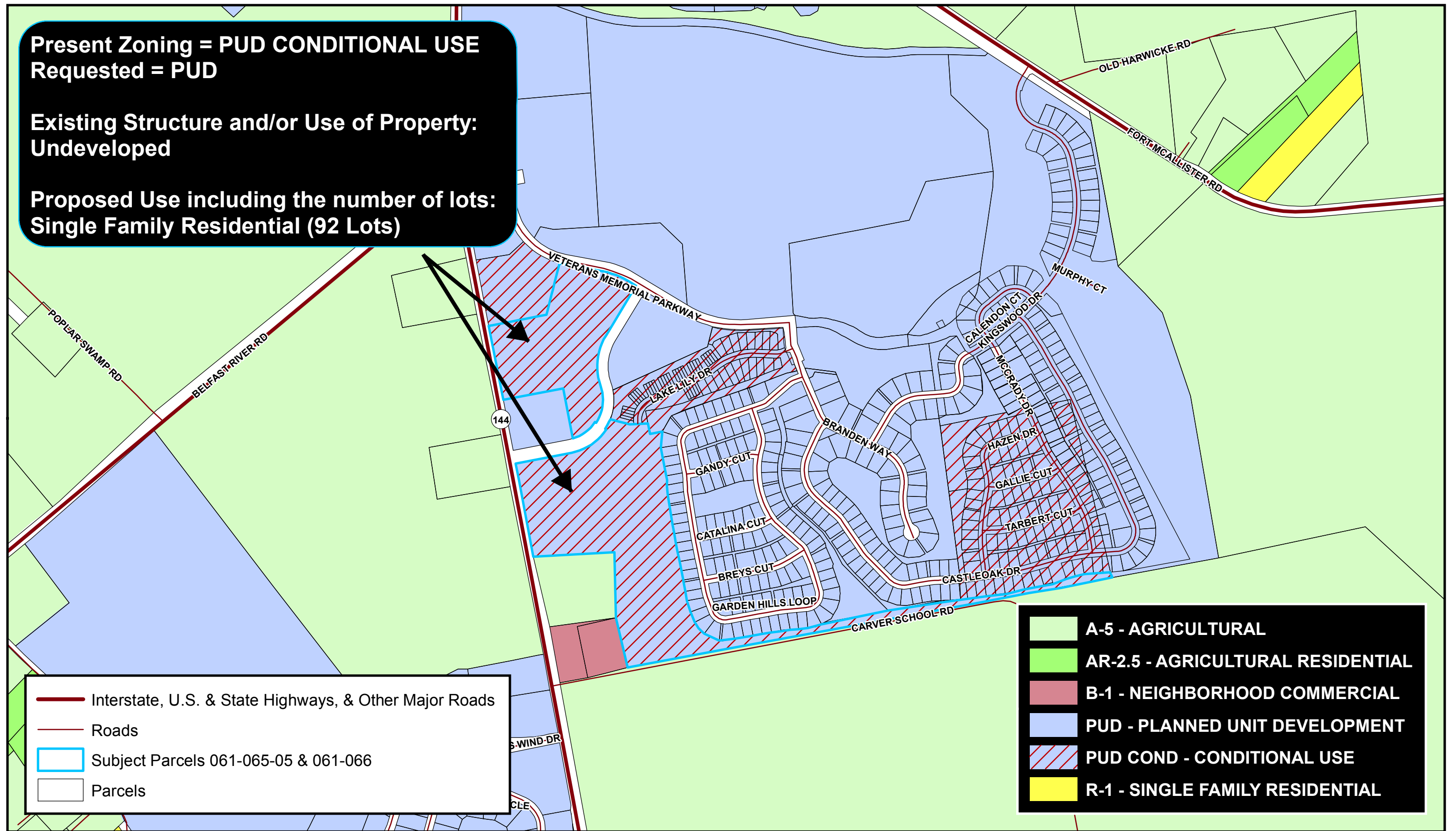
Notification Map
Charles Way / East Buckhead, LLC **Exhibit "C-3"**
Case Z# 203-19

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.

Present Zoning = PUD CONDITIONAL USE
Requested = PUD

Existing Structure and/or Use of Property:
Undeveloped

Proposed Use including the number of lots:
Single Family Residential (92 Lots)



— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 □ Subject Parcels 061-065-05 & 061-066
 □ Parcels

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



“D” Exhibits – Public Comment

PETITION FOR BRYAN COUNTY PLANNING & ZONING COMMISSION

SUBJECT: Case File Z#203-19 (Proposed "Lenox" Subdivision)

1. Purpose: The purpose of this petition is the following:
 - a. To request that the next public hearing of Case File Z#203-19 be moved from May 7th, 2019, in Pembroke, to June 4th, 2019, in South Bryan County.
 - b. To request that, whenever the next public hearing of Case File Z#203-19 is held, it is heard first in the order of case file public hearings before the Planning and Zoning (P&Z) Commission.
 - c. To demonstrate the number of residents of the Buckhead East subdivision, which borders the land proposed for rezoning, that are opposed to the measure.
2. Justification:
 - a. During the P&Z Meeting held on April 2nd, 2019, multiple Bryan County residents, including two from the Buckhead East subdivision, stood up to voice their objections to the request outlined in Case File Z#203-19. Many other Buckhead East residents were present in the audience, but unable to voice their concerns due to the request being last in the order of business.
 - b. The P&Z Commission publicly discussed the option of tabling the next public hearing on the matter until their June 6th meeting to be held in South Bryan County, where the land under consideration for rezoning is located, but then decided against it and only tabled it until the next meeting of the P&Z Commission, which will be in Pembroke.
 - c. In the interest of allowing the maximum number of concerned citizens the opportunity to speak on Case File Z#203-19, the above requests are made to move the meeting to June 4th, which will be held in South Bryan County, and to place it first in the order of business.
3. Signatures:
 - a. The following pages contain the names, signatures, addresses, and preferred point of contact method of residents of the Buckhead East Subdivision.
 - b. By signing, they affirm their support of the three purposes of this petition outlined above and the distribution of copies of this petition to the persons or entities listed below:
4. Copies:
 - a. Electronic copies of this petition will be provided to each member of the P&Z Commission and each Bryan County Commissioner according to their emails listed on the Bryan County website.
 - b. A hard copy of this petition will be filed with the P&Z Department office located at 66 Captain Matthew Freeman Dr, Suite 201, Richmond Hill, GA 31324.
5. Point of Contact (POC):
 - a. The POC for this petition is Nicholas M. Mogensen by mail at 188 Lake Lily Dr, Richmond Hill, GA 31324 or by email at nick.m.mogensen@gmail.com.

By signing below, you affirm your support of the three purposes of this petition listed on page one and the distribution of copies of this petition to the persons or entities listed on page one.

1. NAME: Nicholas M. Mogensen ADDRESS: 188 Lake Lily Dr
SIGNATURE: Nick meez Preferred POC: Nick.m.mogensen@gmail.com
2. NAME: Yanis Medina ADDRESS: 88 Lake Lily Dr
SIGNATURE: Ymedina Preferred POC: yanis.medina@buckhook.com
3. NAME: Kamiro Medina ADDRESS: 88 Lake Lily Dr.
SIGNATURE: KMedina Preferred POC: kmmedina2004@subell.net
4. NAME: KEESHA COSTELLO ADDRESS: 96 LAKE LILY DR.
SIGNATURE: Keisha Costello Preferred POC: KANGELACA@GMAIL.COM
5. NAME: Danny J. Blanchard ADDRESS: 134 Lake Lily Dr Richmond Hill, GA
SIGNATURE: Danny J. Blanchard Preferred POC: dannyjblanchard@yahoo.com
6. NAME: Erin Blanchard ADDRESS: 134 Lake Lily Dr Richmond Hill GA
SIGNATURE: E B Preferred POC: blancherin13@gmail.com 30324
7. NAME: Kallie Gilbert ADDRESS: 358 Gandy Cut
SIGNATURE: Kallie Gilbert Preferred POC: Kalliebgilbert@gmail.com
8. NAME: Dana Gulliver ADDRESS: 146 Lake Lily Drive
SIGNATURE: Dana Gulliver Preferred POC: dana.gulliver@gmail.com
9. NAME: Noah Potkin ADDRESS: 156 LAKE LILY DR.
SIGNATURE: Noah Potkin Preferred POC: Noah@potkin.com
10. NAME: Crystal Miller ADDRESS: 1164 Lake Lily Drive
SIGNATURE: Crystal Miller Preferred POC: Crystal55300@yahoo.com
11. NAME: Jeremy Kesner ADDRESS: 1164 Lake Lily Drive
SIGNATURE: Jeremy Kesner Preferred POC: JKesner@gmail.com
12. NAME: Stacy Sobene ADDRESS: 1161 LAKE LILY DRIVE.
SIGNATURE: Stacy Sobene Preferred POC: stacy.sobene@B@Gmail
13. NAME: Mohamed Khan ADDRESS: 161 Lake Lily Drive
SIGNATURE: M. Khan Preferred POC: MKTWIN706@gmail.com

By signing below, you affirm your support of the three purposes of this petition listed on page one and the distribution of copies of this petition to the persons or entities listed on page one.

14. NAME: ROSE ANN VAUGHAN ADDRESS: 192 LAKE LILY DR.
SIGNATURE: Rose Ann Vaugh Preferred POC: radavaughan@gmail.com
15. NAME: HENRY ZHANG ADDRESS: 226 LAKE LILY DR.
SIGNATURE: Henry Zhang Preferred POC: Powerless1458@Aol.com
16. NAME: Rhonda Parham ADDRESS: 240 Lake Lily Dr.
SIGNATURE: Rhonda Parham Preferred POC: rhonda.parham@gmail.com
17. NAME: Amanda Uwaiibi ADDRESS: 244 Lake Lily Dr.
SIGNATURE: Amanda Uwaiibi Preferred POC: auwaiibi@yahoo.com
18. NAME: Gloria Hope ADDRESS: 252 Lake Lily Dr.
SIGNATURE: Gloria Hope Preferred POC: Alton Hope cofand me@AOL.com
19. NAME: Alton Hope ADDRESS: 252 Lake Lily Dr
SIGNATURE: Alton Hope Preferred POC: Alton Hope
20. NAME: MURPHY MOGENSEN ADDRESS: 158 Lake Lily Dr.
SIGNATURE: Murphy Mogensen Preferred POC: nick.m.mogensen@gmail.com
21. NAME: Amy Bell ADDRESS: 352 Garden Hills Loop
SIGNATURE: Amy Bell Preferred POC: Manabell26a@gnail.com
22. NAME: Tana Peters ADDRESS: 4044 Garden Hill Loop
SIGNATURE: Tana Peters Preferred POC: _____
23. NAME: Eric Young ADDRESS: 3140 Garden Hills Loop
SIGNATURE: Eric Young Preferred POC: _____
24. NAME: LISA Odell ADDRESS: 3190 GARDEN HILLS LOOP
SIGNATURE: Lisa Odell Preferred POC: duckheadeastliaison@gmail.com
25. NAME: Allan Egerton ADDRESS: 3190 Garden Hills Loop
SIGNATURE: Allan Egerton Preferred POC: aegeton@podcast.com
26. NAME: Amy Rohlik ADDRESS: 132 Grandy Ct
SIGNATURE: Amy Rohlik Preferred POC: AmyRohlik@gmail.com

By signing below, you affirm your support of the three purposes of this petition listed on page one and the distribution of copies of this petition to the persons or entities listed on page one.

27. NAME: Joshua Rohlik ADDRESS: 132 Gandy Crt
SIGNATURE: [Signature] Preferred POC: 912 572 3005 joshuarohlik@gmail
28. NAME: Matthew Law ADDRESS: 4598 Garden Hills Loop
SIGNATURE: [Signature] Preferred POC: mp052473@gmail.com
29. NAME: Paola Cain ADDRESS: 4598 Garden Hill loop
SIGNATURE: [Signature] Preferred POC: pccain31414@gmail.com
30. NAME: Amanda Anderson ADDRESS: 138 Lake Lily
SIGNATURE: [Signature] Preferred POC: mandy4autism@gmail.com
31. NAME: Laura King ADDRESS: 116 Lake Lily
SIGNATURE: [Signature] Preferred POC: beth-king@yahoo.com
32. NAME: Jonathan King ADDRESS: 116 Lake Lily
SIGNATURE: [Signature] Preferred POC: jon.r.king01@gmail.com
33. NAME: Jaclyn Arbogast ADDRESS: 855 Kingswood Drive
SIGNATURE: [Signature] Preferred POC: jaclyn.arbogast@yahoo.com
34. NAME: Alicia Clark ADDRESS: 120 Lake Lilly Dr.
SIGNATURE: [Signature] Preferred POC: alissalcl@yahoo.com
35. NAME: Warren Fair ADDRESS: ~~WARREN L. FAIR @ GMAIL.COM~~
18 HAZEN DR.
SIGNATURE: [Signature] Preferred POC: WARREN.L.FAIR@GMAIL.COM
36. NAME: Robert Kelley ADDRESS: 1087 Kingswood Drive, 31324
SIGNATURE: [Signature] Preferred POC: rdkelley17@yahoo.com
37. NAME: Jenni Kelley ADDRESS: 1087 Kingswood Dr
SIGNATURE: [Signature] Preferred POC: Kreuckb@gmail.com
38. NAME: Jojo Westall ADDRESS: 960 Kingswood Dr.
SIGNATURE: [Signature] Preferred POC: joemel1201@gmail.com
39. NAME: Lacindra Molinari ADDRESS: 449 Kingswood Dr
SIGNATURE: [Signature] Preferred POC: 803 807 6243

By signing below, you affirm your support of the three purposes of this petition listed on page one and the distribution of copies of this petition to the persons or entities listed on page one.

40. NAME: Luis Molinari ADDRESS: 449 Kingswood Dr
SIGNATURE: [Signature] Preferred POC: lmo687@gmail.com
41. NAME: Russell Motley ADDRESS: 292 Kingswood Dr
SIGNATURE: [Signature] Preferred POC: 912-980-4760
42. NAME: Natasha Motley ADDRESS: 292 Kingswood Dr
SIGNATURE: [Signature] Preferred POC: 912-980-3968
43. NAME: Alyssa Gaggiari ADDRESS: 240 Kingswood Dr
SIGNATURE: [Signature] Preferred POC: 727 808 1979
44. NAME: James Gaggiari ADDRESS: 240 Kingswood
SIGNATURE: [Signature] Preferred POC: 727 808 1979
45. NAME: mtb Finley ADDRESS: 1425 Branden Way
SIGNATURE: [Signature] Preferred POC: Birkhead.ecostgreenspace@gmail.com
46. NAME: Steve Poulos ADDRESS: 1174 Branden Way
SIGNATURE: [Signature] Preferred POC: Steve Poulos 478-213-2947
47. NAME: Sarah Poulos ADDRESS: 1174 Branden Way
SIGNATURE: [Signature] Preferred POC: Sarah 478-442-1433
48. NAME: Dary Overbey ADDRESS: 791 Branden Way
SIGNATURE: [Signature] Preferred POC: 253-752-3861
49. NAME: Dary Overbey ADDRESS: 791 Branden Way
SIGNATURE: [Signature] Preferred POC: 253-720-9246
50. NAME: Debbie Pinzel ADDRESS: 791 Branden Way
SIGNATURE: [Signature] Preferred POC: 313-300-8446

Bryan County Board of Commissioners

P.O. Box 430 Pembroke Georgia 31321-0430

Phone: (912) 653-3839; Fax: (912) 653-4691

Carter Infinger, Chairman
Noah Covington, District 1
Wade Price, District 2
Steve Myers, District 3
Brad Brookshire, District 4
Rick Gardner, District 5



Ben Taylor, County Administrator
Donna M. Waters, County Clerk
John Rauback, Finance Director

PUBLIC HEARING

DATE: APRIL 2, 2019
TIME: 6:30 P.M.
PLACE: COMMISSIONER'S MEETING ROOM
66 CAPTAIN MATTHEW FREEMAN DRIVE
BRYAN COUNTY ADMINISTRATIVE COMPLEX
RICHMOND HILL, GEORGIA

The general public is hereby informed that the Department of Planning & Zoning, Bryan County, Georgia has received an application from Charles Way, on behalf of East Buckhead, LLC for a ninety-two (92) lot Planned Unit Development (PUD) amendment application, for 54.11 acres, PIN# 061-065-05 & 061-066, of the Bryan Land & Timber, LLC owned property, to be known as Lenox off of Georgia State Highway 144 and Veterans Memorial Parkway, in unincorporated Bryan County, Georgia.

All interested parties are invited to attend the Public Hearing at the **Planning & Zoning Meeting to be held on April 2, 2019 at 6:30 P.M.** at the Commissioner's Meeting Room, 66 Captain Matthew Freeman Dr., Richmond Hill, Georgia. The case file Z#203-19 is available for review with the Department of Planning and Zoning, 66 Captain Matthew Freeman Drive, Richmond Hill, Ga. from 8:00 A.M. to 5:00 P.M., Monday through Friday. Handicap accessibility is available upon request. If you have any questions, please call (912) 756-3177.

Thank you,

Bryan County Planning & Zoning

Advertise: 3/14/2019

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: May 7, 2019

REGARDING THE APPLICATION OF: HRB Development LLC requesting preliminary plat approval for The Estates at George’s Branch, PIN# 019-046-03, in unincorporated Bryan County, Georgia.	Staff Report By: Amanda Clement Dated: April 30, 2019
--	---

I. Application Summary

Requested Action: Public hearing and consideration for preliminary plat approval. The application by HRB Development LLC, proposes 78 single-family lots for The Estates at George’s Branch Subdivision, PIN# 019-046-03, in unincorporated Bryan County, Georgia.

Representative: **Jim Kopotic, Hussey Gay Bell**
 329 Commercial Drive
 Savannah, GA 31406

Owner: **HRB Development LLC**
 7370 Hodgson Memorial Drive D10
 Savannah, GA 31406

Applicable Regulations:

- Bryan County Subdivision Ordinance, Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria (Ord No. 2018-4, 10-9-18)
- Bryan County Subdivision Ordinance, Article XXV – Appendix (a), Required Items and Certifications

II. General Information

1. Application: A preliminary plat application was submitted by Jim Kopotic with Hussey Gay Bell on behalf of HRB Development LLC, on November 15, 2018. After reviewing the application, the Director certified the application as being generally complete on April 5, 2019.

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

- A. Legal notice was published in the Bryan County News on April 18, 2019.
- B. Notice was sent to Surrounding Land Owners on April 16, 2019.
- C. The site was posted for Public Hearing on April 18, 2019.

3. Background: The area that is the subject of the preliminary plat approval consists of approximately 64.89 acres located on the north side of Wilma Edwards Road between Page Road and Stubbs / Jeanette Coursey Roads. The site was rezoned from A-5 to R-1 by the Board of Commissioners on October 3, 2006, under Zoning Case # 0322-06. The property is mostly wooded and consists of an open agricultural field on the southwestern portion of the site which was used for tobacco farming in the past; George’s Branch creek, which runs along the northern and eastern parcel boundary; and four areas of wetlands which have been delineated on the eastern portion of the site. The northern and eastern portions of the property associated with George’s Branch creek and the wetlands are located within a Special Flood Hazard Area (unnumbered A zone), while the remainder of the site is in an area of minimal flood hazard (zone X). The Estates at George’s Branch preliminary plat proposes 78 single-family lots along the southern and western boundary with three public roads, 26.44 acres of common area, and a community well and septic system.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on November 15, 2019, unless otherwise noted.

“A” Exhibits- Application:

- A-1 Preliminary Plat Application
- A-2 Preliminary Plat
- A-3 Phase I Environmental Site Assessment (received November 26, 2018)
- A-4 Jurisdictional Wetlands Delineation (received February 6, 2019)
- A-5 Traffic Study prepared by Lowe Engineers (received April 4, 2019)
- A-6 Response to preliminary plat comments (received April 30, 2019)

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

- C-1 Overview Map

- C-2 Location Map
- C-3 Notification Map
- C-4 Zoning Map

“D” Exhibits- Public Comment:

No Public Comments Received

III. Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria:

Each of the following criteria must be satisfied prior to preliminary plat approval.

a. The application is consistent with the approved sketch plat, if applicable.

► **Staff comment:** A separate sketch plat was not submitted for review. The application was originally submitted on November 15, 2018, prior to the January 8, 2019, Interim Development Ordinance amendment requiring sketch plats to be submitted prior to the development of a preliminary plat.

b. The application is consistent with the Comprehensive Plan, as well as any other adopted plans for roads, alleys, trails, parks, playgrounds, and public utility facilities.

► **Staff comment:** The County’s Comprehensive Plan identifies this area of the County as Agricultural Residential and is not consistent with the existing R-1 zoning; however, the rezoning of the property to R-1 in 2006 predated the adoption of the 2018 Comprehensive Plan.

c. The proposed subdivision complies with applicable County, state and federal regulations.

► **Staff comment:** Based on the preliminary review, there is not enough information to determine if the proposed subdivision will comply with applicable County requirements. This is further discussed in criterion (d) and (g) below.

d. The proposed subdivision, including its lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property.

► **Staff comment:** The surrounding adjacent property is zoned A-5 Agricultural and the future land use is Agricultural Low Density Residential. Both the zoning and future land use anticipate a development pattern that retains the rural character of north Bryan County with low density residential development and general farming activities being permitted. Due to the lack of public water and sewer in the area,

these land uses restrict residential density to 1 unit per acre or less, with minimum lot sizes of 1 acre in order to meet the Department of Environmental Health requirements for the installation of private wells and individual septic systems.

The existing R-1 zoning of the subject property permits a slightly higher density with permitted densities ranging between 1 unit per ¾ acre - 3 units per 1 acre, depending on the availability of water and sewer utilities. Since this subdivision is proposing the use of a central water and central sewerage system, it is permitted to develop at a density of 3 units per acre with minimum lot sizes of 15,000 square feet. It should be noted however, that if the central water and/or central sewerage system is not approved and permitted, then the overall density will have to be reduced and lot sizes will have to be increased in accordance with the ordinance standards. This will likely yield a fewer number of lots.

The comparison between the “R-1” Zoning District standards and the proposed Estates at George’s Branch preliminary plat is shown in *Table 1*; and demonstrates that the proposed subdivision is compatible with the density permissible by the R-1 zoning. The compatibility with the minimum lot width and area, however, is unclear. It appears that minimum lot widths (as measured at the building line) may be insufficient for lot numbers 22, 23, 24, 45, 46, 48, 49, 50, 51, and 60. Additionally, the lot area information has only been provided in acreages rounded to the hundredths, not square footages.

Table 1: Comparison of Development Standards Required and Proposed

Development Standard	Required by R-1	Proposed
Maximum Density	3 units per acre	1.3 units per acre
Min. Lot Width	75 feet	Unknown
Min. Lot Area	15,000 square feet	0.34 acres

e. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.

► **Staff comment:** The adjacent properties are zoned A-5 Agricultural and consist of large undeveloped tracts of wooded lands and single family residences. The proposed subdivision should not have detrimental impacts on the safety or viability of these adjacent properties.

f. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development.

► **Staff comment:** The rights-of-way within the subdivision are the only proposed public facilities and are shown to be 60 feet wide to meet the County's standard. The preliminary plat shows a single access point for the 78-lot development at Wilma Edwards Road; and through this connection, the proposed access and public roads will become a part of the County's larger network of streets. In order to determine the adequacy of the existing and proposed transportation facilities to serve the normal demands of the development, the applicant was required to submit a traffic impact. The analysis prepared by Lowe Engineers anticipates that the development will generate an average of 827 trips per day, and studied the impact of these additional trips to the following intersections: SR 119 at Wilma Edwards Road, Wilma Edwards Road at Stubbs Road/Jeannette Coursey Road, Wilma Edwards Road at Page Road, US 280 at Wilma Edwards Road, and Wilma Edwards Road at the site's proposed access.

The study found that under Build (2040) conditions all intersections with the exception of US 280 at Wilma Edwards Road will continue to operate at an acceptable level of service. The failing intersection at US 280 and Wilma Edwards Road starts to show capacity issues in the Background (2020) conditions, and with the Background (2040) growth assumptions shows a failing Level of Service. Thomas and Hutton also studied this intersection in the North Bryan County Traffic Impact Analysis that was performed in 2018, and recommended intersection improvements for this location. As a result, this planned improvement appears in the County's Capital Improvement Plan for the year 2020 (Project # Tran-06-2020). Due to the project's minimal impact and planned County improvements, no mitigation has been recommended. Further, assuming that road construction within the proposed 60-foot rights-of-way will comply with the County's engineering standards, the existing and proposed transportation facilities should be adequate to serve the normal demands of the proposed development. Of remaining concern, is the single access point and its adequacy to meet anticipated demands in the event of an emergency. Staff is, therefore, requiring that the development provide a secondary access onto Wilma Edwards Road.

The proposed subdivision will be serviced by a privately owned community water and sewerage system. Water will be provided by Water Utilities Management through an extension from the Brewton Acres subdivision, and a community well is planned to be located at the southeast corner of the property. The development's wastewater will be treated through an on-site community septic system with a drain field, which is located to the rear of the development. Both utility systems will require approval from the Georgia Department of Natural Resources, Environmental Protection Division (EPD). An approval from the permitting agency should serve as an indication that the proposed systems are adequate to

The Estates at George's Branch | **P&Z Commission** 5

serve the normal utility demands of the development. Although normal demands should be met with these system improvements, there is often general concern regarding their ability to meet emergency demands and in avoiding disruption to service, in the event, the systems fail or require repairs. Also, should the systems fail, be shut down, or not be properly maintained, there will be little relief for the individual property owners as their lots (a minimum 15,000 square feet in size) will not be suitable for individual wells and septic systems. Staff will further determine the adequacy of these systems through the construction plan review; and retains first right of refusal for the systems, should it be determined to be within the County's best interest to provide service to the community.

g. That the subdivision design provides adequate amenities and connectivity to roads, sidewalks and trails.

► **Staff comment:** The preliminary plat for the proposed subdivision does not provide enough information to demonstrate that there are adequate amenities. The proposed development is required to provide a recreation tract that is the greater of ½ acre or 5% of the total acreage to be subdivided; with no more than 20% of the recreation tract being in wetlands. Per these requirements, the development should provide a recreation tract that is at least 3.2 acres (64.89 total acreage x .05), with no more than 0.65 acres (3.2 acres x .20) being in wetlands. In addition to this, the development should provide for at least 3 active recreational components and 3 passive recreational components. The preliminary plat does show a 14.58-acre tract labeled as "common area" which also serves as the location for the community septic system and drain field; but does not provide clarification on the location of the required recreational tract. Also, there are no additional details provided regarding the planned recreational components intended to serve the subdivision.

The County's Interim Development Ordinance introduced new standards for subdivision development in order to enhance mobility and improve bicycle and pedestrian connectivity in residential neighborhoods. These standards first encourage block lengths not to exceed 500 feet when lot sizes are less than one-half acre, and secondly require that when cul-de-sac roads do exceed a length of 1,000 feet due to site constraints, that the County at least require the installation of cross-block multi-purpose trails to improve connectivity. The presence of wetlands and George's Branch creek along the northern and western boundary of the site has necessitated that the lots be placed along the eastern and southern boundary and has presented some site constraints, which contributed to the subdivision design with cul-de-sac roads longer than 1,000 feet. Therefore, cross-block connections should be provided and shown on the preliminary plat.

h. That utilities for all major subdivisions are placed underground.

► **Staff comment:** The placement of utilities will be reviewed during the engineering construction plan review, and undergrounding of utilities will be enforced.

i. That the tree protection requirements of Article 18 of the Bryan County Engineering Design Standards are satisfied.

► **Staff comment:** The tree protection requirements of Article 18 of the Bryan County Engineering Design Standards will be reviewed with the engineering construction plans.

IV. Staff Recommendation

To address the concerns identified under criterion (d) and (g) above, the applicant has indicated that the lots in question will be revised to meet minimum requirements, and that sidewalks and the appropriate amount of recreation areas will be provided; however, as of the date of this report, the revised preliminary plat has not been received. Therefore, staff recommends deferral, pending the submission of a revised preliminary plat, to address the following outstanding concerns:

- 1) Lack of information to determine that the proposed lots will comply with the minimum lot area and lot width requirements of the R-1 district.
- 2) Lack of information to determine the adequacy of the recreational amenities and pedestrian connectivity.

Should the Planning and Zoning Commission make a recommendation for approval, then staff recommends the following conditions be included:

- 1) A secondary access shall be provided and shown on the construction plans.
- 2) Base flood elevation for the lots located with the Special Flood Hazard Area shall be established prior to the issuance of construction plans.
- 3) A Phase II Environmental Site Assessment shall be completed prior to the issuance of construction plans.
- 4) Appropriate permits from the US Army Corps of Engineers shall be submitted for any wetland impacts, prior to the issuance of construction plans.
- 5) Approval for the community water and community septic system shall be obtained from the Environmental Protection Division prior to the issuance of construction plans; and should the

community water and/or community septic system not be approved; a revised preliminary plat shall be submitted showing lot sizes in accordance with the R-1 zoning district standards.

V. Planning & Zoning Recommendation

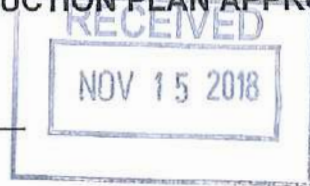
Recommendation: The Commission may recommend that the preliminary plat be approved, conditionally approved, or denied.

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

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

“A” Exhibits – Application

APPLICATION FOR PRELIMINARY PLAT AND CONSTRUCTION PLAN APPROVAL



CASE SD# 3084-18 DATE RECEIVED _____

Map and Parcel # 019-046-03 Zone R-1

Owner(s) of property: NEXT PHASE DEVELOPMENT COMPANY, LLC

Owners' address 37 W. FAIRMONT AVE. UNIT 202, SAVANNAH, GA, 31406

Owners' phone no. (912)354-0838

E-MAIL ADDRESS: robert@horizonsavannah.com

Applicant: _____ - ROBERT FLANDERS

Applicant's address 37 W. FAIRMONT AVE. UNIT 202, SAVANNAH, GA, 31406

Applicant's phone no. (912)354-0838

E-MAIL ADDRESS: robert@horizonsavannah.com

Location of Property ELLABELL, GA, 31308

Address of Property WILMA EDWARDS ROAD, ELLABELL, GA, 31308

Total Acreage 65 ACRES

Existing structures N/A

Current use of property A PORTION OF THE LAND IS CURRENTLY USED FOR ROW-CROP AGRICULTURAL PURPOSES.

Proposed use of property(s) SINGLE FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 78 LOTS.



Signature of property owner/applicant

11/1/18

Date

Signature of property owner/applicant

AUTHORIZATION BY PROPERTY OWNER

I, HRB DEVELOPERS, LLC, 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: BEACON BUILDERS, INC. - CORDE WILSON

Address: 7370 HODGSON MEMORIAL DR. SUITE D-10

City: SAVANNAH State: GEORGIA Zip Code: 31406

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

Corde Wilson
Signature of Owner

08/03/18
Date

HRB DEVELOPERS, LLC - CORDE WILSON
Owners Name (Print)

Personally appeared before me

CORDE WILSON
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 Aug., 2018.

Patricia A Sullivan
Notary Public

(Notary Seal)



BRYAN COUNTY
CLERK OF COURTS

693 0123

2007 FEB -8 PM 12:01

BOOK# PAGE#
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA
REBECCA G. CROWE

[SPACE ABOVE THIS LINE FOR RECORDING DATA]
Bryan County, Georgia
Real Estate Transfer Tax

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: William W. Shearouse, Jr.
14 E. State Street
Savannah, Georgia 31401

Paid 10716.90
Date 2-8-07
Rebecca G. Crowe
Clerk of Superior Court

STATE OF GEORGIA
COUNTY OF BRYAN

WARRANTY DEED

THIS INDENTURE made this 6th day of February, 2007, between BEN G. BREWTON, JR., of the County of BRYAN, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and HRB DEVELOPMENT, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

ALL that certain lot, tract, or parcel of land situate, lying and being in Bryan County, Georgia, known and designated as 84.86 Acres on that certain map or plat entitled "Plat of A Tract of Land in the 1360th S.M. District of Bryan County, Georgia" surveyed for Ben G. Brewton, Jr. Said plat prepared by A.G. Wells, Jr., and recorded in Plat Book 529, Page 6A on September 8, 2003, in the Office of the Clerk of Bryan County, Georgia. Reference is hereby made to said plat for a more complete description of the property contained herein.

Subject, however, to all valid restrictions, easements and right-of-ways of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE. The Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed, impeded or defeated and Grantor will forever WARRANT and DEFEND the said premises against the lawful claims of all persons whomsoever.

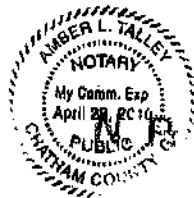
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

BEN G. BREWTON, JR.
BEN G. BREWTON, JR.

Signed, sealed and delivered
in the presence of

Witness
Notary Public

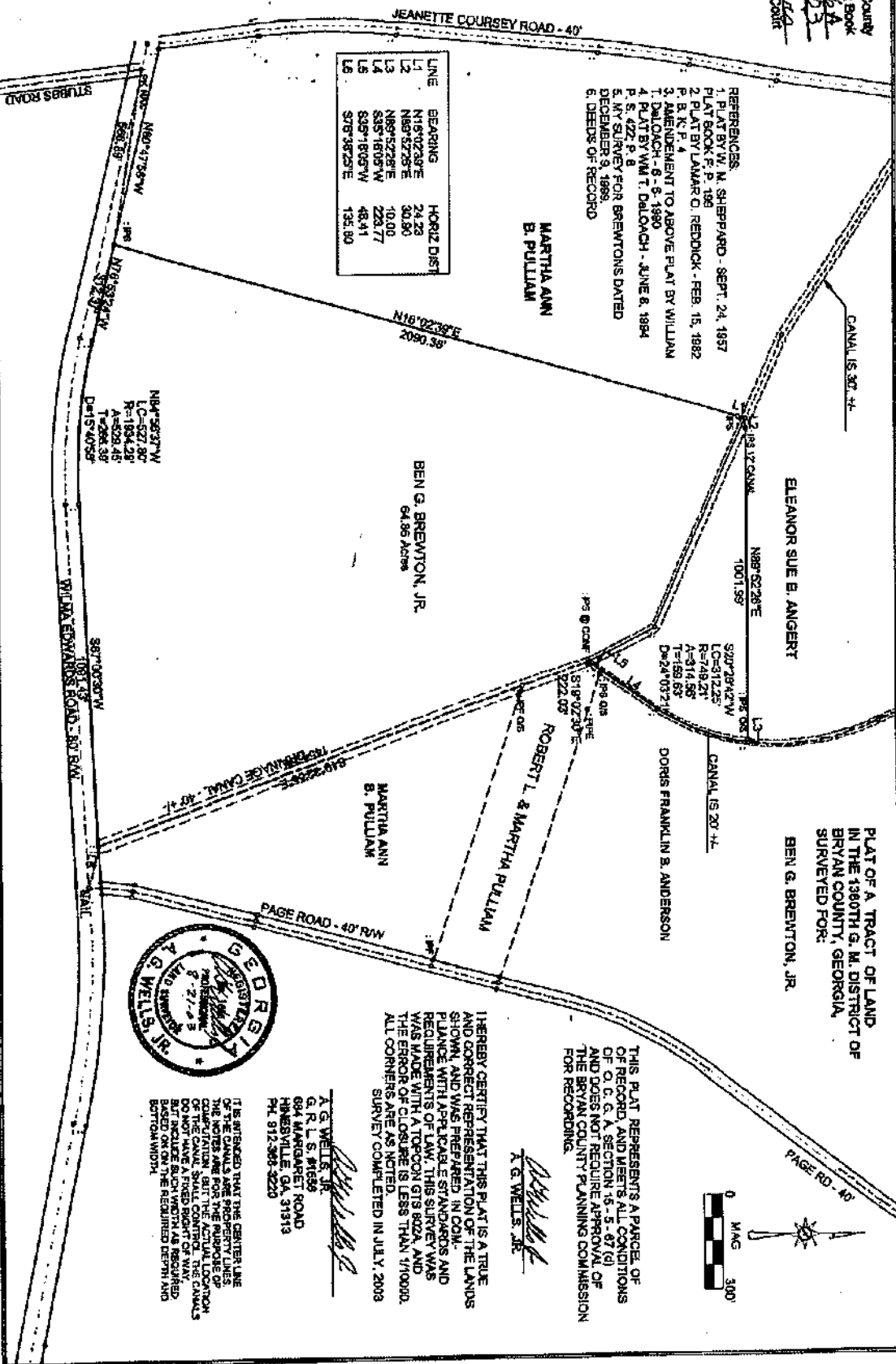
Amber L. Talley
Amber L. Talley



Georgia, Bryan County
 Recorded in Plat Book
 529 Page 64
 Date 8-8-03
 Clerk Superior Court

- REFERENCES:
 1. PLAT BY W. M. SHEPPARD - SEPT. 24, 1957
 2. PLAT BY W. M. SHEPPARD - FEB. 15, 1982
 3. AMENDMENT TO ABOVE PLAT BY WILLIAM B. B. K. P. 4
 4. PLAT BY W. M. T. DELDACH - JUNE 8, 1984
 5. MY SLAVEY FOR BREWTONS DATED DECEMBER 9, 1698
 6. DEEDS OF RECORD

LINE	BEARING	HORIZ DIST
L1	N19°02'37"E	24.22
L2	N89°52'25"E	30.90
L3	N89°52'25"E	10.00
L4	S85°16'05"W	224.77
L5	S89°18'05"W	48.41
L6	S78°38'25"E	135.80



PLAT OF A TRACT OF LAND
 IN THE 1380TH G. M. DISTRICT OF
 BRYAN COUNTY, GEORGIA,
 SURVEYED FOR:
 BEN G. BREWTON, JR.

THIS PLAT REPRESENTS A PARCEL OF
 OF RECORD, AND MEETS ALL CONDITIONS
 OF O. C. G. A. SECTION 15-5-57 (G)
 AND DOES NOT REQUIRE APPROVAL OF
 THE BRYAN COUNTY PLANNING COMMISSION
 FOR RECORDING.

[Signature]
 A. G. WELLS, JR.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
 AND CORRECT REPRESENTATION OF THE LANDS
 SHOWN, AND WAS PREPARED IN CON-
 PLIANCE WITH APPLICABLE STANDARDS AND
 REQUIREMENTS OF LAW. THIS SURVEY WAS
 MADE WITH A TOPCON GT5 802A, AND
 WAS MADE WITH A TOPCON GT5 802A, AND
 ALL CORNERS ARE AS NOTED.
 SURVEY COMPLETED IN JULY, 2003

A. G. WELLS, JR.
 G. R. L. S. #1659
 694 MARGARET ROAD
 HINESVILLE, GA. 31513
 PH. 912-368-2220



IT IS CERTIFIED THAT THE CENTER LINE
 OF THE CANALS SHOWN ON THIS PLAT
 THE NOTES ARE FOR THE PURPOSE OF
 COMPLETION, BUT THE ACTUAL LOCATION
 OF THE CANALS SHALL CONTROL. THE CANALS
 DO NOT HAVE A FENCED RIGHT OF WAY
 BASED ON ONE OF THE REQUIRED DEPTH AND
 BOTTOM WIDTH.

N84°56'37"W
 L.C. = 527.80'
 R. = 1854.25'
 A. = 528.45'
 T. = 268.38'
 D. = 5405.5'

S207°29'42"W
 L.C. = 312.25'
 R. = 748.21'
 A. = 314.56'
 T. = 159.65'
 D. = 2403.72'

BEN G. BREWTON, JR.
 64.86 Acres

MARTHA ANN
 B. PULLIAM

ROBERT L. & MARTHA PULLIAM

DORRIS FRANKLIN B. ANDERSON

BEN G. BREWTON, JR.

PAGE RD - 40'

JEANNETTE COURSEY ROAD - 40'

STUBBS ROAD

WILMA EDWARDS ROAD - 80' RW

PAGE ROAD - 40' RW

CANAL IS 30' +/-

CANAL IS 20' +/-

N86°47'56"W

N16°02'37"E
 209.00'

N88°52'29"E
 1001.98'

S119°02'30"E
 222.05'

S87°00'30"W

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E

N89°52'25"E



Phase I Environmental Site Assessment

60 Acres on Wilma Edwards Road

Parcel ID: 019 046 03

Bryan County, Georgia

July 16, 2018

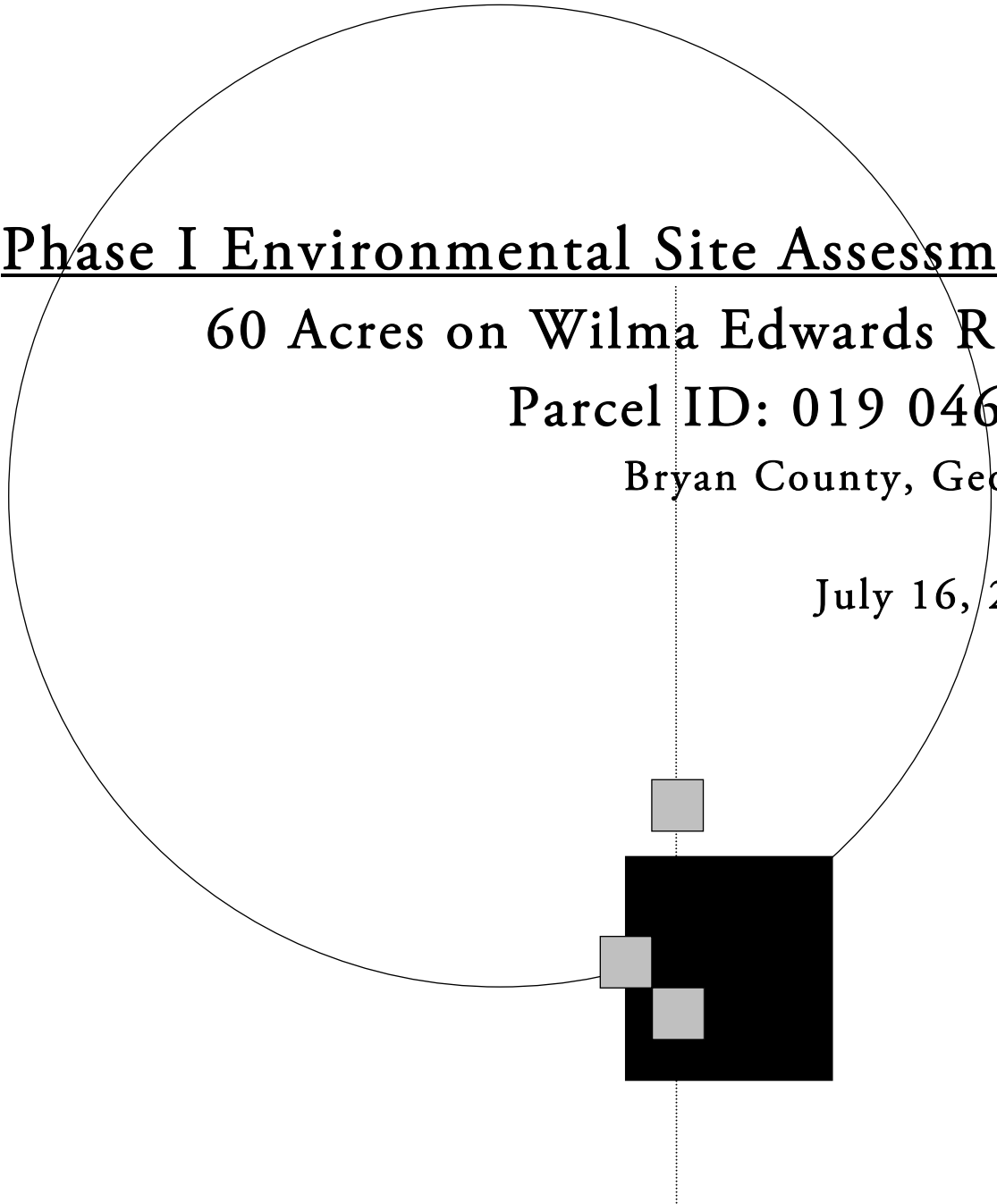




TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY2**
- II. INTRODUCTION AND QUALIFYING CONDITIONS3**
 - A. PURPOSE 3
 - B. SCOPE-OF-SERVICES 3
 - C. SIGNIFICANT ASSUMPTIONS..... 4
 - D. LIMITATIONS & EXCEPTIONS OF ASSESSMENT 4
 - E. DATA GAPS 5
 - F. RELIANCE 5
- III. SITE DESCRIPTION6**
 - A. LOCATION AND LEGAL DESCRIPTION 6
 - B. SITE AND VICINITY CHARACTERISTICS..... 6
 - C. STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE PROPERTY 7
 - D. CURRENT AND PAST USES OF THE PROPERTY..... 7
 - E. CURRENT AND PAST USES OF ADJOINING PROPERTY..... 8
- IV. USER PROVIDED INFORMATION..... 10**
 - A. TITLE RECORDS..... 10
 - B. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS..... 10
 - C. SPECIALIZED KNOWLEDGE..... 10
 - D. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION..... 10
 - E. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES 11
 - F. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION 11
 - G. REASON FOR PERFORMING PHASE I 11
 - H. OTHER..... 11
- V. RECORDS REVIEW..... 12**
 - A. STANDARD ENVIRONMENTAL RECORD SOURCE..... 12
 - B. ADDITIONAL STATE AND FEDERAL ENVIRONMENTAL RECORD SOURCES 13
 - C. LOCAL ENVIRONMENTAL RECORD SOURCES 13
 - D. PHYSICAL SETTING SOURCES 14
 - E. HISTORICAL SETTING SOURCES..... 15
 - F. PREVIOUS REPORTS..... 15
- VI. SITE RECONNAISSANCE..... 16**
 - A. METHODOLOGY..... 16
 - B. INTERIOR AND EXTERIOR OBSERVATIONS 16
 - 1) Hazardous Substances and Petroleum Products in Connection with Identified Uses: 16
 - 2) Storage Tanks: 16
 - 3) Odors:..... 17

4) Pools of Liquid:.....	17
5) Drums:.....	17
6) Hazardous Substances and Petroleum Products Containers:.....	17
7) Unidentified Substance Containers:	17
8) PCBs:.....	17
C. INTERIOR OBSERVATIONS	17
D. EXTERIOR OBSERVATIONS	17
1) Pits, Ponds, or Lagoons:	17
2) Stained Soil or Pavement:.....	18
3) Stressed Vegetation:	18
4) Solid Waste:	18
5) Waste Water:	18
6) Wells:.....	18
7) Septic Systems:.....	18
VII. INTERVIEWS	19
E. INTERVIEWS WITH PAST AND PRESENT OWNERS AND OCCUPANTS	19
F. INTERVIEWS WITH STATE AND/OR LOCAL GOVERNMENT OFFICIALS	19
VIII. EVALUATION	20
A. CONCLUSIONS.....	20
B. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL	20
APPENDIX I.....	I
FIGURE 1: SITE VICINITY MAP.....	I
FIGURE 2: SITE MAP	I
APPENDIX II	II
SITE PHOTOGRAPHS	II
APPENDIX III	II
USER PROVIDED INFORMATION, QUESTIONNAIRE AND OTHER INTERVIEWS.....	III
APPENDIX IV	III
FEDERAL/STATE/TRIBAL ENVIRONMENTAL RECORD SOURCES.....	IV
APPENDIX V.....	IV
LOCAL ENVIRONMENTAL RECORDS	V
APPENDIX VI	V
PHYSICAL SETTING SOURCES	VI
APPENDIX VII.....	VI
HISTORICAL SETTING SOURCES.....	VII
APPENDIX VIII.....	VIII
QUALIFICATIONS	VIII

PHASE I ENVIRONMENTAL SITE ASSESSMENT
AT
60 ACRE TRACT ON WILMA EDWARDS ROAD
BRYAN COUNTY, GEORGIA

I. EXECUTIVE SUMMARY

In July 2018, Hussey Gay Bell performed a Phase I Environmental Site Assessment (Phase I ESA) for an approximately 60-acre tract of land (Parcel ID: 019 046 03), located on Wilma Edwards Road in unincorporated Bryan County, Georgia (Figure 1 and 2, Appendix I), referred to herein at the *property*.

This Phase I ESA was completed in general accordance with American Society for Testing and Materials (ASTM) Standard E1527-13. John N. Eden, PE, meets the requirements as an Environmental Professional (EP) as defined in the ASTM, inspected the *property* on July 06, 2017, and prepared this report.

No interviews with persons knowledgeable of past farming operations and chemical application methods were able to be obtained as part of this investigation. This represents a significant data gap that may have affected our ability to identify recognized environmental conditions associated with the *property*.

One current recognized environmental condition has been identified in association with the *property*. A long history of agricultural operations/tobacco farming and the probable associated application of pesticides, herbicides, and growth inhibitors on the subject site may have resulted in recognized environmental conditions on the *property* if not applied properly or if there were significant spills during mixing, storage, or application. Although no signs of storage sheds or buildings where chemical storage and/or mixing were identified on the subject site, **further investigation to determine the potential for residual pesticide contamination may be warranted.**

II. INTRODUCTION AND QUALIFYING CONDITIONS

A. PURPOSE

Consistent with the ASTM Standard E1527-13, the principal objective of this assessment is to identify recognized environmental conditions at the subject property. “Recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

B. SCOPE-OF-SERVICES

This Phase I ESA was performed in general accordance with ASTM Standard E1527-13. The services performed by Hussey Gay Bell for this Phase I ESA was conducted in a manner consistent with the level of care and skill ordinarily exercised by firms similar to Hussey Gay Bell which are currently providing similar services. The following scope of work was performed consistent with the ASTM requirements:

Records Review - Review of federal/state/tribal environmental databases, local records, historical records, physical setting sources, etc.).

Site Reconnaissance - A visit and inspection of the subject *property* and adjacent areas.

Interviews - Interviews conducted with present and past owners (if feasible), operators and occupants of the subject *property*; and with local and/or state government officials.

Report Preparation - The evaluation of information and the preparation of the report including the findings, conclusions and recommendations, if any, for additional investigation(s).

This Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required.

The scope of work did not include additional investigation outside of ASTM requirements.

C. SIGNIFICANT ASSUMPTIONS

While this report provides an overview of potential environmental concerns, both past and present, the Phase I ESA is limited by the availability of information at the time of the assessment. It is assumed that all information provided by outside parties was provided in good faith and is true and accurate. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the *property* may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the *User*. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

D. LIMITATIONS & EXCEPTIONS OF ASSESSMENT

The conclusions presented in this report are professional opinions developed from the information gathered relative to the *property* as outlined in the report and interpretation of that information. Hussey Gay Bell warrants that the findings, recommendations, and professional advice contained herein represent good commercial and customary practice for conducting a Phase I ESA. Hussey Gay Bell does not warrant the accuracy or completeness of the information provided by outside sources referenced in this report. Additionally, if potentially environmentally significant information

becomes available subsequent to the submittal of this report, Hussey Gay Bell reserves the right to amend the conclusions as presented herein.

This study is not intended to be an exhaustive investigation of specific contamination at the *property*, but rather provide an overview of information or recognized environmental conditions, or the potential for contamination at the *property* and adjacent properties.

Conclusions presented apply to the site conditions observed at the time of the investigation and those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which Hussey Gay Bell is not aware and cannot evaluate. No other warranties are implied or expressed.

E. DATA GAPS

ESA Components	Data Gaps (Y/N)	Comments
User Responsibilities	No	N/A
Records Review	Yes	Historical Use Data Failure - No historical sources available to identify property use in 1965. However this Data Gap is not considered to have significantly impacted the ability to identify RECs.
Site Reconnaissance	No	N/A
Interviews	Yes	No interview with past owners and operators was able to be obtained to address use and application of agricultural chemicals

F. RELIANCE

This report, and all work associated with this report, is for the sole use of the beneficiary and will not be transferred to any party other than the beneficiaries listed. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of Hussey Gay Bell.

Reliance parties/authorized users:	Addresses
HRB Development, LLC	7370 Hodgson Memorial Drive. Suite D10 Savannah, GA 31406

III. SITE DESCRIPTION

A. LOCATION AND LEGAL DESCRIPTION

Location:	NW of Wilma Edwards Rd at Page Rd in Bryan County, Georgia
Parcel Number(s):	019 046 03
Zoning:	Agricultural
Total Land Area:	59.26 Acres
Current Owner:	HRB Development, LLC

B. SITE AND VICINITY CHARACTERISTICS

The *property* is currently primarily wooded with planted pine trees and an agricultural field located in the south eastern portion of the site. Vegetation at the *property* includes various tall grasses, underbrush, and trees (Photos 1 through 10). Wetland areas exist along the western boundary and northwestern corner of the subject site associated with Georges Branch. The field appears to be fallow and hasn't been planted or plowed recently (Photo 3). The topography of the *property* is primarily flat with elevation in the range of 60 to 70 feet based on USGS maps. Surface drainage appears to occur through overland flow and through swales and ditches on the site to low lying areas on the site and to Georges Branch (Photos 7 and 8), which contributes to Mill Creek.

The *property* is generally bounded on the south by Wilma Edwards Road (Photos 1 and 2) with planted pine tree lands further south, on the north and west by planted pine tree lands, and on the west by Georges Branch creek (Photos 7 and 8) with undeveloped wooded areas or residential properties beyond. The approximate configuration and boundaries of the property are depicted on Figure 2.

According to NRCS soil surveys (Appendix VI), soils on the subject site are primarily Stilson loamy sand, Johnston loam, Mascotte sand, and Pelham loamy sand. A Level 3 Soil Report provided by the User (Appendix III) indicates Stilson, Fuquay, Dothan, Clarendon, Ogeechee, and Leefield soils are the primary soil types. Based on the Level 3 soil report, seasonal high groundwater levels range from less than 12 inches up to 48 inches below the ground surface. Based topographic data, the apparent

surficial groundwater flow direction is south and southeast toward the wetlands and Mill Creek. It should be noted that the direction of groundwater flow can be altered locally by changes in surface topography and man-made modifications. Determination of the groundwater gradients would require potentiometric measurements outside of the scope of this Phase I ESA.

C. STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE PROPERTY

There are several overgrown/unpaved access roads (Photo 6) around the *property*. Two dilapidated wooded bridges were observed on the subject site: one over Georges Branch (Photo 8) and another over a large ditch on the southeastern portion of the subject site. Georges Branch creek splits and one fork cuts across the northeastern corner of the *property* while the other fork continues to follow the eastern boundary of the *property*.

No utilities appear to be presently serving the *property* but a powerline easement (Photos 9 and 10) cuts across the southeastern corner of the *property*.

D. CURRENT AND PAST USES OF THE PROPERTY

The *property* has historically been either wooded or used agriculturally. The User reported that the field was primarily used for tobacco farming but has not been planted in the last few years. No signs of chemical storage or mixing on-site were observed during the site reconnaissance or in the historical records and aerial photographs.

Year	Sources of Use Determination	<i>Property</i> Use Notes
1940	1941 aerial	Wooded and agricultural use
1945	N/A	Wooded and agricultural use
1950	1949 aerial	Wooded and agricultural use
1955	1954 aerial	Wooded and agricultural use
1960	1961 aerial, 1958 (61 edition) USGS	Wooded and agricultural use
1965	N/A	Insignificant Data Gap

Year	Sources of Use Determination	Property Use Notes
1970	1968 aerial	Wooded and agricultural use, first appearance of Georges Branch Creek, additional rectangular area cleared east of field – likely borrow pit.
1975	1977 aerial,	Wooded and agricultural use
1980	1958 (77 edition) USGS	Wooded and agricultural use
1985	N/A	Wooded and agricultural use
1990	1987 aerial	Wooded and agricultural use
1995	1993 aerial	Wooded and agricultural use
2000	1999 aerial	Wooded and agricultural use
2005	2005 aerial	Majority of wooded area cleared, logging roads and ditch in southeastern portion of property visible. Agricultural field still in use.
2010	2010 aerial	Recently planted pine trees in rows and agricultural use
2015	2015 aerial	Wooded/silvicultural and agricultural use
2018 (Present)	Site Visit, 2017 aerial, interviews	Wooded/silvicultural and agricultural use

E. CURRENT AND PAST USES OF ADJOINING PROPERTY

Historically the adjacent areas have been primarily wooded and appear to have been cleared and planted with pine starting in the late 1980's.

Year	Sources of Use Determination	Surrounding Area Use Notes
1940	1941 aerial	Wooded
1945	N/A	Wooded
1950	1949 aerial	Wooded
1955	1954 aerial	Wooded
1960	1961 aerial, 1958 (61 edition) USGS	Wooded
1965	N/A	Insignificant Data Gap

Year	Sources of Use Determination	Surrounding Area Use Notes
1970	1968 aerial	Wooded, Wilma Edwards Road improved and realigned slightly south. Georges Branch visible.
1975	1977 aerial,	Wooded
1980	1958 (77 edition) USGS	Wooded
1985	N/A	Wooded
1990	1987 aerial	Wooded, area south of Wilma Edwards Road cleared.
1995	1993 aerial	Wooded, area south of Wilma Edwards Road planted with pine.
2000	1999 aerial	Wooded/silvicultural and agricultural use
2005	2005 aerial	Wooded/silvicultural and areas west and north cleared.
2010	2010 aerial	Wooded/silvicultural and area west and north recently planted with pine
2015	2015 aerial	Wooded/silvicultural and agricultural use
2018 (Present)	Site Visit, 2017 aerial, interviews	Wooded/silvicultural and agricultural use

IV. USER PROVIDED INFORMATION

A. TITLE RECORDS

The *property* is identified on the Bryan County GIS website with Parcel ID 019 046 03. Available ownership history is as follows:

Earliest Known Owner: Brewton, Ben G Jr. from 8/9/2002 to 2/6/2007
Current Owner: HRB Development LLC – Since 2/6/2007

B. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Bryan County Records were reviewed for environmental liens and the *User* is not aware of any environmental cleanup liens against the target property that are filed or recorded under federal, tribal, state or local law. Please refer to Appendix III.

Bryan County Records were reviewed for activity use limitations and the *User* is not aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry. Please refer to Appendix III.

C. SPECIALIZED KNOWLEDGE

The *User* has no specialized knowledge of the target property.

D. COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The *User* is aware that the target property has been used as a cotton field in the past.

The *User* does not know of any chemicals stored and/or spilled on the target property.

The *User* does not know of any spills or other chemical releases that have taken place at the target property.

The *User* does not know of any environmental cleanups that have taken place at the target property.

E. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

There is no evidence to indicate that the purchase price will be reduced due to environmental concerns.

F. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

HRB Development, LLC currently owns the *property*.

G. REASON FOR PERFORMING PHASE I

The Phase I ESA was prepared by Hussey Gay Bell as required by local regulations for this type of subdivision development.

H. OTHER

The *User* has no other knowledge pertinent to the Environmental Professional. However, a Level 3 Soil Report and boring location/soil type map, for the purposes of establishing drain field requirements for on-site septic systems, was provided and reviewed. No mention of encountering solid waste or other signs of contamination such as petroleum odors was mentioned in the report. The soil boring map did identify wetland areas, an on-site borrow pit, and an area of fill on the subject site. The Level 3 Soil Report is provided in Appendix III.

V. RECORDS REVIEW

A. STANDARD ENVIRONMENTAL RECORD SOURCE

We have performed a review of the ASTM required standard environmental databases published by state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts.

The following standard regulatory databases were obtained from the U.S. Environmental Protection Agency (USEPA) and the Georgia Environmental Protection Division (GAEPD) through GeoSearch, Inc.:

Database	Search Distance	Facilities Identified*
Federal NPL	1-mile radius	0
Federal Delisted NPL	0.5-mile radius	0
Federal CERCLIS	0.5-mile radius	0
Federal CERCLIS NFRAP	0.5-mile radius	0
Federal RCRA CORRACTS	1-mile radius	0
Federal RCRA Non-CORRACTS TSD	0.5-mile radius	0
Federal RCRA generators	0.125-mile radius	0
Federal IC/EC registries	0.02-mile radius	0
Federal ERNS	0.02-mile radius	0
State/Tribal HSI sites	1.0-mile radius	0
State/Tribal landfill/solid waste sites	0.5-mile radius	0
State/Tribal registered UST/AST sites	0.02-mile radius	
State/Tribal Leaking UST sites	0.5-mile radius	1
State/Tribal IC registries	0.02-mile radius	0
State/Tribal EC registries	0.02-mile radius	0
State/Tribal Voluntary Cleanup sites	0.5-mile radius	0
State/Tribal Brownfield sites	0.5-mile radius	0

*Facilities reported by GeoSearch as “Unlocatable” have not been included unless determined to be within the radius of concern by the Environmental Professional.

The database review includes sites in Postal Zip Code area 31308 and 31321. The selected radii and proximity guidelines are in general accordance with ASTM guidelines.

Review of standard regulatory databases identified one (1) listed regulatory facilities within the ASTM specified radii of concern. The results of the regulatory database search are included in Appendix IV.

- 1) HL PAGE: This facility is located at 770 Page Road, approximately 0.5 miles northeast of the *property*. This facility is listed in the leaking underground storage tank (LUST) database (ID 4150025). Although listed in the leaking UST database the facility was reported with No Further Action – Clean Closure status on 03/13/1998. Based on the location and current status of this facility, it is the opinion of Hussey Gay Bell that this facility has not created a recognized environmental condition on the *property*.

B. ADDITIONAL STATE AND FEDERAL ENVIRONMENTAL RECORD SOURCES

We have performed a review of additional environmental databases published by tribal, state, and federal regulatory agencies through GeoSearch, Inc. to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts.

The additional database review includes sites in Postal Zip Code area 31308 and 31321. Review of these databases identified no additional facilities or conditions of concern, as determined by the Environmental Professional. The results of the regulatory database search are included in Appendix IV.

C. LOCAL ENVIRONMENTAL RECORD SOURCES

We have performed a review of local government agency environmental records to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts.

The following local agencies were contacted for available records (refer to Appendix V for records of communications and for any records obtained):

Local Agency	Contact Information	Date of Responses	Notes
Bryan County Public Open Records Request	https://bryancounty.seamlessdocs.com/f/recordsrequest Donna Waters County Clerk Bryan County Board of Commissioners Post Office Box 430 51 N. Courthouse Street Pembroke, Georgia 31321 912-653-3837	Jul 11, 2018	no records of any solid waste disposal, underground or above ground fuel storage tanks, emergency responses, haz mat spills, or other environmental information on or near this site

In the opinion of the Environmental Professional, none of the records identified through local government records indicate the presence of a Recognized Environmental Condition on the *property*.

D. PHYSICAL SETTING SOURCES

The USGS 7.5 minute topographic map for Lanier, Georgia, dated 1958 (1977 edition), was examined for topographic and other features on the *property*. The ground surface of the *property* is depicted at approximately 60 to 70 feet in elevation. Elevations are in accordance with the National Geodetic Vertical Datum (NGVD) of 1929. Please refer to Figure 1 in Appendix I.

A review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), dated 5/5/2014, for the *property* indicated that portions of the *property* are located in Zone A (without a base flood elevation). Please refer to Appendix VI.

U.S. Department of Agriculture Natural Resource Conservation Service (USDA-NRCS), Web Soil Survey and a Level 3 Soil Report provided by the User were reviewed to identify the dominant soil

types on the *property*. Please refer to the Custom Soil Resource Report in Appendix VI and the Level 3 Soil Report in Appendix III.

E. HISTORICAL SETTING SOURCES

Aerial photographs of the *property* dated 2017, 2016, 2015, 2013, 2010, 2009, 2008, 2007, 2006, 2005, 1999, 1993, 1987, 1977, 1968, 1961, 1954, 1949, and 1941 were reviewed from GeoSearch, Inc. and using Google Earth (Appendix VII).

A review of Sanborn Fire Insurance Maps indicates that there is no coverage for the *property*. Please refer to Appendix VII

Recorded *property* tax and land title information was obtained from the Bryan County GIS website and a copy of the online *property* card is included in Appendix VII.

Historical USGS topographic maps (24K and 63K) for Pembroke and Lanier, Georgia dated 1920, 1920 (1943 edition), 1950, 1958 (1961 edition), and 1958 (1977 edition) were examined for topographic and other features on the *property*. Please refer to Appendix VII

F. PREVIOUS REPORTS

No previous reports were available.

VI. SITE RECONNAISSANCE

A. METHODOLOGY

A site visit to the subject *property* and site vicinity was performed by John Eden on July 06, 2017. If present, storage containers, including drums, barrels, and above or below ground tanks, were noted and investigated to the extent possible. If present, pits, ponds, lagoons, or other pools of liquid which may contain hazardous waste were examined, as well as any debris deposited at the site. Any physical signs suggesting a release, such as unusual odors, stressed vegetation, and stained soil or pavement were also noted and documented if observed. Observations were documented in the field with written notes and photographs (Appendix II).

All areas of the *property* were accessible at the time of the inspection although tall grasses limited visibility of the agricultural field area. Visual inspection was conducted by walking around the perimeter of the *property* and by walking old roadbeds and paths across the *property*. The weather during the inspection was sunny and clear.

B. INTERIOR AND EXTERIOR OBSERVATIONS

1) *Hazardous Substances and Petroleum Products in Connection with Identified Uses:*

No hazardous substances or petroleum products were observed in connection with identified uses on the *property*.

2) *Storage Tanks:*

Visual site inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the *property*. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the subject *property*. No AST's or UST's were observed on the subject *property*. No suspicious large patches of pavement indicative of former UST's were observed on the *property*.

3) *Odors:*

No strong, pungent or noxious odors were observed on the *property*.

4) *Pools of Liquid:*

No standing surface water was observed on the *property*.

5) *Drums:*

No drums were observed on the *property*.

6) *Hazardous Substances and Petroleum Products Containers:*

No hazardous substances or petroleum product containers were observed on the *property*.

7) *Unidentified Substance Containers:*

No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the *property*.

8) *PCBs:*

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and greater than 500 ppm is considered "PCB". No equipment likely to contain PCB's was observed on the *property*.

C. INTERIOR OBSERVATIONS

There were no interior spaces observed.

D. EXTERIOR OBSERVATIONS

1) *Pits, Ponds, or Lagoons:*

No pits, ponds, or lagoons were observed on the *property*. No pits, ponds, or lagoons were observed on adjoining properties.

2) *Stained Soil or Pavement:*

No areas of stained soil were observed on the *property*. No pavement was observed on the *property*.

3) *Stressed Vegetation:*

Areas of stressed vegetation were observed on the *property* along the utility easement (Photo 10). These areas have likely been sprayed with a vegicide to control growth in the easement. This does not represent a recognized environmental condition.

4) *Solid Waste:*

A small amount of household type waste and litter was observed on the *property*; however it did not appear to be indicative of significant solid waste dumping operations.

5) *Waste Water:*

There was no waste water or other liquids being discharged into a drain, ditch, underground injection system, or stream on or adjacent to the *property*.

6) *Wells:*

No wells were observed on the *property*.

7) *Septic Systems:*

No septic systems or cesspools were observed on the *property*.

VII. INTERVIEWS

The purpose of interviewing is to obtain information indicating recognized environmental conditions in connection with the *property*. Copies of the owner and occupant interview documentation can be found in Appendix III.

E. INTERVIEWS WITH PAST AND PRESENT OWNERS AND OCCUPANTS

Relationship to Subject Site	Contact Information	Date of Interviews/ Correspondence	Notes
User/ Current Owner	James Cord Wilson, Partner HRB Development, LLC 7370 Hodgson Memorial Drive. Suite D10 Savannah, GA 31406	06/25/2018	No knowledge of past use or potential for environmental concerns.

Please refer to Appendix III for the records of communications and any documents obtained from the occupants and owners about the subject site. Information obtained from interviews is incorporated into the appropriate sections of this assessment.

F. INTERVIEWS WITH STATE AND/OR LOCAL GOVERNMENT OFFICIALS

Interviews with government officials were conducted by open records request as discussed under the Local Environmental Record Sources section of this report. Please refer to Appendix V for records of communications and for information obtained through research from these agencies. Information obtained from interviews and agency research is incorporated into the appropriate sections of this assessment.

VIII. EVALUATION

A. CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for approximately 60-acre tract of land (Parcel ID: 019 046 03), located on Wilma Edwards Road in unincorporated Bryan County, Georgia, the *property*. Any exceptions to, or deletions from, this practice are described in Section II.E and II.F of this report.

One current recognized environmental condition has been identified in association with the *property*. A long history of agricultural operations/tobacco farming and the probable associated application of pesticides, herbicides, and growth inhibitors on the subject site may have resulted in recognized environmental conditions on the *property* if not applied properly or if there were significant spills during mixing, storage, or application. Although no signs of storage sheds or buildings where chemical storage and/or mixing were identified on the subject site, further investigation to determine the potential for residual pesticide contamination may be warranted.

B. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in of §312.10 40 CFR §312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR §312. Please refer to Appendix VII.

HUSSEY GAY BELL



John N. Eden, P.E.
Environmental Engineer



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

Exhibit "A-4"

June 18, 2018

Regulatory Branch
SAS-2018-00264

Mr. Robert Flanders
Next Phase Development
37 West Fairmont Avenue
Savannah, Georgia 31406

Dear Mr. Flanders:

I refer to a letter dated March 27, 2018, submitted on your behalf by Mr. Hamp Simkins of Simkins Environmental Consultants, requesting a delineation of aquatic resources for your site located at Wilma Edwards Road, Bryan County, Georgia (Latitude 32.1860, Longitude -81.5410). This project has been assigned number SAS-2018-00264 and it is important that you refer to this number in all communication concerning this matter.

The enclosed survey entitled "Wetland Exhibit of a Portion, Bryan County, Georgia", dated "March 27, 2018", and stamped by Registered Land Surveyor P. Nathan Brown, identifies the delineation limits of all aquatic resources within the review area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

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

A copy of this letter is being provided to the following parties: Mr. Hamp Simkins, Simkins Environmental Consulting, Post Office Box 1612, Beaufort, South Carolina 29901.

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

If you have any questions, please call me at (912) 652-5651.

Sincerely,

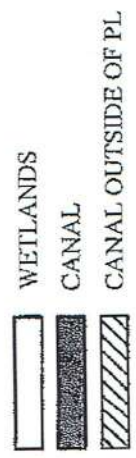
A handwritten signature in cursive script that reads "Candace Chambers". The signature is written in black ink and is positioned above the printed name and title.

Candace Chambers
Regulatory Specialist, Coastal Section

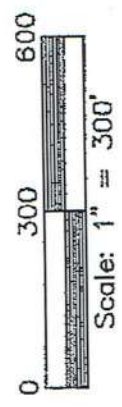
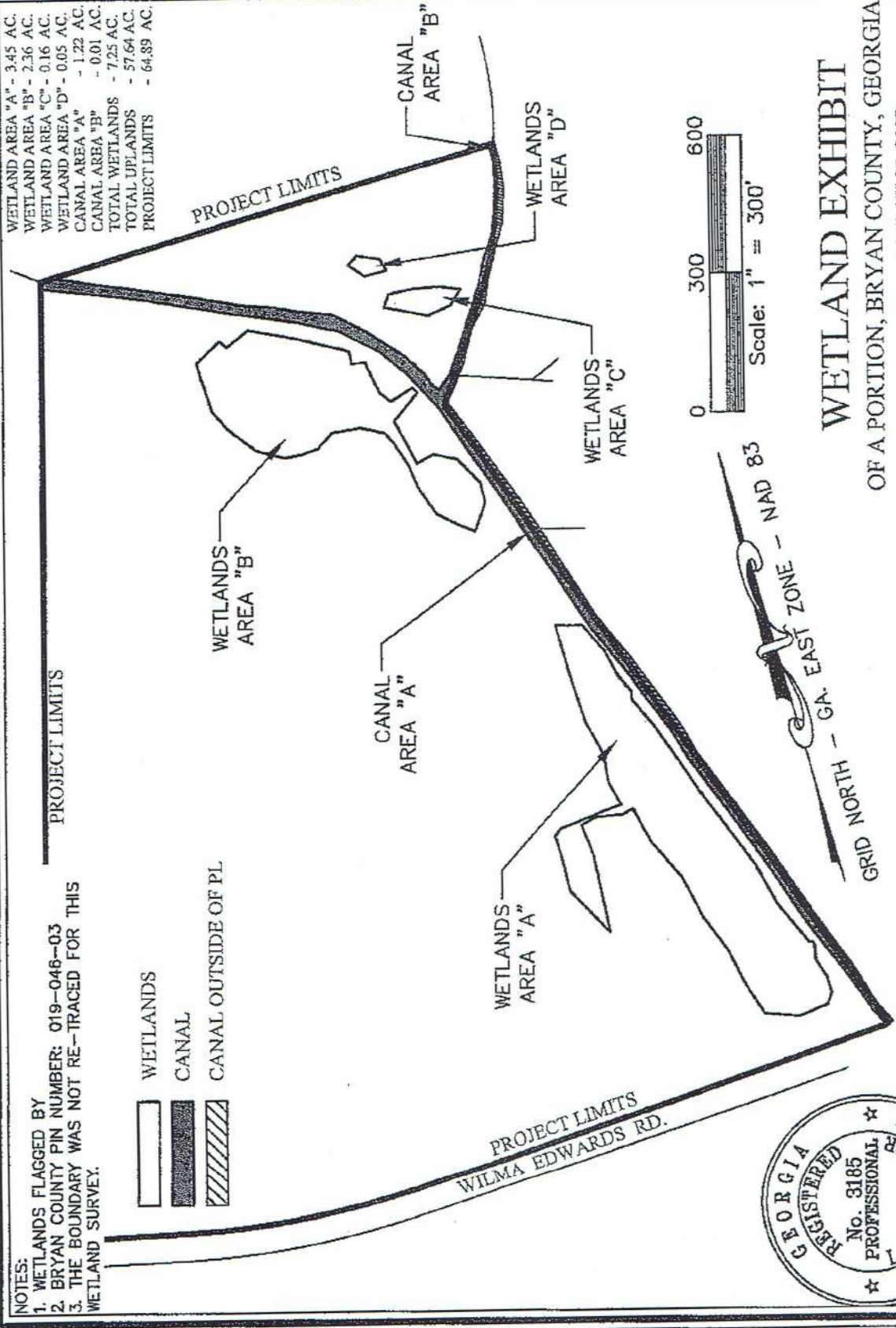
Enclosures

WETLAND AREA "A" - 3.45 AC.
 WETLAND AREA "B" - 2.36 AC.
 WETLAND AREA "C" - 0.16 AC.
 WETLAND AREA "D" - 0.05 AC.
 CANAL AREA "A" - 1.22 AC.
 CANAL AREA "B" - 0.01 AC.
 TOTAL WETLANDS - 7.25 AC.
 TOTAL UPLANDS - 57.64 AC.
 PROJECT LIMITS - 64.89 AC.

- NOTES:
1. WETLANDS FLAGGED BY BRYAN COUNTY PIN NUMBER: 019-046--03
 2. BRYAN COUNTY PIN NUMBER WAS NOT RE-TRACED FOR THIS WETLAND SURVEY.
 3. THE BOUNDARY WAS NOT RE-TRACED FOR THIS WETLAND SURVEY.



PROJECT LIMITS



WETLAND EXHIBIT

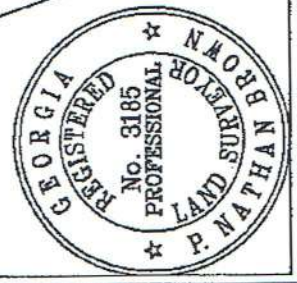
OF A PORTION, BRYAN COUNTY, GEORGIA

PLAT DATE: MARCH 27, 2018
 FIELD SURVEY DATE: JANUARY

HUSSEY GAY BELL

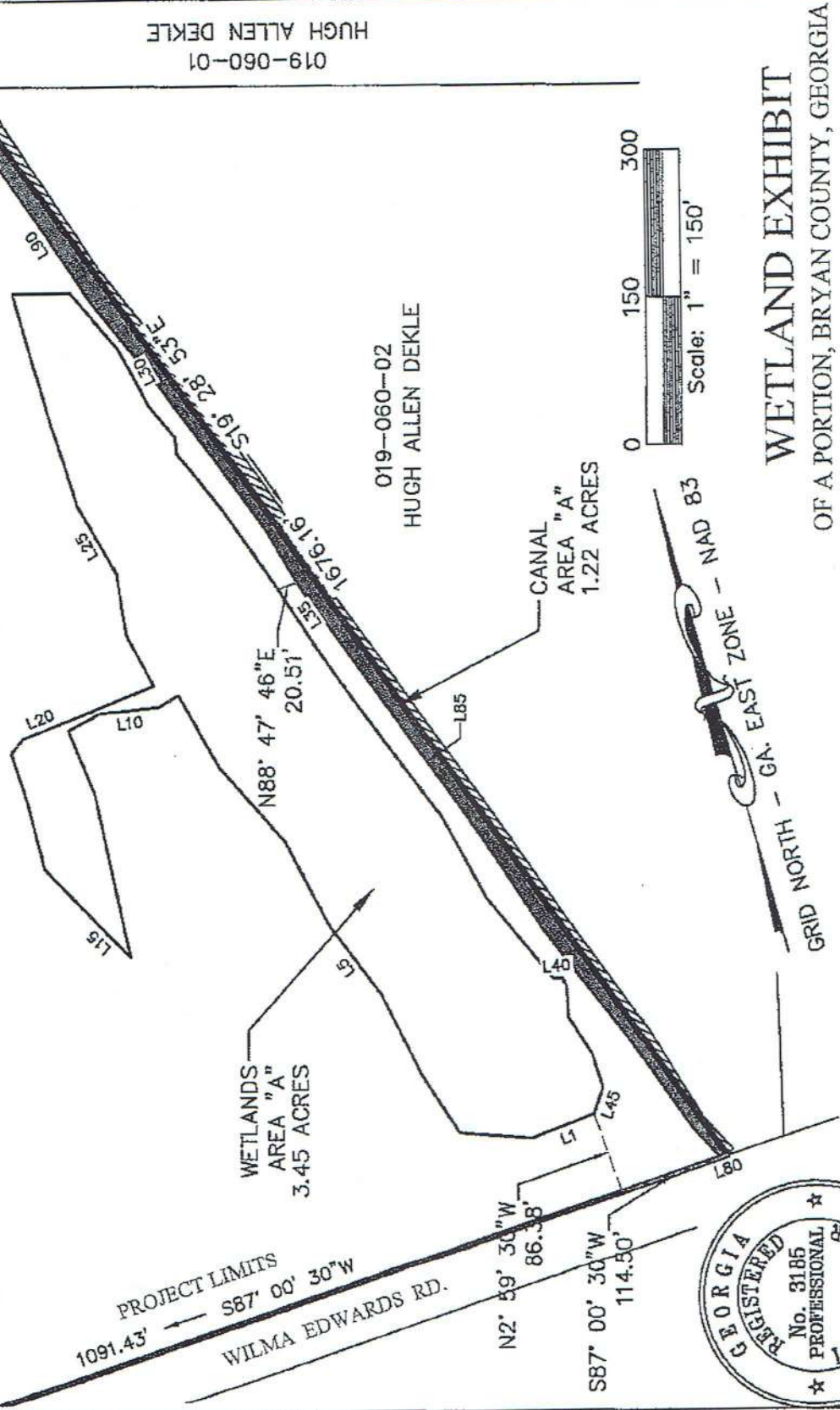
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

SHEET 1 OF 7



- NOTES:
 1. WETLANDS FLAGGED BY SIMKINS ENVIRONMENTAL.
 2. BRYAN COUNTY PIN NUMBER: 019-046-03
 3. THE BOUNDARY WAS NOT RE-TRACED FOR THIS WETLAND SURVEY.

019-046-03
 HRB DEVELOPMENT, LLC.



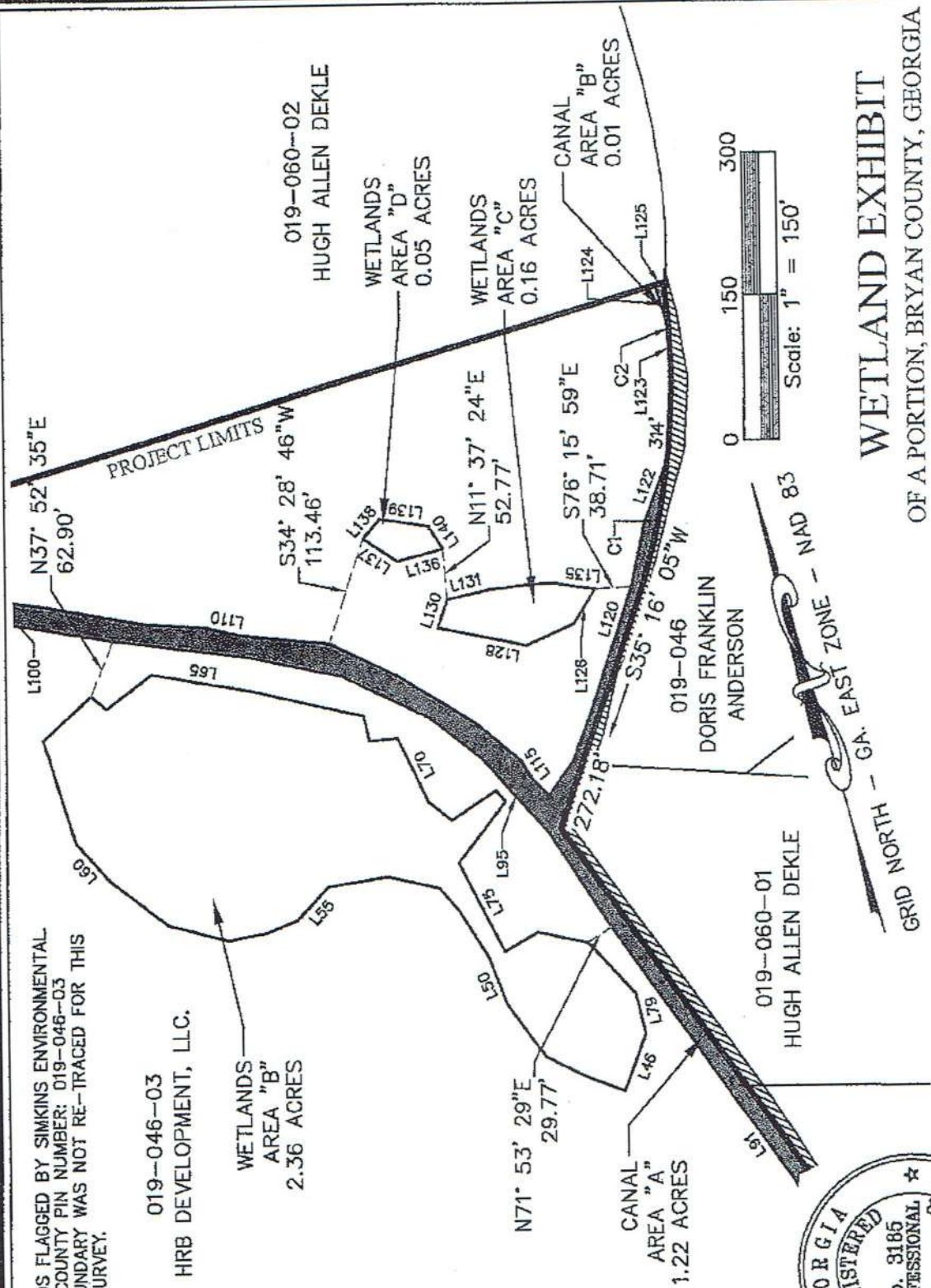
WETLAND EXHIBIT
 OF A PORTION, BRYAN COUNTY, GEORGIA
 PLAT DATE: MARCH 27, 2018
 FIELD SURVEY DATE: JANUARY
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626 SHEET 2 OF 7

HUSSEY GAY BELL
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626



NOTES:

- 1. WETLANDS FLAGGED BY SIMKINS ENVIRONMENTAL
- 2. BRYAN COUNTY PIN NUMBER: 019-046-03
- 3. THE BOUNDARY WAS NOT RE-TRACED FOR THIS WETLAND SURVEY.

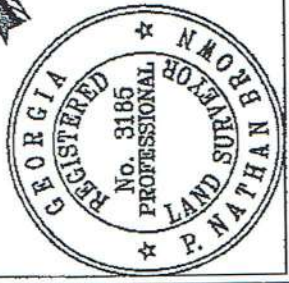


WETLAND EXHIBIT
 OF A PORTION, BRYAN COUNTY, GEORGIA
 PLAT DATE: MARCH 27, 2018
 FIELD SURVEY DATE: JANUARY

HUSSEY GAY BELL

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

SHEET 3 OF 7



NOTES:

- 1. WETLANDS FLAGGED BY SIMKINS ENVIRONMENTAL.
- 2. BRYAN COUNTY PIN NUMBER: 019-046-03
- 3. THE BOUNDARY WAS NOT RE-TRACED FOR THIS WETLAND SURVEY.

019-046-02
 MARTHA ANN
 PULLIAM

019-046-03

HRB DEVELOPMENT, LLC.

019-060-02
 HUGH ALLEN DEKLE

CANAL
 AREA "A"
 1.22 ACRES

WETLANDS
 AREA "B"
 2.36 ACRES

PROJECT LIMITS

N37° 52' 35"E
 62.90'

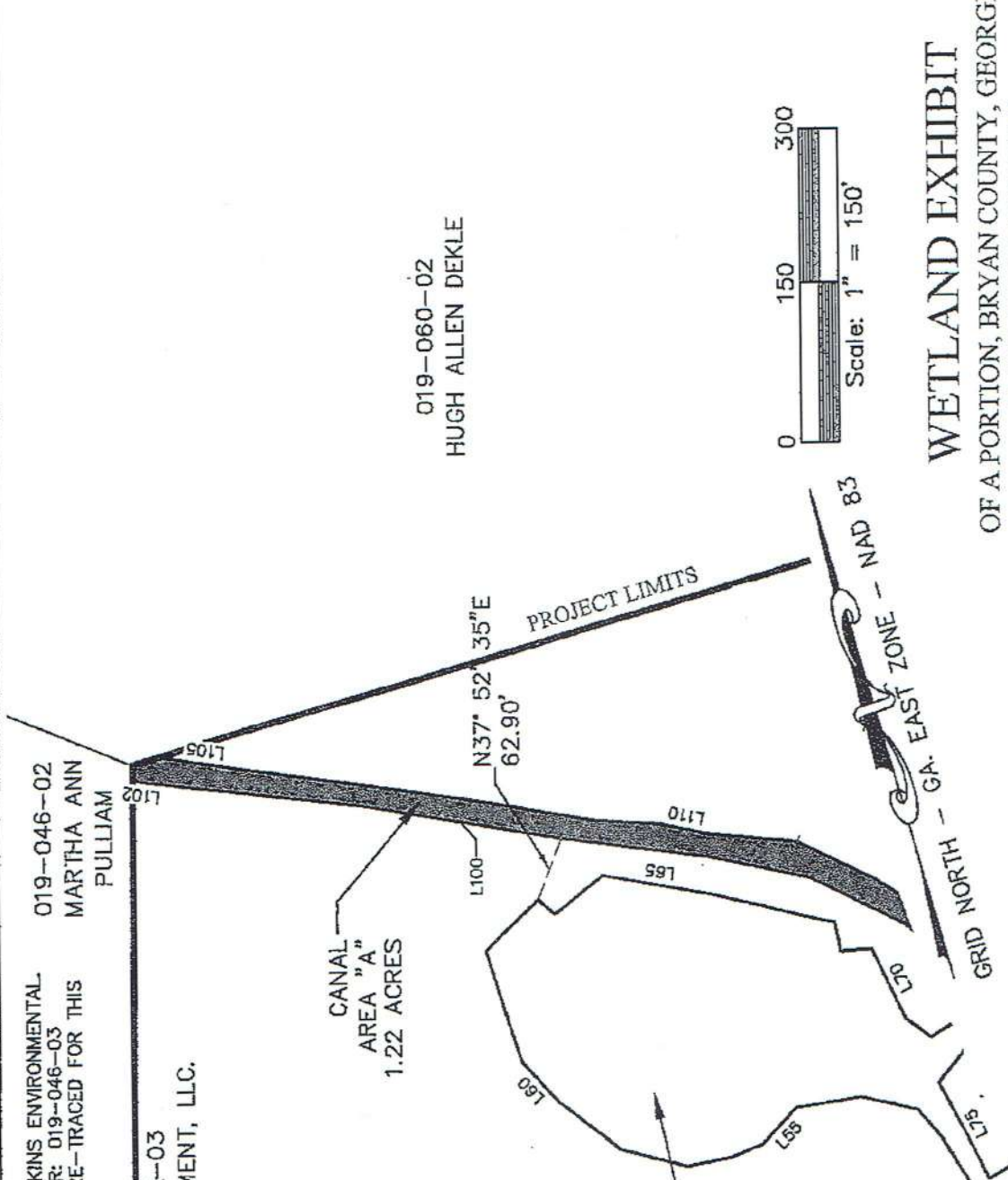


WETLAND EXHIBIT
 OF A PORTION, BRYAN COUNTY, GEORGIA

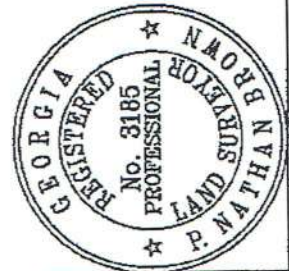
PLAT DATE: MARCH 27, 2018
 FIELD SURVEY DATE: JANUARY
 SHEET 4 OF 7

HUSSEY GAY BELL

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626



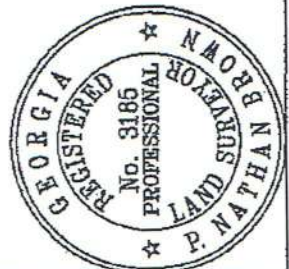
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S84°17'25"W	67.69'	L18	N1°31'30"W	53.06'	L35	S17°27'59"E	78.81'	L52	N25°00'52"W	33.17'
L2	N69°26'27"W	75.33'	L19	N53°00'49"E	19.98'	L36	S20°10'08"E	117.27'	L53	N60°57'47"W	55.27'
L3	N16°53'21"W	74.29'	L20	N84°14'25"E	48.51'	L37	S20°45'20"E	92.96'	L54	N83°03'24"W	63.70'
L4	N11°07'16"W	89.33'	L21	N84°05'05"E	67.32'	L38	S12°40'14"E	93.49'	L55	S58°50'07"W	47.91'
L5	N21°08'20"W	88.66'	L22	N85°12'08"E	28.92'	L39	S24°01'00"E	108.32'	L56	S85°01'18"W	33.77'
L6	N11°52'55"W	95.54'	L23	N12°30'51"W	58.72'	L40	S79°01'02"E	8.08'	L57	N85°05'27"W	41.93'
L7	N24°50'29"W	102.95'	L24	N7°25'34"E	62.95'	L41	S13°42'47"E	9.77'	L58	N59°08'12"W	66.75'
L8	N12°12'25"W	85.86'	L25	N14°23'12"W	79.00'	L42	S12°50'09"W	31.66'	L59	N38°06'26"W	76.61'
L9	S76°51'51"W	24.54'	L26	N1°46'51"W	100.09'	L43	S16°14'38"E	44.80'	L60	N25°31'48"W	52.83'
L10	N79°59'02"W	60.50'	L27	N0°10'10"E	125.47'	L44	S2°06'22"E	35.52'	L61	N1°37'06"W	112.28'
L11	S77°38'45"W	36.55'	L28	S74°46'49"E	58.77'	L45	S35°10'21"W	28.24'	L62	N62°29'32"E	70.04'
L12	S5°28'59"E	74.00'	L29	S24°51'55"E	75.48'	L46	S36°04'52"W	65.25'	L63	S33°27'45"E	21.63'
L13	S3°43'49"W	99.61'	L30	S11°40'47"E	65.30'	L47	N53°01'33"W	43.35'	L64	N68°09'33"E	59.97'
L14	S3°35'12"W	68.80'	L31	S23°24'56"E	43.05'	L48	N46°41'41"W	48.65'	L65	S63°42'10"E	106.65'
L15	N28°56'42"W	69.18'	L32	S10°01'14"W	17.71'	L49	N19°43'00"W	69.10'	L66	S60°15'20"E	84.58'
L16	N28°25'57"W	56.64'	L33	S22°54'07"E	75.73'	L50	N5°54'29"W	51.07'	L67	S61°03'23"E	37.11'
L17	N2°07'52"E	71.30'	L34	S19°11'53"E	94.93'	L51	N16°02'26"W	57.51'	L68	S3°34'25"W	27.98'



WETLAND EXHIBIT
 OF A PORTION, BRYAN COUNTY, GEORGIA
 PLAT DATE: MARCH 27, 2018
 FIELD SURVEY DATE: JANUARY

HUSSEY GAY BELL
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
 SHEET 5 OF 7

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L69	S78°22'06"E	29.55'	L86	N20°22'29"W	160.51'	L103	N16°02'39"E	15.24'	L120	N34°47'59"E	77.04'
L70	S9°48'11"E	74.14'	L87	N14°40'25"W	62.58'	L104	N89°52'26"E	27.11'	L121	N28°26'19"E	68.90'
L71	S36°16'11"E	30.91'	L88	N20°20'10"W	187.37'	L105	S65°04'08"E	87.39'	L122	N36°28'08"E	71.03'
L72	N73°37'44"E	55.76'	L89	N22°59'10"W	110.19'	L106	S65°47'23"E	116.11'	L123	N11°39'02"E	53.22'
L73	S27°41'13"E	14.97'	L90	N17°51'34"W	149.50'	L107	S65°42'16"E	122.93'	L124	N0°18'58"W	41.03'
L74	S54°23'14"W	81.07'	L91	N20°23'26"W	86.16'	L108	S63°58'04"E	99.41'	L125	N89°52'26"E	9.45'
L75	S11°12'41"E	105.42'	L92	N18°38'07"W	102.22'	L109	S70°09'40"E	65.84'	L126	S47°55'00"W	41.23'
L76	N76°06'19"E	40.52'	L93	N19°53'05"W	130.17'	L110	S62°04'17"E	43.94'	L127	S82°18'52"W	55.08'
L77	S61°28'56"E	54.22'	L94	N17°12'28"W	119.25'	L111	S68°07'02"E	89.33'	L128	N62°18'00"W	47.84'
L78	S27°43'11"E	72.62'	L95	N26°24'09"W	101.57'	L112	S48°06'41"E	81.73'	L129	N62°26'15"W	48.62'
L79	S2°25'05"W	43.36'	L96	N35°04'28"W	73.01'	L113	S41°11'29"E	95.48'	L130	N35°31'43"E	29.84'
L80	S87°00'30"W	7.44'	L97	N47°16'13"W	103.13'	L114	S33°21'00"E	62.99'	L131	S86°29'20"E	46.31'
L81	N26°13'36"W	40.19'	L98	N62°01'10"W	103.58'	L115	S16°00'32"E	21.69'	L132	S80°06'42"E	44.67'
L82	N19°22'14"W	111.40'	L99	N66°29'25"W	141.00'	L116	S30°28'48"E	24.91'	L133	S76°25'45"E	26.22'
L83	N21°56'29"W	141.99'	L100	N64°20'58"W	200.06'	L117	N52°14'31"E	43.25'	L134	S61°58'53"E	12.50'
L84	N18°06'53"W	145.38'	L101	N67°19'49"W	200.36'	L118	N35°57'39"E	53.14'	L135	S66°36'57"E	28.93'
L85	N19°31'01"W	133.11'	L102	N65°36'58"W	19.76'	L119	N34°13'28"E	63.86'	L136	N88°41'38"W	49.25'



WETLAND EXHIBIT

OF A PORTION, BRYAN COUNTY, GEORGIA

PLAT DATE: MARCH 27, 2018

FIELD SURVEY DATE: JANUARY

SHEET 6 OF 7

HUSSEY GAY BELL

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626



Exhibit "A-5"

Mill Creek – Residential Development

Bryan County, GA

April 4, 2019

Prepared For:

Hussey Gay Bell
329 Commercial Drive
Savannah, GA 31406
(912) 354-4626

Prepared By:

Lowe Engineers
990 Hammond Drive, Suite 900
Atlanta, GA 30328
(770) 857-8401

Table of Contents

1	Project Description.....	1
1.1	Site Plan Summary	4
1.2	Site Access.....	4
1.3	Study Area.....	4
2	Existing Conditions.....	5
2.1	Transportation Facilities Description	5
2.2	Traffic Data.....	5
2.3	Existing Capacity Analysis	8
3	Background Conditions.....	10
3.1	Background Traffic Growth	10
3.2	Background Lane Geometry.....	10
3.3	Background Capacity Analysis.....	10
4	Future Conditions	17
4.1	Trip Generation	17
4.2	Trip Distribution	17
4.3	Build Traffic Volumes	17
4.4	Turn Lane Warrant Analysis.....	17
4.5	Build Capacity Analysis.....	25
5	Recommendations and Conclusions.....	29

Tables

Table 1: Existing Conditions Capacity Analysis	8
Table 2: Background (2020) Conditions Capacity Analysis	14
Table 3: Background (2030) Conditions Capacity Analysis	15
Table 4: Background (2040) Conditions Capacity Analysis	16
Table 5: Trip Generation Summary	17
Table 6: Build (2020) Conditions Capacity Analysis	26
Table 7: Build (2030) Conditions Capacity Analysis	27
Table 8: Build (2040) Conditions Capacity Analysis	28

Figures

Figure 1: Vicinity Map	2
Figure 2: Aerial Map.....	3
Figure 3: Lane Geometry.....	6
Figure 4: Existing Traffic Volumes	7
Figure 5: Background (2020) Traffic Volumes.....	11
Figure 6: Background (2030) Traffic Volumes.....	12
Figure 7: Background (2040) Traffic Volumes.....	13
Figure 8: Trip Distribution AM	19
Figure 9: Trip Distribution PM.....	20
Figure 10: Project Trips	21
Figure 11: Build 2020 Traffic Volumes	22
Figure 12: Build 2030 Traffic Volumes	23
Figure 13: Build 2040 Traffic Volumes	24

Appendix

- Appendix A: Site Plan
- Appendix B: Traffic Counts
- Appendix C: Synchro Output Files
- Appendix D: NCHRP Turn Lane Warrants

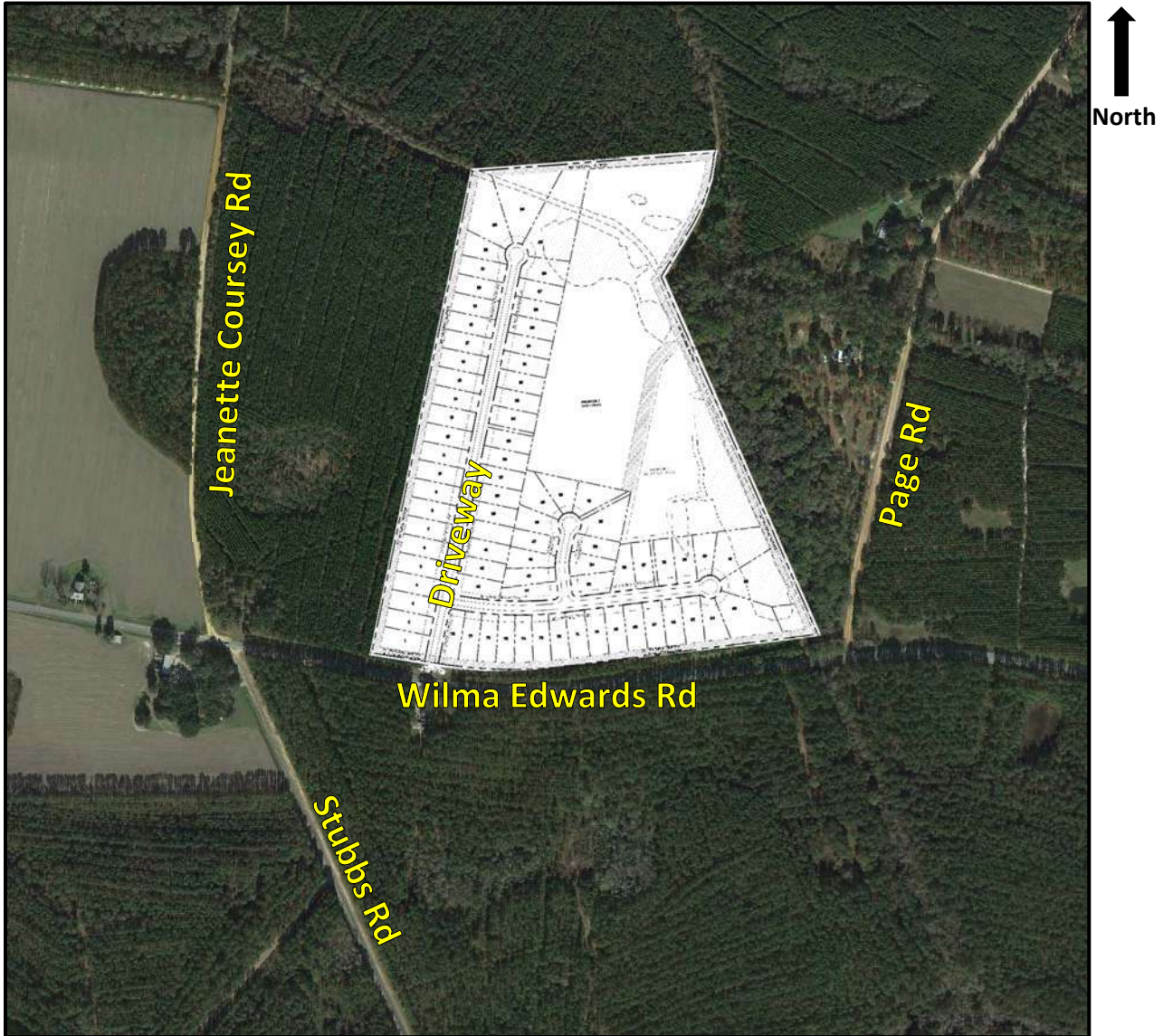
1 Project Description

The proposed development is a 78-unit single-family detached house neighborhood, planned to be located on the north side of Wilma Edwards Rd between the intersections with Stubbs Rd and Page Rd, in Bryan County GA. The proposed development is planned to have a full build-out by 2020. A vicinity map is shown in Figure 1 an aerial map is shown in Figure 2. The proposed site plan is also included in Appendix A.

Figure 1: Vicinity Map



Figure 2: Aerial Map



1.1 Site Plan Summary

The proposed residential development consisting of 78 single-family detached homes with a single full-access driveway is to be located on the north side of Wilma Edwards Rd between Stubbs Rd and Page Rd in Bryan County, GA.

1.2 Site Access

The proposed development will access the external roadway network via a single full-access proposed driveway approximately 700 feet to the east of the intersection of Wilma Edwards Rd and Stubbs Rd.

1.3 Study Area

The study area for the proposed development traffic impact study includes four existing intersections and the single proposed intersection. The study area was agreed upon by Bryan County. The study intersections are as follows:

1. SR 119 at Wilma Edwards Rd
2. Wilma Edwards Rd at Stubbs Rd / Jeannette Coursey Rd
3. Wilma Edwards Rd at Page Rd
4. US 280 at Wilma Edwards Rd

2 Existing Conditions

2.1 Transportation Facilities Description

Wilma Edwards Rd is a two-lane undivided roadway which runs primarily east to west and is functionally classified as a Major Collector (Rural). The roadway connects SR 119 to the west with US 280 to the east serving as connector for primarily for residential areas. The posted speed limit is 45 mph.

Page Rd is a two-lane unpaved local roadway which runs primarily north to south connecting Wilma Edwards Rd to the south with Bill Futch Rd to the north. The road has an assumed speed limit of 25 mph.

Jeanette Rd is a two-lane unpaved local roadway which runs primarily north to south and connects at the intersection with Stubbs Rd. The roadway has an assumed speed limit of 25 mph.

Stubbs Rd is a two-lane paved roadway which runs primarily north to south and is functionally classified as a minor collector. The roadway has an assumed speed limit of 45 mph.

SR 119 is two-lane undivided roadway which runs primarily north to south providing a connection with I-16 / SR 46 to the north with Pembroke to the south. The roadway has a posted speed limit of 55 mph and functionally classified as a Minor Arterial (Rural).

US 280 is two-lane undivided roadway which runs primarily north to south for the purposes of this report, providing a connection with I-16 / US 80 to the north with Black Creek and Lanier to the south. The roadway has a posted speed limit of 45 mph and is functionally classified as a Principal Arterial.

2.2 Traffic Data

Traffic counts were performed at the study intersections on Thursday May 21st, 2019 and Thursday May 28th, 2019. The AM peak hour was determined to be 7:00 AM-8:00 AM and 4:30 PM-5:30 PM. The peak hour turning movement volumes are shown graphically in Figure 4. The raw traffic counts are included in Appendix B.

Figure 3: Lane Geometry

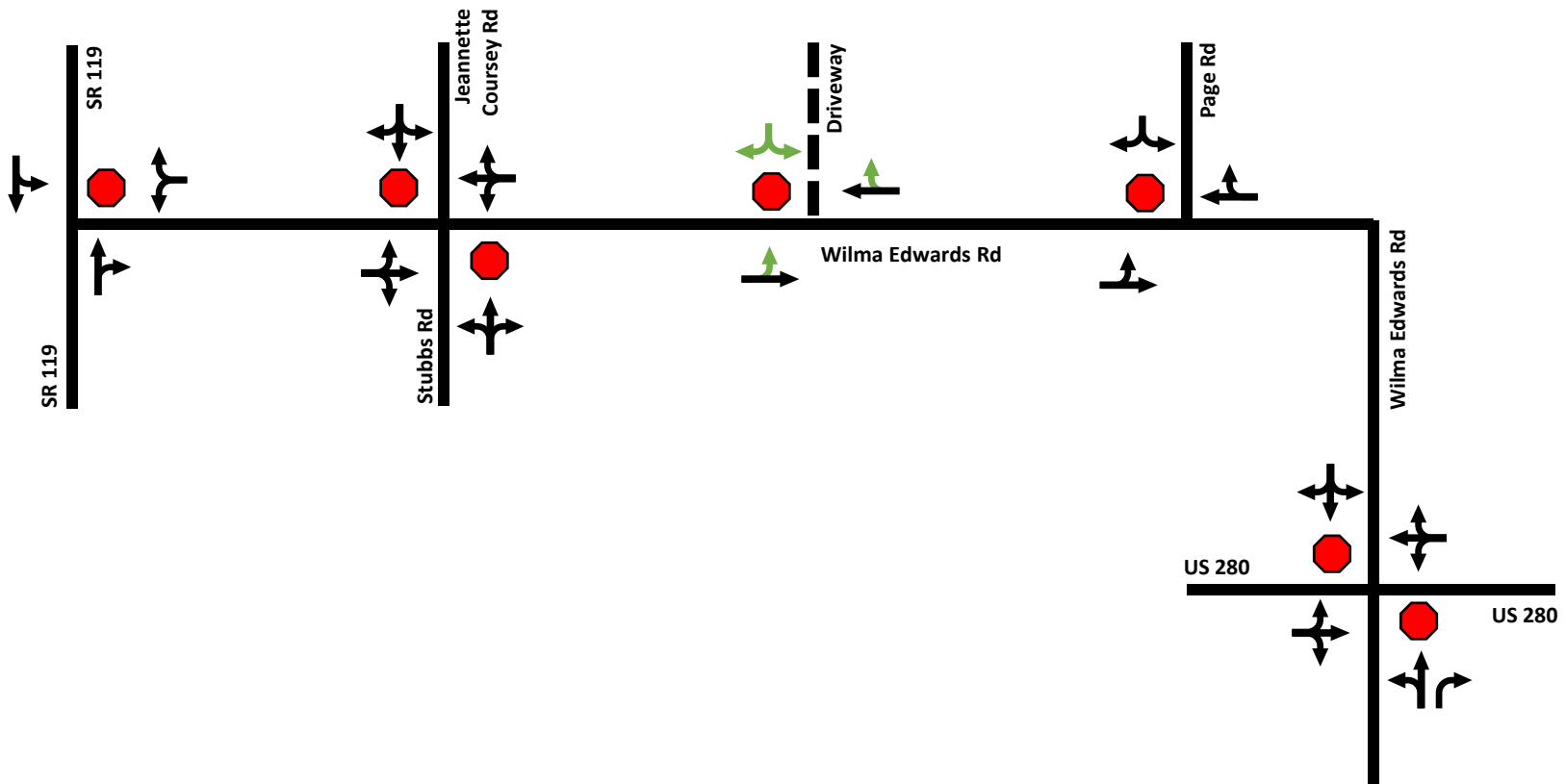
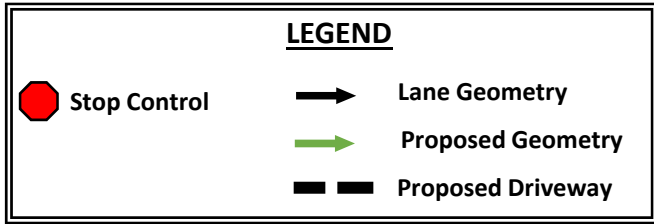
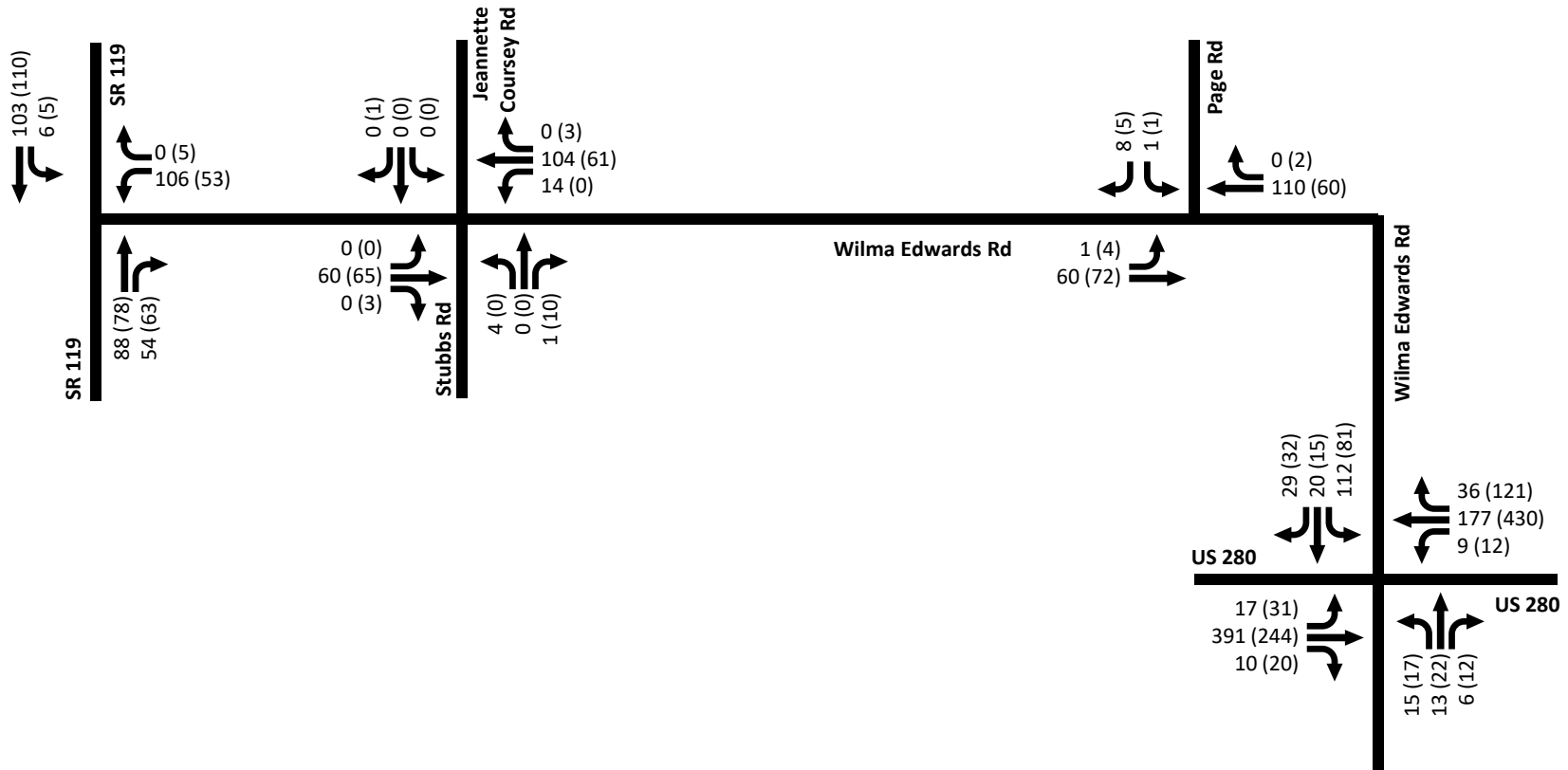
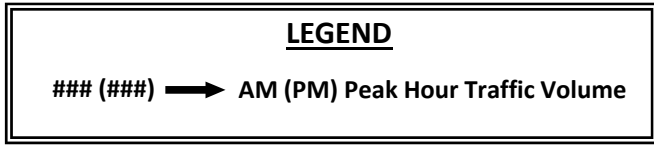


Figure 4: Existing Traffic Volumes



2.3 Existing Capacity Analysis

The existing traffic volumes were analyzed using a Synchro 10.0 model to determine the capacity of the AM and PM peak hours. The results are shown by lane group movement and total intersection capacity. Average vehicular delays are shown in seconds, level of service (LOS) is a grading system as defined by the Highway Capacity Manual (HCM) where A is best, and F is worst. HCM 6th Edition was used for analysis. Vehicle 95th percentile queueing shown in feet and is from a SimTraffic 10.0 model analysis. Synchro and SimTraffic output files are included in Appendix C.

Table 1: Existing Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
SR 119 at Wilma Edwards Rd	Minor Road Stop Control	WB	11.9	B	91	10.4	B	52
		NB	0.0	A	-	0.0	A	-
		SB	7.6	A	3	7.6	A	-
		Intersection	3.5	-	-	2.0	-	-
Wilma Edwards Rd at Stubbs Rd / Jeanette Coursey Rd	Minor Road Stop Control	EB	0.0	A	-	0.0	A	-
		WB	7.4	A	-	0.0	A	-
		NB	10.2	B	21	8.8	A	28
		SB	0.0	A	-	8.7	A	-
Intersection	1.3	-	-	0.9	-	-		
Wilma Edwards Rd at Page Rd	Minor Road Stop Control	EB	7.5	A	-	7.4	A	-
		WB	0.0	A	-	0.0	A	-
		SB	9.3	A	28	8.9	A	27
		Intersection	0.8	-	-	0.9	-	-
US 280 at Wilma Edwards Rd	Minor Road Stop Control	EB	7.7	A	13	8.8	A	62
		WB	8.2	A	25	7.9	A	7
		NBT/L	17.3	C	49	24.5	C	44
		NBR	10.8	B	-	9.8	A	-
		SB	23.0	C	110	32.9	D	149
Intersection	5.3	-	-	5.5	-	-		

SR 119 at Wilma Edwards Rd

- The intersection operates with minimal delay for both the AM and PM peak hours with a LOS of B for the westbound movements.

Wilma Edwards Rd at Stubbs Rd

- The intersection operates with minimal delay and queueing for all movements for both the AM and PM peak hour. All movements are at LOS of A with the exception of the Northbound movements during the AM peak hour being LOS B.

Wilma Edwards Rd at Page Rd

- The intersection operates with minimal delay and queueing and a LOS of A for all movements during both the AM and PM peak hour.

US 280 at Wilma Edwards Rd

- During the AM peak hour, the EB and WB movements operate at a LOS of A. Side-street stop control movements see some delay with a LOS of C.
- During the PM peak hour, the EB and WB movements operate at a LOS of A however the EB left-turns are blocking some of the through movements causing some queueing for the movement. The northbound through / left turns see a LOS of C while the southbound movements operate at LOS D and a 149-foot queue.

3 Background Conditions

3.1 Background Traffic Growth

Background traffic growth is the analysis method of analyzing historic trends in traffic volumes / population growth, and future growth projections to determine an annual growth rate which is applied to the existing traffic counts on the study network. While Wilma Edwards Rd has seen around a 5% growth rate for the past several years it is likely that this growth is unsustainable for the 10 year and 20-year projections, additionally traffic volumes along the road are relatively low so percentages are slightly inflated vs the actual number of vehicles increased. The county has seen a growth rate of between 2.1%-3.4%. A conservative growth rate of 3% was used for the study network for use in background traffic analysis.

The background turning movement volumes are shown in Figure 5 for 2020, Figure 6 for 2030, and Figure 7 for 2040.

3.2 Background Lane Geometry

Background lane geometry was analyzed as the same as existing conditions.

3.3 Background Capacity Analysis

The background traffic volumes were analyzed using a Synchro 10.0 model to determine the capacity of the AM and PM peak hours. The results are shown by lane group movement and total intersection capacity. Average vehicular delays are shown in seconds, level of service (LOS) is a grading system as defined by the Highway Capacity Manual (HCM) where A is best, and F is worst. HCM 6th Edition was used for analysis. Vehicle 95th percentile queueing shown in feet and is from a SimTraffic 10.0 model analysis. Synchro and SimTraffic output files are included in Appendix C.

Background conditions capacity analysis is shown in Table 2 for 2020, Table 3 for 2030, Table 4 for 2040.

Figure 5: Background (2020) Traffic Volumes

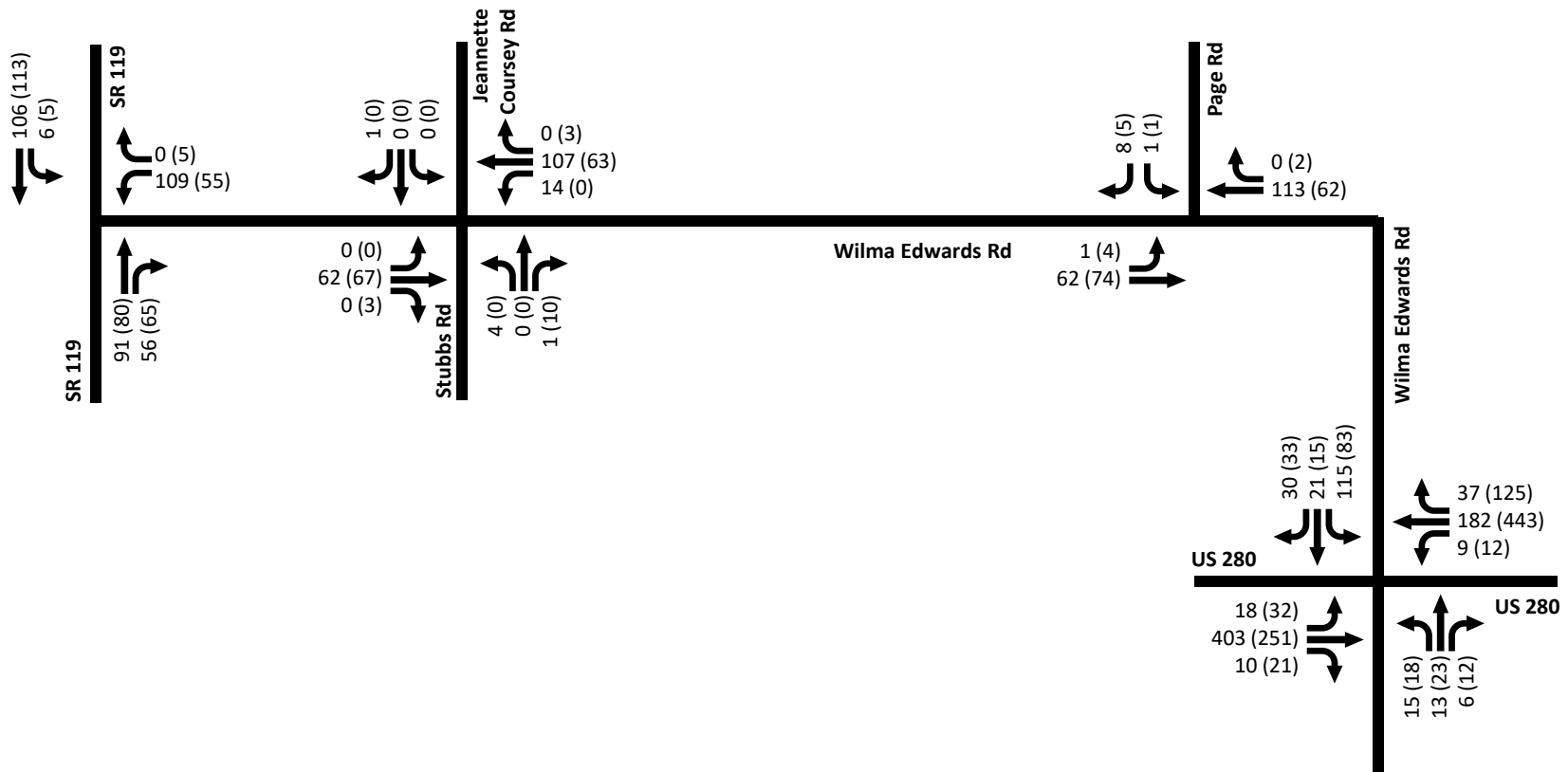
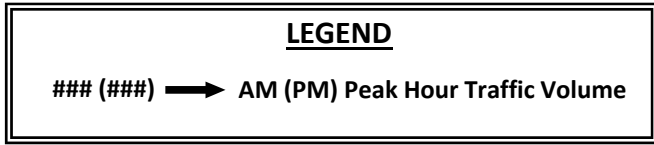


Figure 6: Background (2030) Traffic Volumes

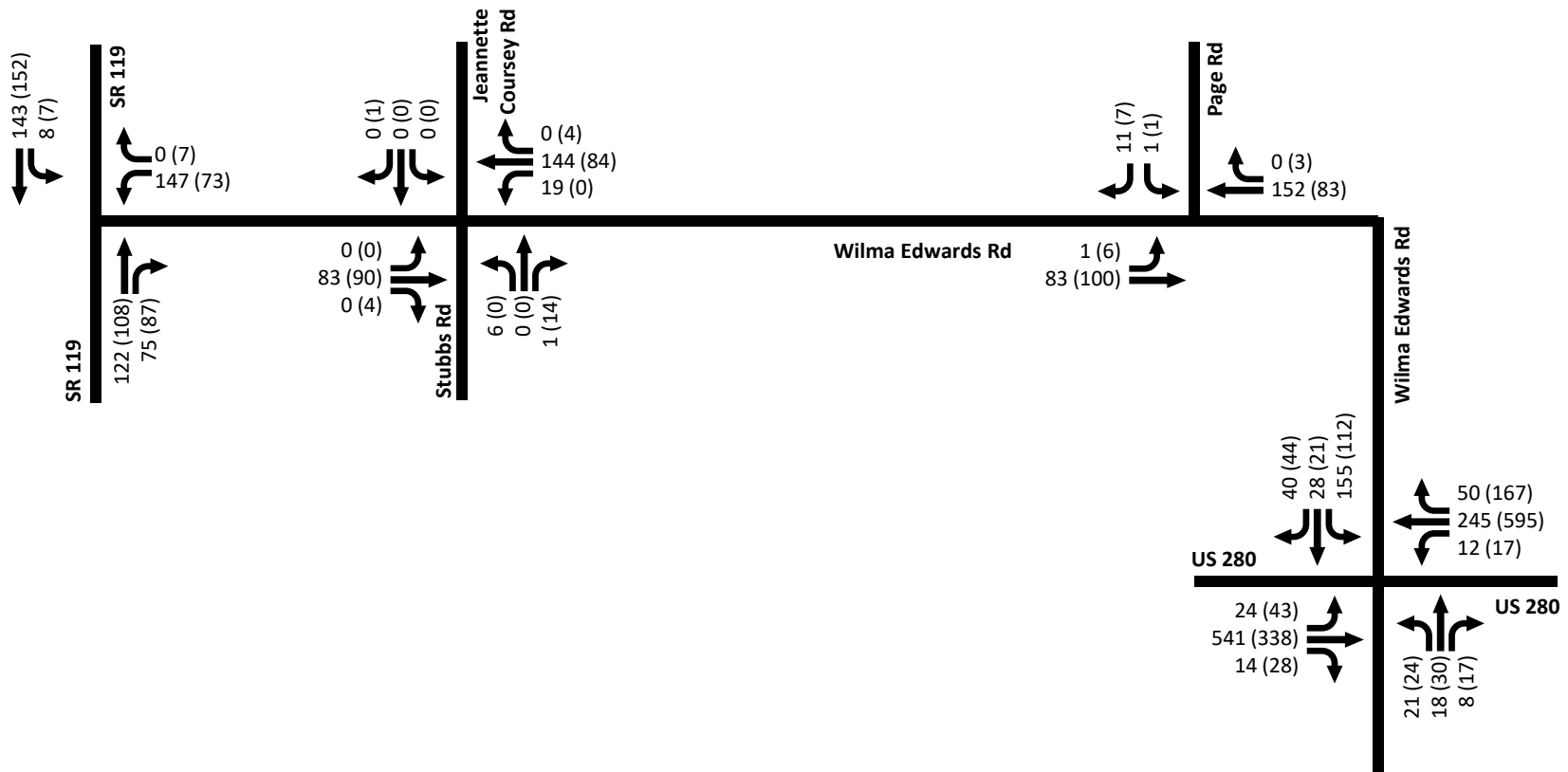
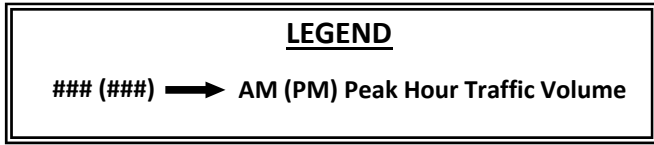


Figure 7: Background (2040) Traffic Volumes

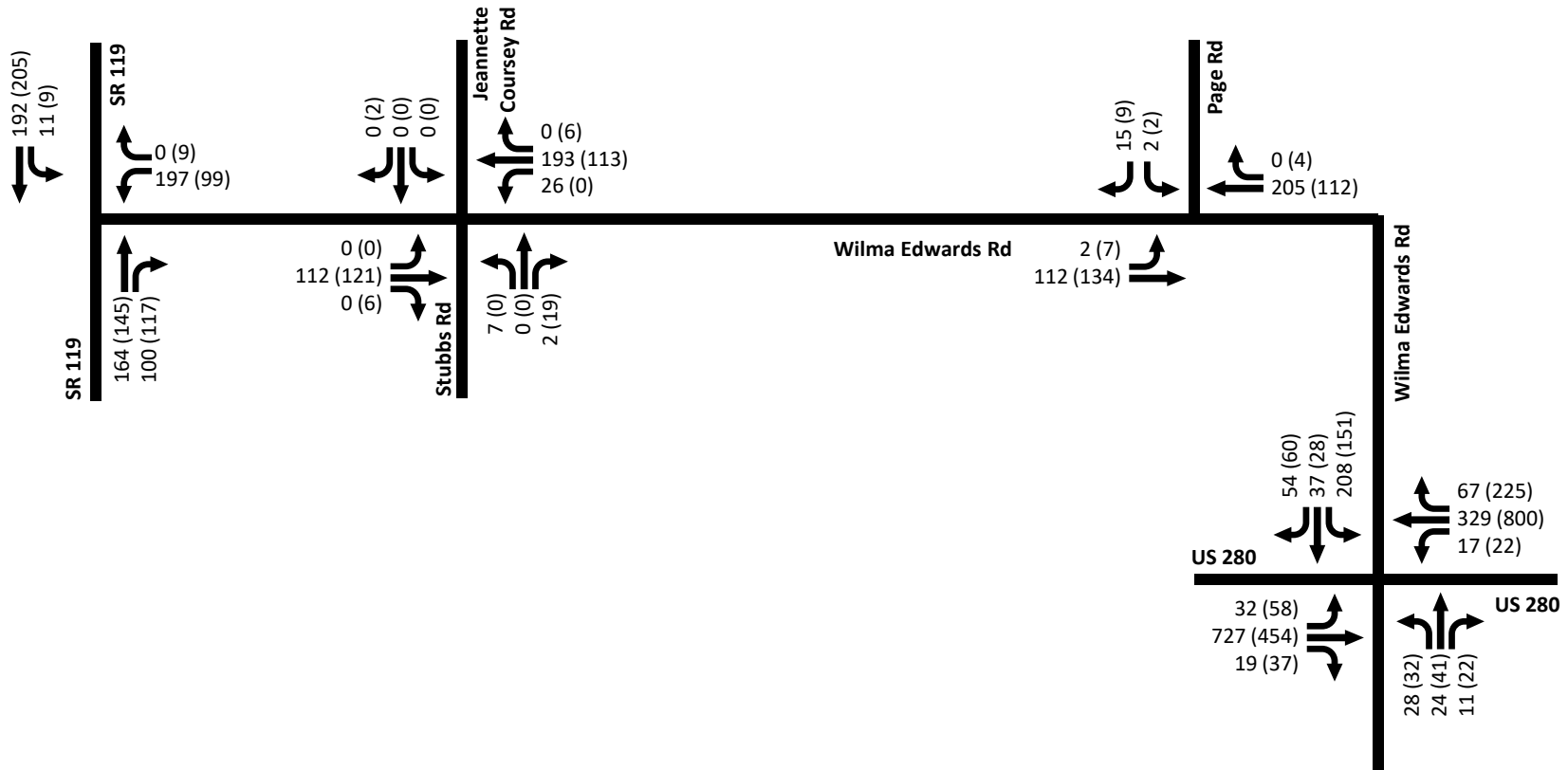
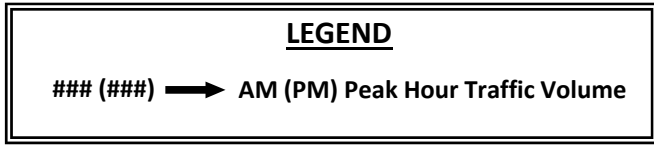


Table 2: Background (2020) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
SR 119 at Wilma Edwards Rd	Minor Road Stop Control	WB	12.1	B	93	10.5	B	58
		NB	0.0	A	-	0.0	A	-
		SB	7.7	A	3	7.6	A	-
		Intersection	3.5	-	-	2.1	-	-
Wilma Edwards Rd at Stubbs Rd / Jeanette Coursey Rd	Minor Road Stop Control	EB	0.0	A	-	0.0	A	-
		WB	7.4	A	-	0.0	A	-
		NB	10.2	B	21	8.8	A	28
		SB	0.0	A	-	8.7	A	-
Intersection	1.2	-	-	0.9	-	-		
Wilma Edwards Rd at Page Rd	Minor Road Stop Control	EB	7.5	A	-	7.4	A	-
		WB	0.0	A	-	0.0	A	-
		SB	9.3	A	27	8.9	A	25
		Intersection	0.8	-	-	0.9	-	-
US 280 at Wilma Edwards Rd	Minor Road Stop Control	EB	7.7	A	15	8.9	A	78
		WB	8.3	A	8	7.9	A	10
		NBT/L	17.9	C	50	25.9	D	47
		NBR	10.9	B	-	9.9	A	-
		SB	24.7	C	110	36.4	E	116
Intersection	5.7	-	-	5.9	-	-		

SR 119 at Wilma Edwards Rd

- The intersection operates at the same LOS as in existing conditions

Wilma Edwards Rd at Stubbs Rd

- The intersection operates at the same LOS as in existing conditions

Wilma Edwards Rd at Page Rd

- The intersection operates at the same LOS as in existing conditions

US 280 at Wilma Edwards Rd

- Side street movements degrade from existing conditions during the PM peak hour. Due to the number of vehicles wishing to make left-turns and the lack of available gaps due to the increased through volume, the side street movements drop to LOS D from LOS C for the NBT/L movements, and LOS E from LOS D for the SB movements.

Table 3: Background (2030) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
SR 119 at Wilma Edwards Rd	Minor Road Stop Control	WB	14.8	B	98	11.6	B	70
		NB	0.0	A	-	0.0	A	-
		SB	7.8	A	5	7.7	A	3
		Intersection	4.3	-	-	2.3	-	-
Wilma Edwards Rd at Stubbs Rd / Jeanette Coursey Rd	Minor Road Stop Control	EB	0.0	A	-	0.0	A	-
		WB	7.5	A	-	0.0	A	-
		NB	11.2	B	16	9.0	A	28
		SB	0.0	A	-	8.8	A	10
Intersection	1.3	-	-	0.9	-	-		
Wilma Edwards Rd at Page Rd	Minor Road Stop Control	EB	7.7	A	-	7.4	A	-
		WB	0.0	A	-	0.0	A	-
		SB	9.7	A	34	9.0	A	30
		Intersection	0.8	-	-	0.9	-	-
US 280 at Wilma Edwards Rd	Minor Road Stop Control	EB	8.0	A	14	9.8	A	80
		WB	8.7	A	41	8.1	A	22
		NBT/L	27.6	D	59	62.5	F	81
		NBR	12.3	B	-	10.6	B	33
		SB	104.8	F	220	280.0	F	444
Intersection	21.5	-	-	37.4	-	-		

SR 119 at Wilma Edwards Rd

- The intersection operates at the same LOS as in Background 2020 conditions with small increases in queuing

Wilma Edwards Rd at Stubbs Rd

- The intersection operates at the same LOS as in Background 2020 conditions with small increases in queuing

Wilma Edwards Rd at Page Rd

- The intersection operates at the same LOS as in Background 2020 conditions with small increases in queuing

US 280 at Wilma Edwards Rd

- Side street movements from Wilma Edwards Rd no longer have available gaps to make turning movements due to the increased through movement volume on US 280.
- During the AM peak hour, the NBL/T has increased to LOS D from LOS C (Background 2020) and the SB movements has increased to LOS F from LOS C.
- During the AM peak hour, the NBL/T has increased to LOS F from LOS D (Background 2020) and the SB movements has increased to LOS F from LOS E.

Table 4: Background (2040) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
SR 119 at Wilma Edwards Rd	Minor Road Stop Control	WB	23.4	C	125	13.7	B	98
		NB	0.0	A	-	0.0	A	-
		SB	8.1	A	7	7.9	A	7
		Intersection	6.7	-	-	2.7	-	-
Wilma Edwards Rd at Stubbs Rd / Jeanette Coursey Rd	Minor Road Stop Control	EB	0.0	A	-	0.0	A	-
		WB	7.7	A	0	0.0	A	-
		NB	12.4	B	29	9.2	A	35
		SB	0.0	A	-	9.0	A	17
Intersection	1.4	-	-	1.0	-	-		
Wilma Edwards Rd at Page Rd	Minor Road Stop Control	EB	7.8	A	-	7.5	A	-
		WB	0.0	A	-	0.0	A	-
		SB	10.4	B	36	9.4	A	28
		Intersection	0.9	-	-	1.0	-	-
US 280 at Wilma Edwards Rd	Minor Road Stop Control	EB	8.3	A	63	11.4	B	813
		WB	9.5	A	70	8.6	A	386
		NBT/L	74.8	F	95	582.3	F	1097
		NBR	14.7	B	61	11.7	B	34
		SB	760.1	F	3033	2920.9	F	4941
Intersection	149.2	-	-	384.3	-	-		

SR 119 at Wilma Edwards Rd

- LOS for the WB movement has increased to LOS C from LOS B for the AM peak hour, all other movements remain the same as in Background 2030 conditions.

Wilma Edwards Rd at Stubbs Rd

- The intersection operates at the same LOS as in Background 2030 conditions.

Wilma Edwards Rd at Page Rd

- LOS for the SB movement has increased to LOS B from LOS A for the AM peak hour, all other movements remain the same as in Background 2030 conditions.

US 280 at Wilma Edwards Rd

- Capacity issues are exponentially compounded from 2030 conditions, with a 3% growth rate to 2040 conditions the through volume on US 280 is too much to allow gaps for the minor road movement to make turns. Side-street LOS has degraded to LOS F with significant queueing for both AM and PM peak hours.
- Although a 3% growth rate may not be sustained through 2040 it is likely that vehicles experiencing significant delays will find alternative routes if no roadway improvement projects are conducted.

4 Future Conditions

4.1 Trip Generation

A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 10th Edition, 2017. A full trip generation including equations used is shown in Table 5.

Table 5: Trip Generation Summary

Land Use Information	Reduction %	Project Trips			Equation Used ¹	In / Out Distribution
		Total	Inbound	Outbound		
210- Single-Family Detached Housing					78	Dwelling Unit
Daily		827	414	413	$\ln(T) = 0.92\ln(X) + 2.71$	50% / 50%
AM Peak Hour		60	15	45	$T = 0.71(X) + 4.80$	25% / 75%
PM Peak Hour		80	50	30	$\ln(T) = 0.96\ln(X) + 0.20$	63% / 37%

The proposed development is anticipated to generate 827 daily vehicle trips (414 inbound, 413 outbound) with 60 AM peak hour vehicle trips (15 inbound, 45 outbound), and 80 PM peak hour trips (50 inbound, 30 outbound).

4.2 Trip Distribution

The trip distribution for the proposed development was based on existing traffic counts and patterns, a review of land-use densities in the area, and potential origination / destination points. Due to the existing traffic volume on the study network being primarily residential it is expected that the proposed trip distribution will follow closely to existing traffic patterns.

The trip distribution is shown graphically in Figure 8 for the AM peak hour and Figure 9 for the PM peak hour. Project trips are shown in Figure 10.

4.3 Build Traffic Volumes

Build traffic volumes include background volumes and project trips that will be generated by the proposed development. Total build year traffic volumes are shown graphically in Figure 11 for 2020 and Figure 12 for 2030 and Figure 13 for 2040.

4.4 Turn Lane Warrant Analysis

Turn lane warrant analysis was performed at several study intersections determine if the proposed development traffic volume would warrant turn lanes at the study intersections. GDOT's Regulations for Driveway and Encroachment Control Chapter 4, Tables 4-6 and 4-7 were used for the intersection of SR 119 at Wilma Edwards Rd, and NCHRP 457: Evaluating Intersection Improvement Recommendations was used for the site driveway and the intersection of US 280 at Wilma Edwards Rd. NCHRP reports used for analysis are included in Appendix D. The results of the turn lane warrant analysis are summarized as follows:

SR 119 at Wilma Edwards Rd

- 2 Lane roadway with 55 mph speed limit and <6,000 ADT
- Right Turn Warrant: 100 vehicles per day
 - Northbound right turn Warranted in existing conditions
- Left Turn Warrant: 200 vehicles per day
 - Southbound left-turn not warranted in Build 2040 conditions
- A dual lane approach from Wilma Edwards Rd is not recommend based on build year capacity analysis and over 90% of vehicles turning left at the intersection

Site Driveway at Wilma Edwards Rd

- No turn-lanes are warranted for Build 2040 conditions per NCHRP recommendations

US 280 at Wilma Edwards Rd

- Eastbound Left-turn and Westbound Right-turns are required per NCHRP in existing conditions
- A dual-lane approach (add right-turn lane) from Wilma Edwards Rd is recommended in Background 2030 conditions per NCHRP, build 2020 conditions do not warrant a dual-lane approach

Build year lane geometry was unchanged for the purposes of this analysis.

Figure 8: Trip Distribution AM

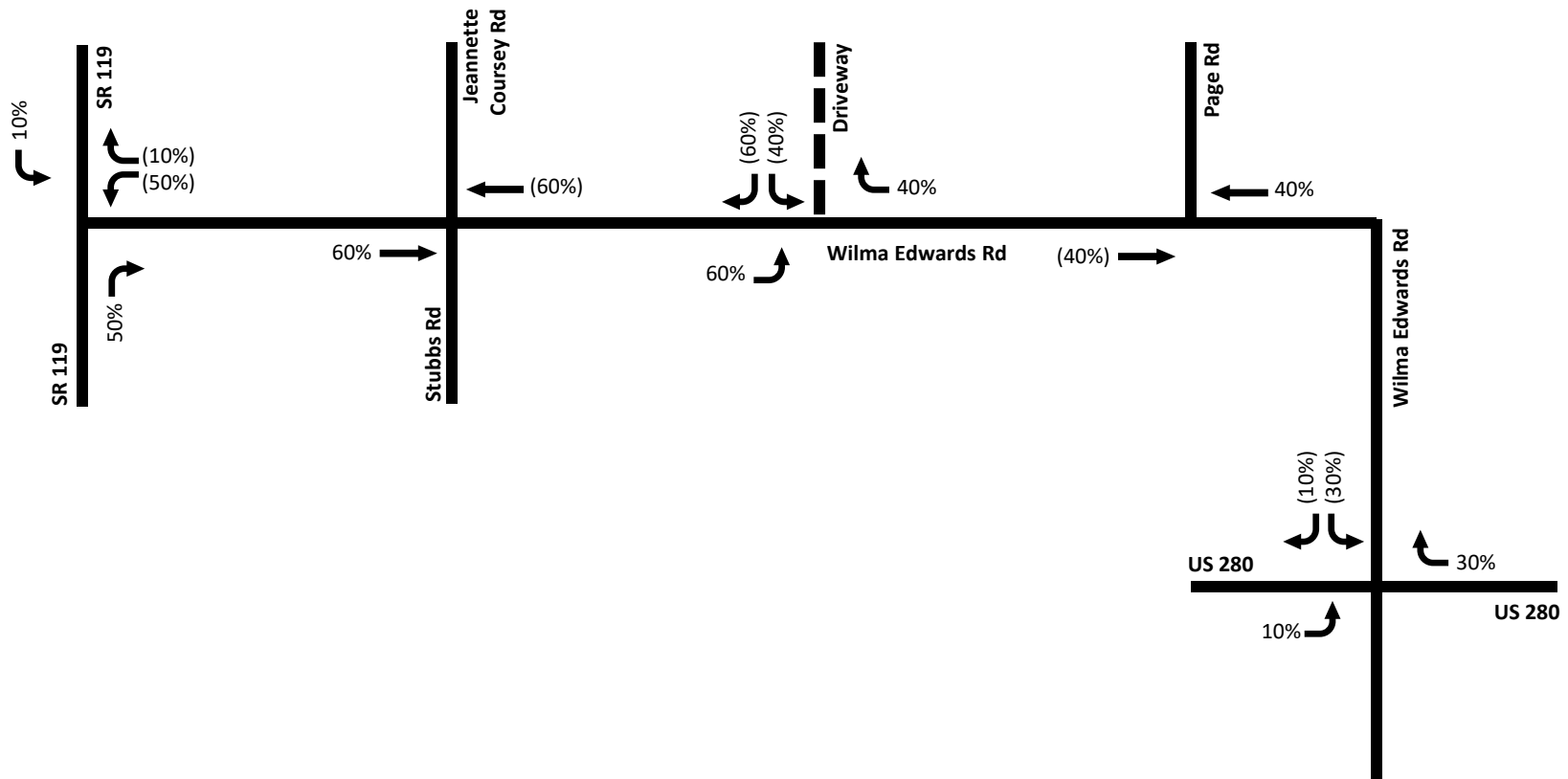
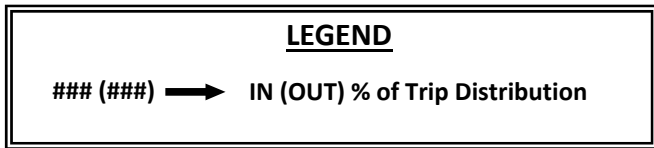


Figure 9: Trip Distribution PM

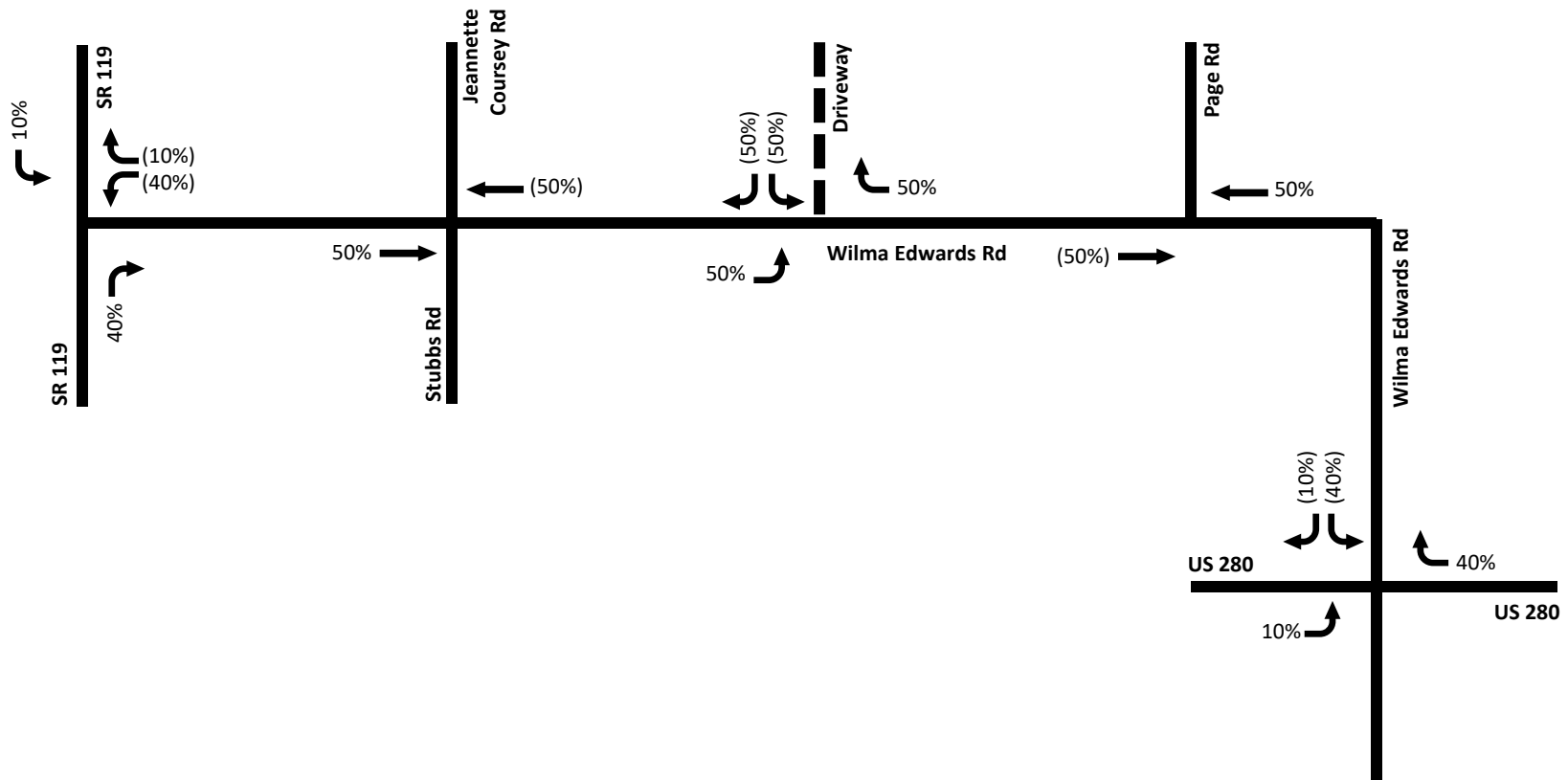


Figure 10: Project Trips

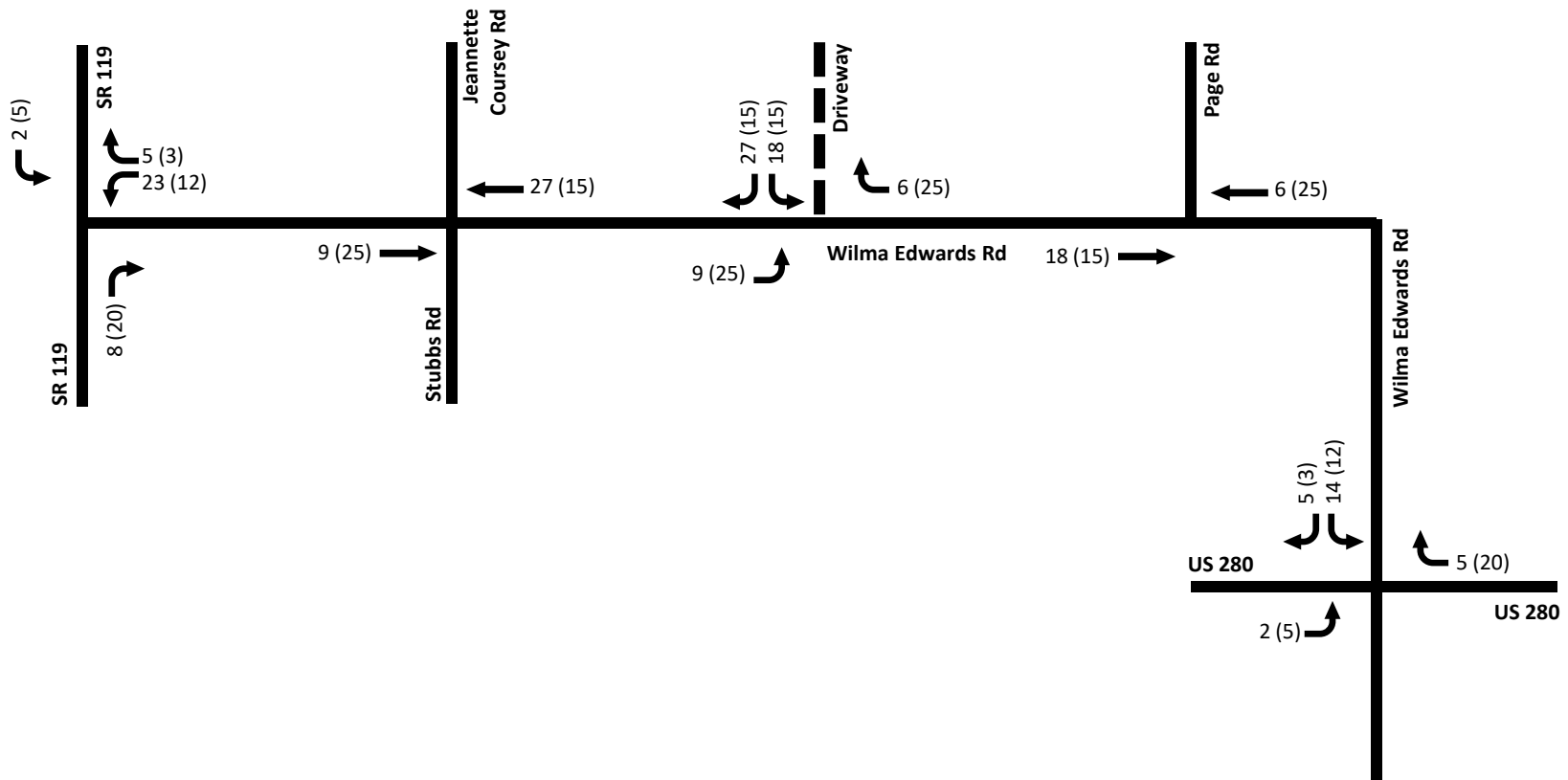


Figure 11: Build 2020 Traffic Volumes

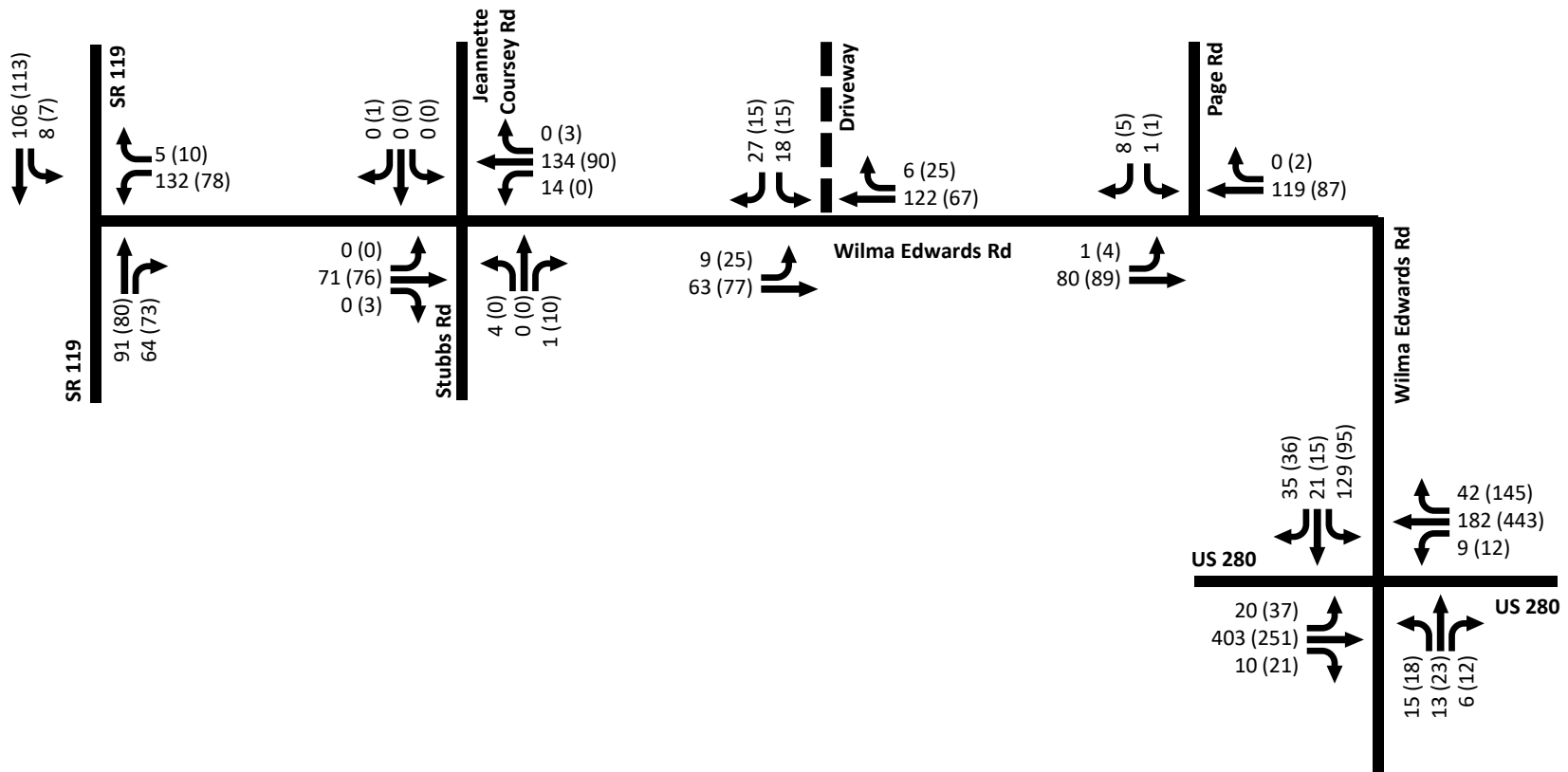
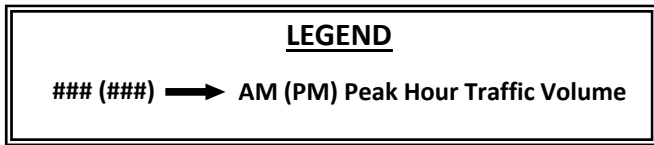


Figure 12: Build 2030 Traffic Volumes

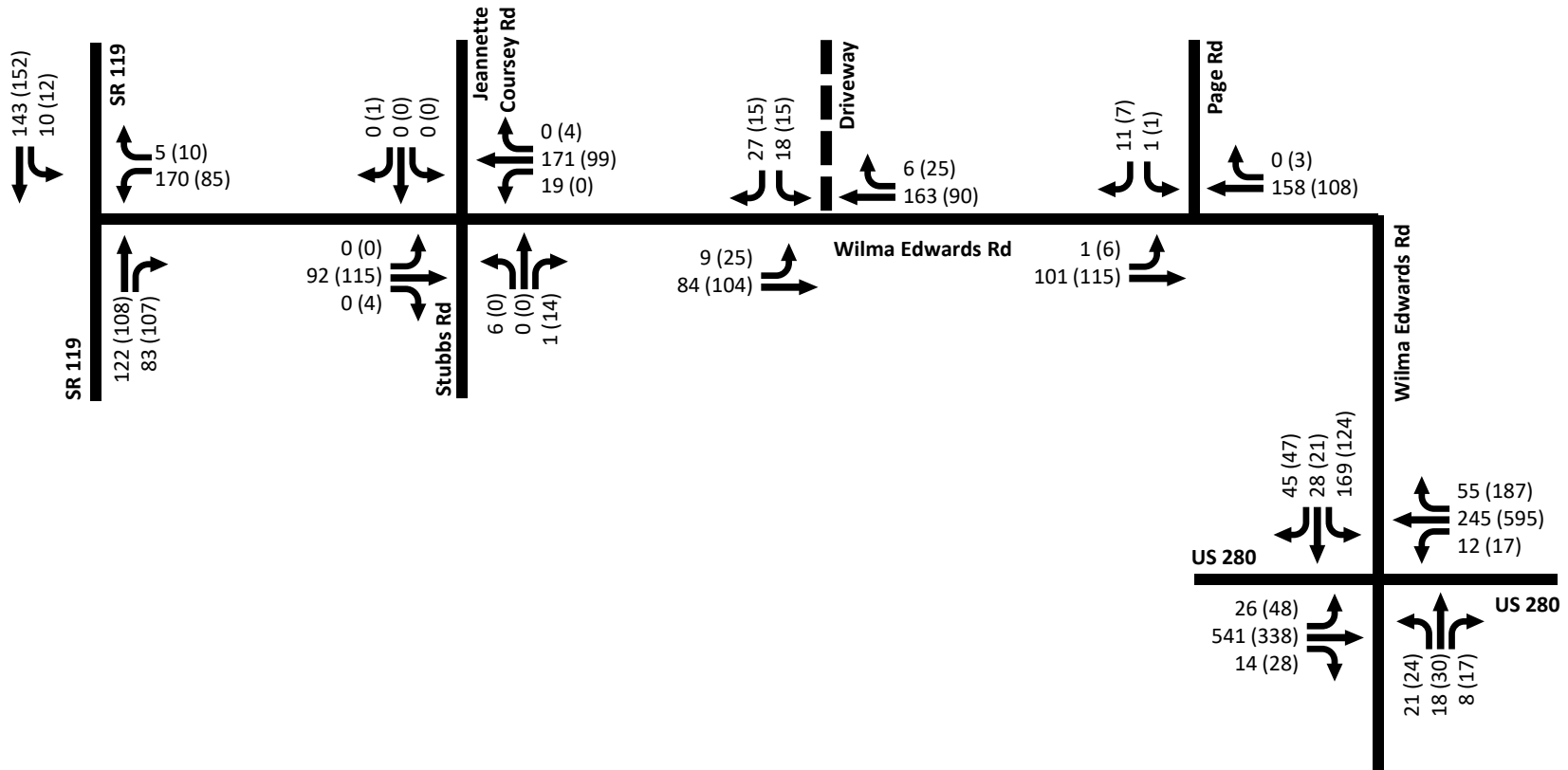
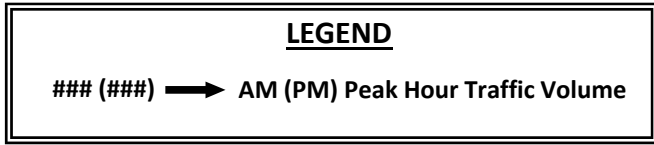
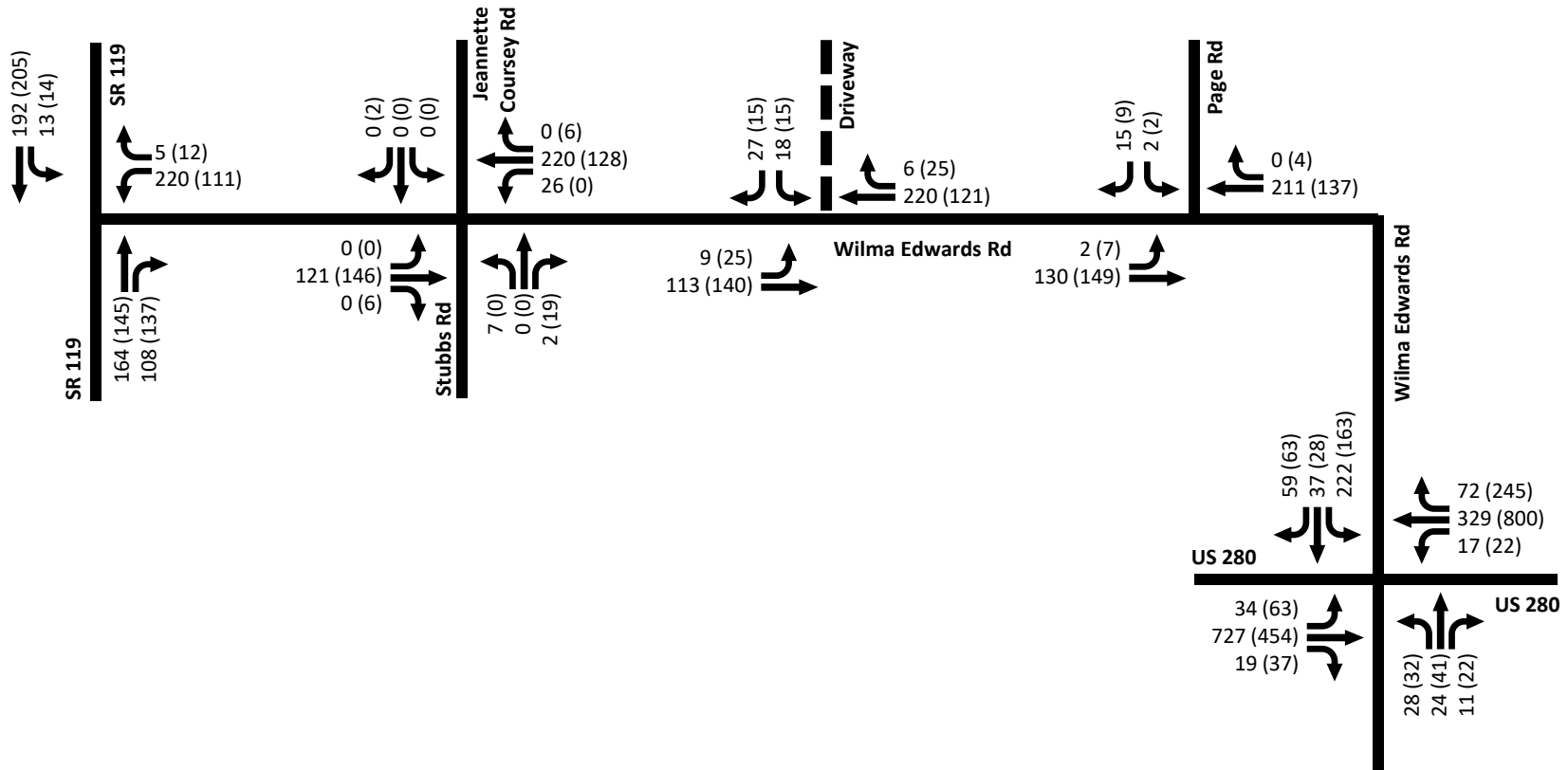
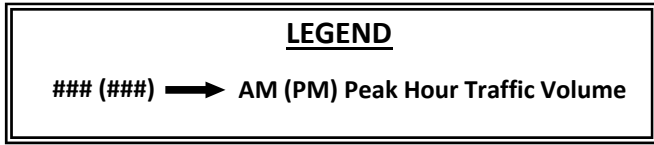


Figure 13: Build 2040 Traffic Volumes



4.5 Build Capacity Analysis

The build traffic volumes were analyzed using a Synchro 10.0 model to determine the capacity of the AM and PM peak hours. The results are shown by lane group movement and total intersection capacity. Average vehicular delays are shown in seconds, level of service (LOS) is a grading system as defined by the Highway Capacity Manual (HCM) where A is best, and F is worst. HCM 6th Edition was used for analysis. Vehicle 95th percentile queueing shown in feet and is from a SimTraffic 10.0 model analysis. Synchro and SimTraffic output files are included in Appendix C.

Build year capacity analysis is shown in Table 6 for 2020, Table 7 for 2030, and Table 8 for 2040 .

Table 6: Build (2020) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
SR 119 at Wilma Edwards Rd	Minor Road Stop Control	WB	12.7	A	96	10.9	B	61
		NB	0.0	A	-	0.0	A	-
		SB	7.7	A	-	7.6	A	4
		Intersection	4.2	-	-	2.5	-	-
Wilma Edwards Rd at Stubbs Rd / Jeanette Coursey Rd	Minor Road Stop Control	EB	0.0	A	-	0.0	A	-
		WB	7.5	A	-	0.0	A	-
		NB	10.6	B	23	8.9	A	22
		SB	0.0	A	-	8.8	A	14
Intersection	1.1	-	-	0.7	-	-		
Wilma Edwards Rd at Page Rd	Minor Road Stop Control	EB	7.6	A	9	7.5	A	9
		WB	0.0	A	-	0.0	A	-
		SB	9.4	A	24	9.1	A	27
		Intersection	0.7	-	-	0.7	-	-
US 280 at Wilma Edwards Rd	Minor Road Stop Control	EB	7.8	A	13	9.0	A	56
		WB	8.3	A	16	7.9	A	18
		NBT/L	18.2	C	49	27.4	D	58
		NBR	10.9	B	-	9.9	A	-
		SB	27.2	D	121	44.7	E	125
Intersection	6.6	-	-	7.4	-	-		
Wilma Edwards Rd at Site Driveway	Minor Road Stop Control	EB	7.6	A	-	7.5	A	15
		WB	0.0	A	-	0.0	A	-
		SB	9.8	A	43	9.5	A	48
		Intersection	1.6	-	-	1.9	-	-

SR 119 at Wilma Edwards Rd

- The intersection operates at the same LOS as in background 2020 conditions

Wilma Edwards Rd at Stubbs Rd

- The intersection operates at the same LOS as in background 2020 conditions

Wilma Edwards Rd at Page Rd

- The intersection operates at the same LOS as in background 2020 conditions

US 280 at Wilma Edwards Rd

- During the AM peak hour, the southbound movement delay increases to LOS D from LOS C
- During the PM peak hour, the intersection operates at the same LOS as in background 2020 conditions

Wilma Edwards Rd at Site Driveway

- The proposed site driveway will operate at LOS A for all movements and peak hours with minimal queueing

Table 7: Build (2030) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
SR 119 at Wilma Edwards Rd	Minor Road Stop Control	WB	16.1	C	103	12.1	B	73
		NB	0.0	A	-	0.0	A	-
		SB	7.9	A	6	7.8	A	5
		Intersection	5.1	-	-	2.6	-	-
Wilma Edwards Rd at Stubbs Rd / Jeanette Coursey Rd	Minor Road Stop Control	EB	0.0	A	-	0.0	A	-
		WB	7.6	A	13	0.0	A	-
		NB	11.7	B	19	9.1	A	25
		SB	0.0	A	-	8.9	A	-
Intersection	1.2	-	-	0.8	-	-		
Wilma Edwards Rd at Page Rd	Minor Road Stop Control	EB	7.7	A	-	7.5	A	-
		WB	0.0	A	-	0.0	A	-
		SB	9.7	A	39	9.2	A	27
		Intersection	0.7	-	-	0.8	-	-
US 280 at Wilma Edwards Rd	Minor Road Stop Control	EB	8.0	A	35	9.9	A	111
		WB	8.7	A	36	8.1	A	58
		NBT/L	28.2	D	51	68.1	F	76
		NBR	12.3	B	-	10.6	B	32
		SB	133.7	F	188	371.0	F	368
Intersection	28.7	-	-	51.3	-	-		
Wilma Edwards Rd at Site Driveway	Minor Road Stop Control	EB	7.7	A	9	7.5	A	13
		WB	0.0	A	-	0.0	A	-
		SB	10.3	B	45	9.8	A	41
		Intersection	1.3	-	-	1.6	-	-

SR 119 at Wilma Edwards Rd

- The westbound approach decreases to LOS C from LOS B (Background 2030). All other movements remain at the same LOS for both AM and PM Peak hours

Wilma Edwards Rd at Stubbs Rd

- The intersection operates at the same LOS as in background 2030 conditions

Wilma Edwards Rd at Page Rd

- The intersection operates at the same LOS as in background 2030 conditions

US 280 at Wilma Edwards Rd

- The intersection operates at the same LOS as in background 2030 conditions

Wilma Edwards Rd at Site Driveway

- The southbound approach LOS drops to LOS B during the AM peak hour, all other movements remain at LOS A for both peak hours

Table 8: Build (2040) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
SR 119 at Wilma Edwards Rd	Minor Road Stop Control	WB	27.7	D	143	14.4	B	74
		NB	0.0	A	-	0.0	A	-
		SB	8.1	A	52	8.0	A	5
		Intersection	8.5	-	-	3.0	-	-
Wilma Edwards Rd at Stubbs Rd / Jeanette Coursey Rd	Minor Road Stop Control	EB	0.0	A	-	0.0	A	-
		WB	7.7	A	13	0.0	A	-
		NB	13.0	B	20	9.4	A	34
		SB	0.0	A	-	9.1	A	14
Intersection	1.3	-	-	0.9	-	-		
Wilma Edwards Rd at Page Rd	Minor Road Stop Control	EB	7.9	A	-	7.6	A	-
		WB	0.0	A	-	0.0	A	-
		SB	10.5	B	30	9.6	A	32
		Intersection	0.8	-	-	0.8	-	-
US 280 at Wilma Edwards Rd	Minor Road Stop Control	EB	8.3	A	69	11.6	B	278
		WB	9.5	A	43	8.6	A	117
		NBT/L	77.3	F	88	650.8	F	1026
		NBR	14.7	B	0	11.7	B	88
		SB	840.6	F	3531	3548.5	F	6104
Intersection	172.2	-	-	482.2	-	-		
Wilma Edwards Rd at Site Driveway	Minor Road Stop Control	EB	7.8	A	8	7.6	A	20
		WB	0.0	A	-	0.0	A	-
		SB	11.2	B	47	10.3	B	45
		Intersection	1.1	-	-	1.3	-	-

SR 119 at Wilma Edwards Rd

- The westbound approach decreases to LOS D from LOS C (Background 2040). All other movements remain at the same LOS for both AM and PM Peak hours

Wilma Edwards Rd at Stubbs Rd

- The intersection operates at the same LOS as in background 2040 conditions

Wilma Edwards Rd at Page Rd

- The intersection operates at the same LOS as in background 2040 conditions

US 280 at Wilma Edwards Rd

- The intersection operates at the same LOS as in background 2040 conditions

Wilma Edwards Rd at Site Driveway

- The southbound approach LOS drops to LOS B during the PM peak hour, all other movements remain at the same LOS as in Build 2030 conditions.

5 Recommendations and Conclusions

The proposed residential development consisting of 78 single-family detached homes with a single full-access driveway is to be located on the north side of Wilma Edwards Rd between Stubbs Rd and Page Rd in Bryan County, GA. The results of the traffic impact analysis are as follows.

In general, the proposed development is anticipated to have a minor impact to the study network. Much of the potential level of service (LOS) deficiencies occur in Background 2040 conditions due to the 3% growth rate selected for analysis. It is entirely possible that the 3% growth will not be sustained through 2040.

SR 119 at Wilma Edwards Rd

- A northbound right turn lane at the intersection is warranted per GDOT turn lane warrants in existing conditions
- A dual lane approach (adding right-turn lane) from Wilma Edwards Rd is not recommend based on build year capacity analysis and over 90% of vehicles turning left at the intersection and a large existing radius allowing single vehicles to maneuver around queued left-turning vehicles
- LOS in Build 2020 is at LOS A for all movements in the AM peak hour and LOS A with the exception the westbound movement being at LOS B.
- In 2040 the westbound approach decreases to LOS C/D (Background / Build) for the AM peak hour and is at LOS B during the PM peak hour.
- Even without the turn lanes that are warranted in existing conditions the intersection operates at an acceptable LOS.
- No mitigation or improvements are recommended at the intersection.

Wilma Edwards Rd at Stubbs Rd

- For 2040 Build conditions all movements operate at LOS A during both peak hours except for the northbound movement operating at LOS B during the AM peak hour.
- No mitigation or improvements are recommended at the intersection

Wilma Edwards Rd at Page Rd

- For 2040 Build conditions all movements operate at LOS A during both peak hours except for the southbound movement operating at LOS B during the AM peak hour.
- No mitigation or improvements are recommended at the intersection

US 280 at Wilma Edwards Rd

- For Build 2020 conditions:
 - During the AM peak hour, the southbound movement delay increases to LOS D from LOS C (Background 2020)
 - During the PM peak hour, the intersection operates at the same LOS as in background 2020 conditions
- The intersection begins to see capacity issues in Background 2030 conditions where the through volume on US 280 begins to minimize available gaps for side-street stop-controlled vehicles, causing the movements on the side street to fail with significant queuing. These issues are exponentially compounded in Background 2040 conditions.
- Turn lanes are warranted per NCHRP warrants at the intersection for Eastbound left and Westbound right turns in existing conditions

- A dual lane configuration is warranted in Background 2030 conditions but not in Build 2020 conditions
- The impact of the proposed development on the intersection is minimal as shown between Background 2020 and Build 2020 capacity analysis conditions
- The intersection should be flagged by Bryan County for future improvement if future growth in the area is sustained
- No mitigation is recommended as part of the development due the minimal impact of project traffic volumes at the intersection

Wilma Edwards Rd at Site Driveway

- In Build 2040 conditions the southbound approach operates with a LOS of B for both peak hours and less than 50 feet of queueing is expected
- No turn-lanes are warranted or recommended for the site driveway per NCHRP turn-lane warrants

“B” Exhibits – Agency Comments

“C” Exhibits – Bryan County Supplements

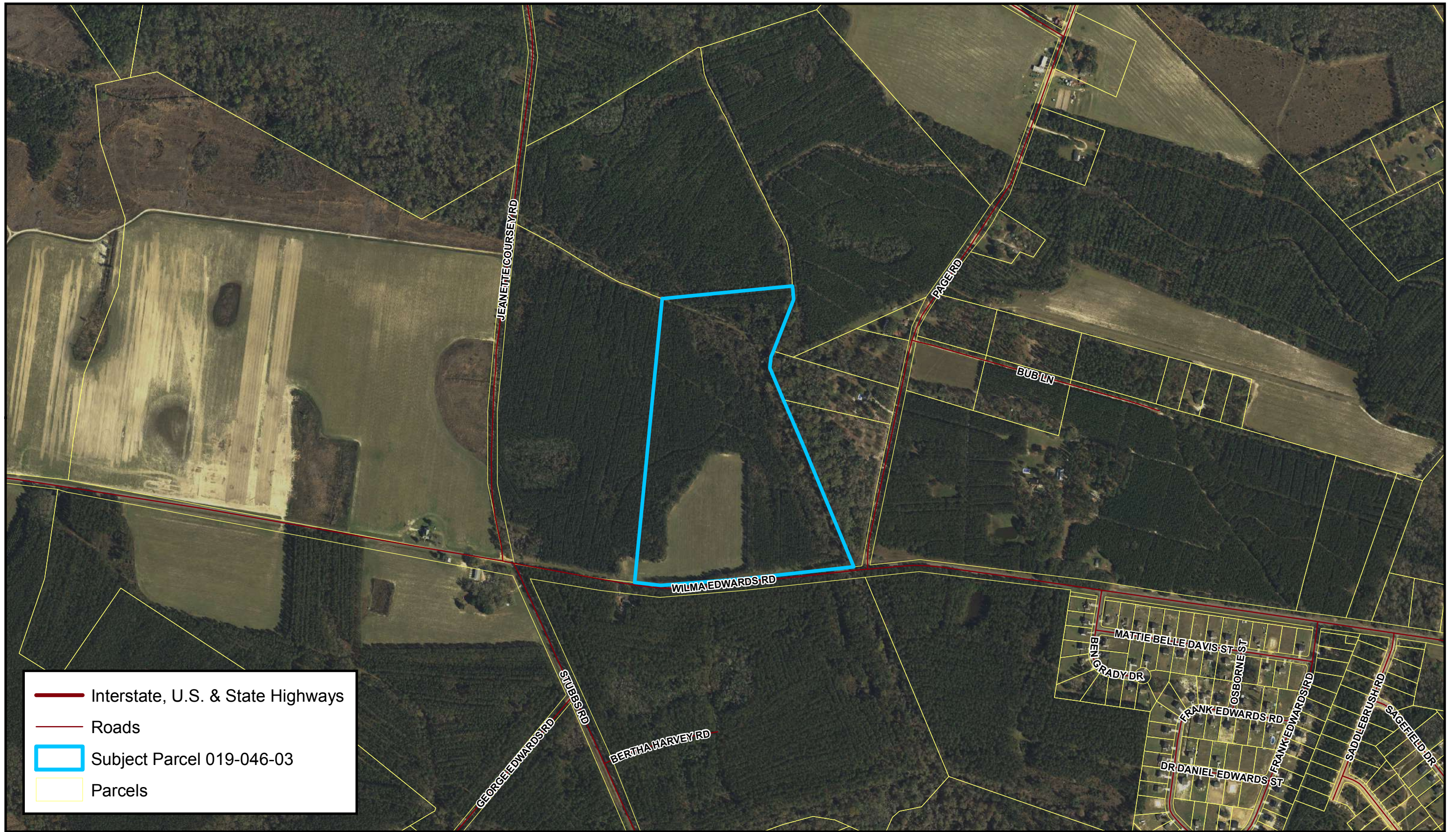


- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 019-046-03
- Surrounding Parcels



Overview Map
The Estates At George's Branch Exhibit "C-1"
Case SD# 3084-18

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.



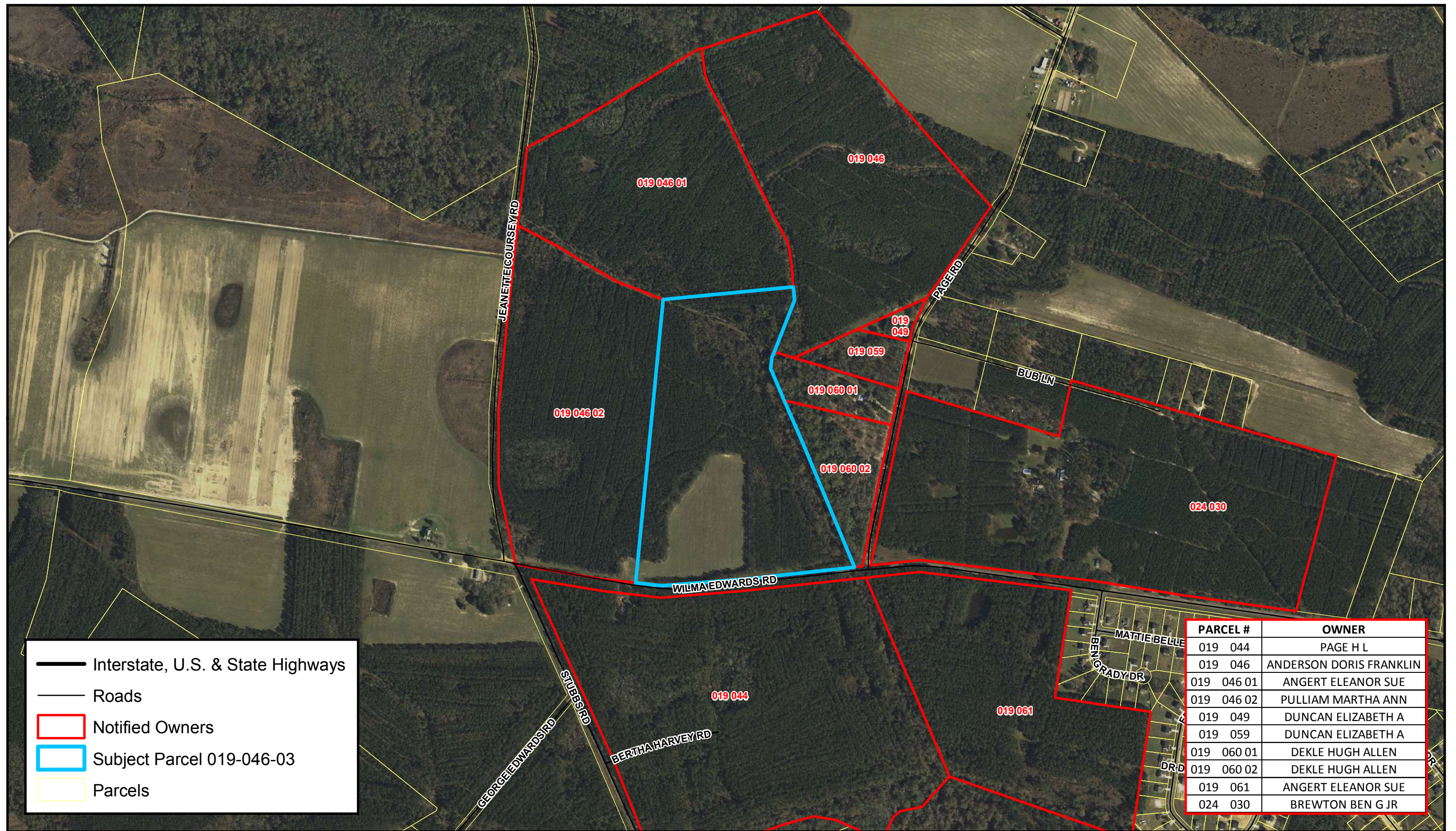
- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 019-046-03
- Parcels



Location Map
The Estates At George's Branch
Case SD# 3084-18

Exhibit "C-2"

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
 Notified Owners
 Subject Parcel 019-046-03
 Parcels

PARCEL #	OWNER
019 044	PAGE H L
019 046	ANDERSON DORIS FRANKLIN
019 046 01	ANGERT ELEANOR SUE
019 046 02	PULLIAM MARTHA ANN
019 049	DUNCAN ELIZABETH A
019 059	DUNCAN ELIZABETH A
019 060 01	DEKLE HUGH ALLEN
019 060 02	DEKLE HUGH ALLEN
019 061	ANGERT ELEANOR SUE
024 030	BREWTON BEN G JR

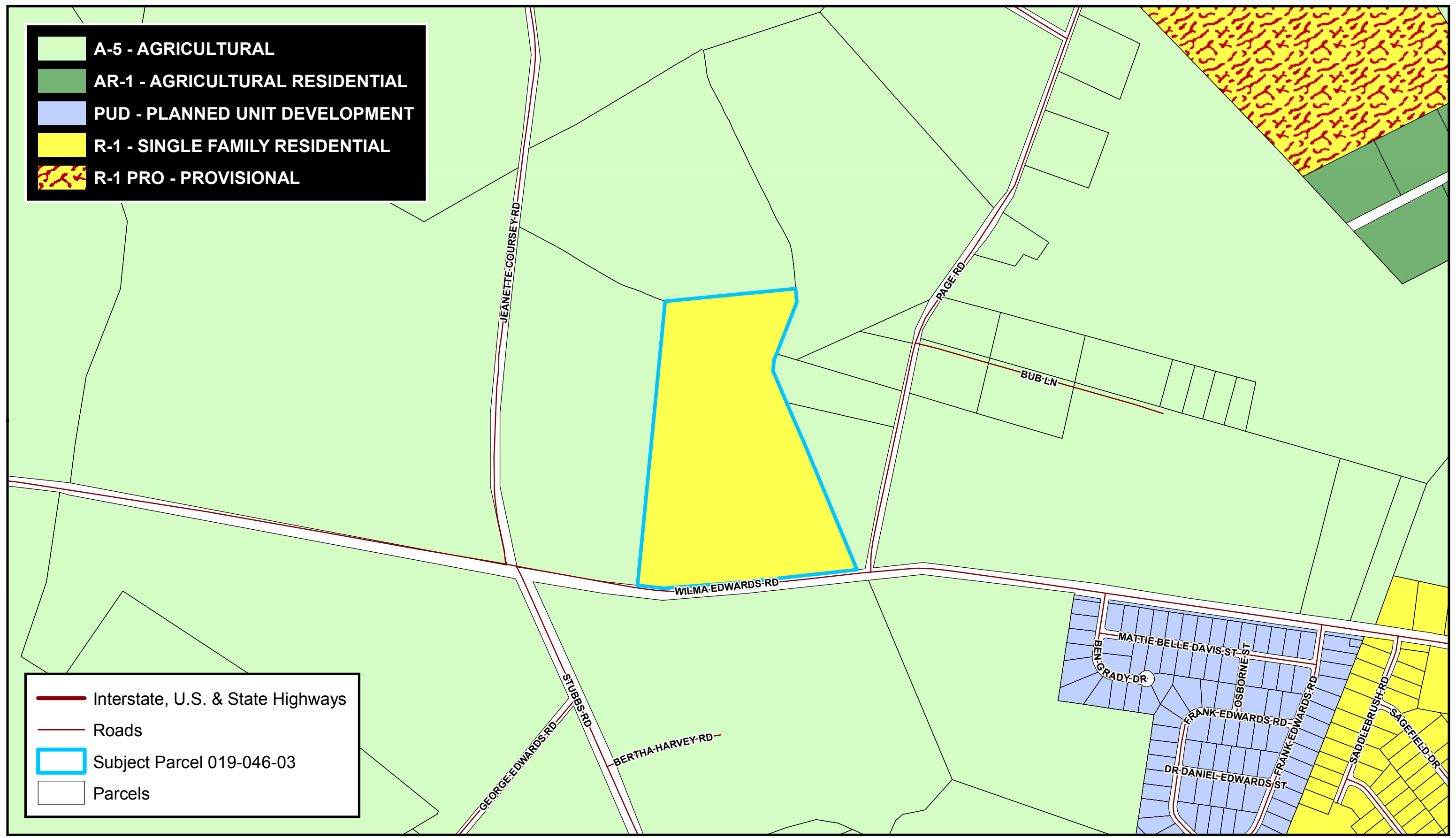


Notification Map
The Estates At George's Branch
Case SD# 3084-18

Exhibit "C-3"

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.

- A-5 - AGRICULTURAL
- AR-1 - AGRICULTURAL RESIDENTIAL
- PUD - PLANNED UNIT DEVELOPMENT
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-1 PRO - PROVISIONAL



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 019-046-03
- Parcels



Zoning Map
The Estates At George's Branch
Case SD# 3084-18

Exhibit "C-4"

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.

“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

Public Meeting Date: May 7, 2019

REGARDING THE APPLICATION OF: Quiller Ministries, Inc., requesting a conditional use for parcel, PIN # 042036, in unincorporated Bryan County, Georgia. The applicant is requesting the conditional use for a memorial garden and columbarium as an accessory use to a church.	Staff Report By Amanda Clement Dated: April 30, 2019
--	--

I. Application Summary

Requested Action: Public hearing and consideration of a conditional use for Quiller Ministries, Inc. The application proposes the conditional use to permit the accessory use of a memorial garden and columbarium.

Representative: Hubert Quiller
57 Brigham Drive
Richmond Hill, GA

Owner: Quiller Ministries, Inc.
7446 US Hwy 17 S
Richmond Hill, GA 31324

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 March 19, 2019. After reviewing the application, the Director certified the application as being generally complete on April 5, 2019.

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

A. Legal notice was published in the Bryan County News on April 18, 2019.

B. Notice was mailed on April 16, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on April 16, 2019.

3. Background: The subject parcel consists of 4.07-acres and is identified as Parcel B as shown on a plat recorded in Plat Book 666 at Page 7. It is located on Highway 17 just north of its intersection with Clarktown Road. The property is zoned "B-2" General Commercial District and is occupied by the Restoration Worship Center. The existing use as a church was approved by the Board of Commissioners under conditional use permit CUP#158-14 on December 9, 2014. The applicant constructed the existing church in 2016 and is now proposing an expansion of this use to include a memorial garden with a columbarium (a structure for storing funeral urns). The applicant indicated that the memorial garden will measure 100' x 20'. The columbarium is proposed as an above-ground structure on a 10' x 10' concrete pad with niches which will be used to entomb urns with cremated remains.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 19, 2019, unless otherwise noted.

"A" Exhibits- Application:

A-1 Conditional Use Application

A-2 Aerial Map

A-3 Photograph of Concept for Memorial Garden and Columbarium

"B" Exhibits- Agency Comments:

Staff received no comments.

"C" Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

C-5 Minor Subdivision Plat as recorded in Plat Book 666, Page 7

C-6 Minor Subdivision Plat as recorded in Plat Book 677, Page 1B

“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 *customary accessory buildings and uses incidental to any approved conditional use* is a listed conditional use for lots zoned “B-2” General Commercial. Similar to a cemetery, the memorial garden and columbarium is a valid accessory use to a church.

(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: A site plan has not been submitted, but the applicant indicated on an aerial map that the memorial garden with columbarium will be located on the opposite side of the access drive from the church and in the area to the front of the single-family dwelling located on parcel PIN # 042 037. A review of the County’s land records reveals that there is a 60-foot wide easement that was recorded in Plat Book 677 at Page 1B, providing access to the single-family dwelling on PIN 042 037 and a 4.7-acre parcel identified as Parcel A in Plat Book 666 at Page 7. The applicant should be aware of this easement, and the location of the memorial garden and columbarium should not encroach upon the easement area.

Memorial Gardens are generally a place for passive reflection and when associated with an existing church typically do not generate additional noise or traffic beyond what is customary to the church function. Therefore, the conditional use for a memorial garden and columbarium as an accessory use to the existing church should not create any substantial impacts to surrounding properties.

IV. Staff Recommendation

Staff recommends approval of the conditional use with the following conditions:

- 1) The columbarium shall meet all applicable setbacks for the “B-2” General Commercial zoning district.
- 2) The columbarium shall not exceed a foot print size of 10’ x 10’ or a height of 15’.
- 3) A final site plan showing the boundaries of the memorial garden and location of the columbarium shall be submitted to the Community Development Department office for approval prior to erecting or placing any structure associated with this conditional use request.

V. Planning & Zoning Recommendation

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

“A” Exhibits – Application

BRYAN COUNTY
APPLICATION FOR CONDITIONAL USE PERMIT
CASE CUP# 155-19

Date Received: 3/19/19 Meeting Date: _____

Applicant: Hubert Quiller

Applicant's Address: 57 Briham Dr.
Richmond Hill, GA

Applicant's Phone No.: 912 271 3124 Fax No.: _____

Owner of the Property: Quiller MINISTRIES INC.

Owner's Address: 7446 - US Hwy 17 South
Richmond Hill, GA 31324

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

Contact Person's Name: Hubert Quiller

Contact Person's Phone No.: 912 271 3124 Fax No.: _____

Tax Parcel Number (PIN): 677 age 1B Present Zoning: B-2

Requested Zoning: _____

Address of Property: 7446 US Hwy 17 South, Richmond Hill, GA

Public / Private Roadway Access: Public

Acreage: 8.79

Existing Structure and/or Use of Property: Church facility (SPRING STRUCTURE)

Proposed Use: MEMORIAL GARDEN with COLUMBRARIUMS

Special Physical Characteristics: _____

Adjacent Zonings: North: B-2 East: _____

South: B-2 West: _____

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

Signature of Applicant _____ Date _____

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: _____

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.

[Handwritten Signature] 19 MAR 19
Signature of Applicant Date

Herbert Quiller
Type or print name and title

Signature of Applicant's attorney Date

Type or print name and title

[Handwritten Signature] 3/19/19
Signature of Notary Public Date
Sarah D Sanderson



DISCLOSURE STATEMENT

Nothing in Chapter 38 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]
Signature of Applicant

Personally appeared before me

Herbert Quiller
Applicant (Print)

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

Sarah D Sanderson
Notary Public Sarah D Sanderson

3/19/19
Date

(Notary Seal)



AUTHORIZATION BY PROPERTY OWNER

I, _____, 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: Hubert Quiller

Address: 57 Birchham Dr

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: _____ Fax Number: _____

[Signature] 18 MAR 19
Signature of Owner Date

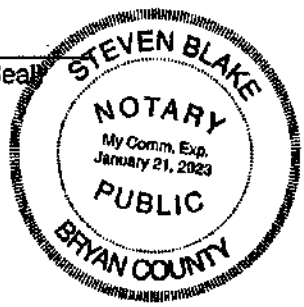
Personally appeared before me

Hubert Quiller
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 Steven Blake

3/18/19
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.

042-036
Parcel Identification Number

Signature of Applicant

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: Heidi Page Title: Tax Clerk

Signature: Heidi Page Date: 3/19/19

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

Manufactured Home: _____ Make _____
_____ Model _____
_____ Year _____
_____ Serial # _____
N/A

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.



Overview



Legend

-  Parcels
-  Roads
-  Fort Stewart

Date created: 1/10/2019
Last Data Uploaded: 1/10/2019 6:26:38 AM

Developed by  Schneider
GEOSPATIAL

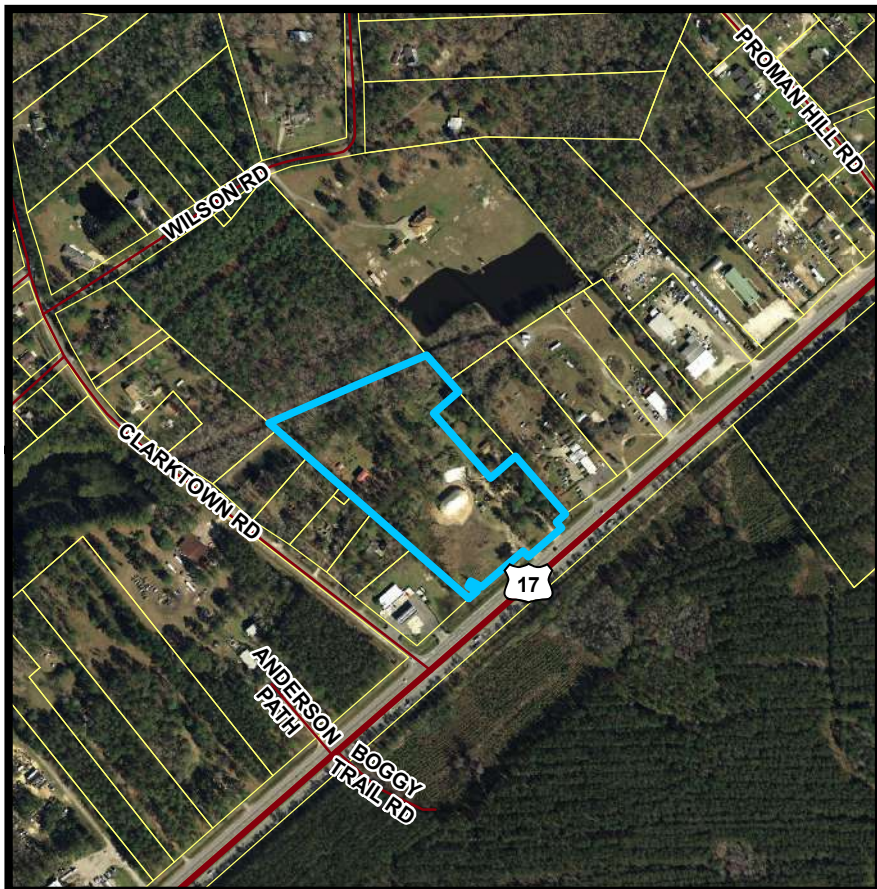
Exhibit "A-3"



“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

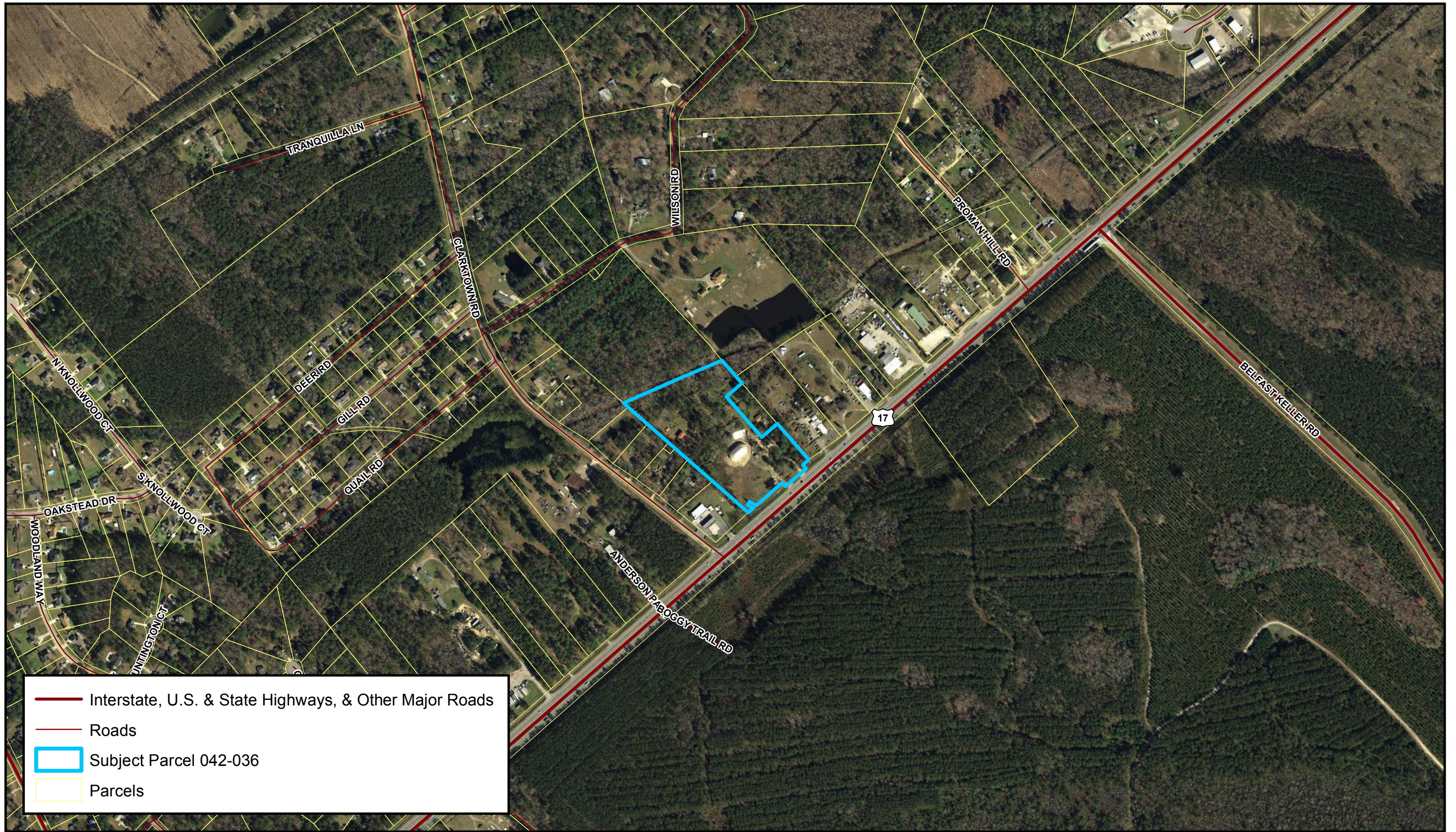


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-036
- Surrounding Parcels

Overview Map
Hubert Quiller Exhibit "C-1"
Case CUP# 155-19

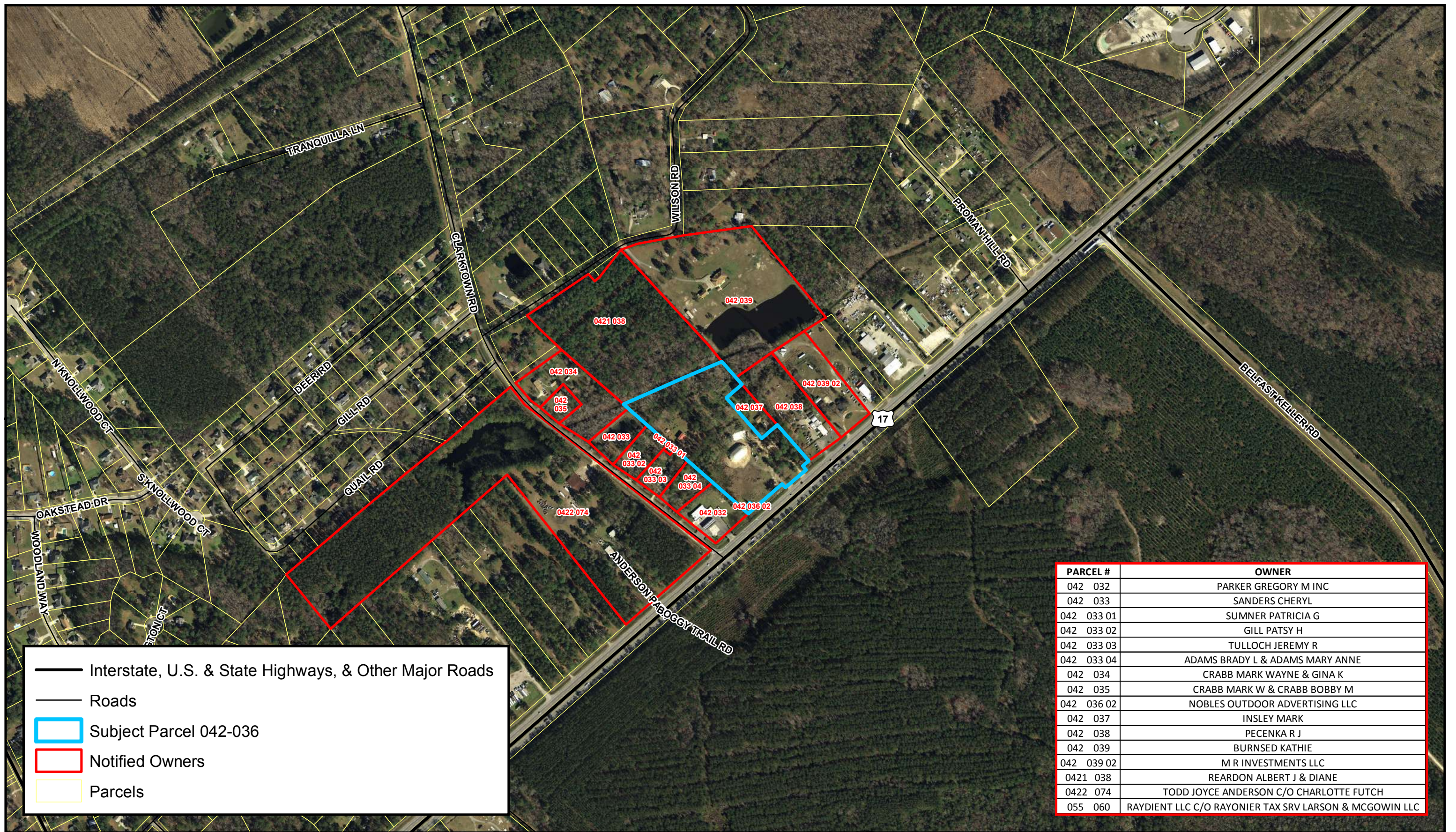
DISCLAIMER:
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. 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 042-036
- Parcels

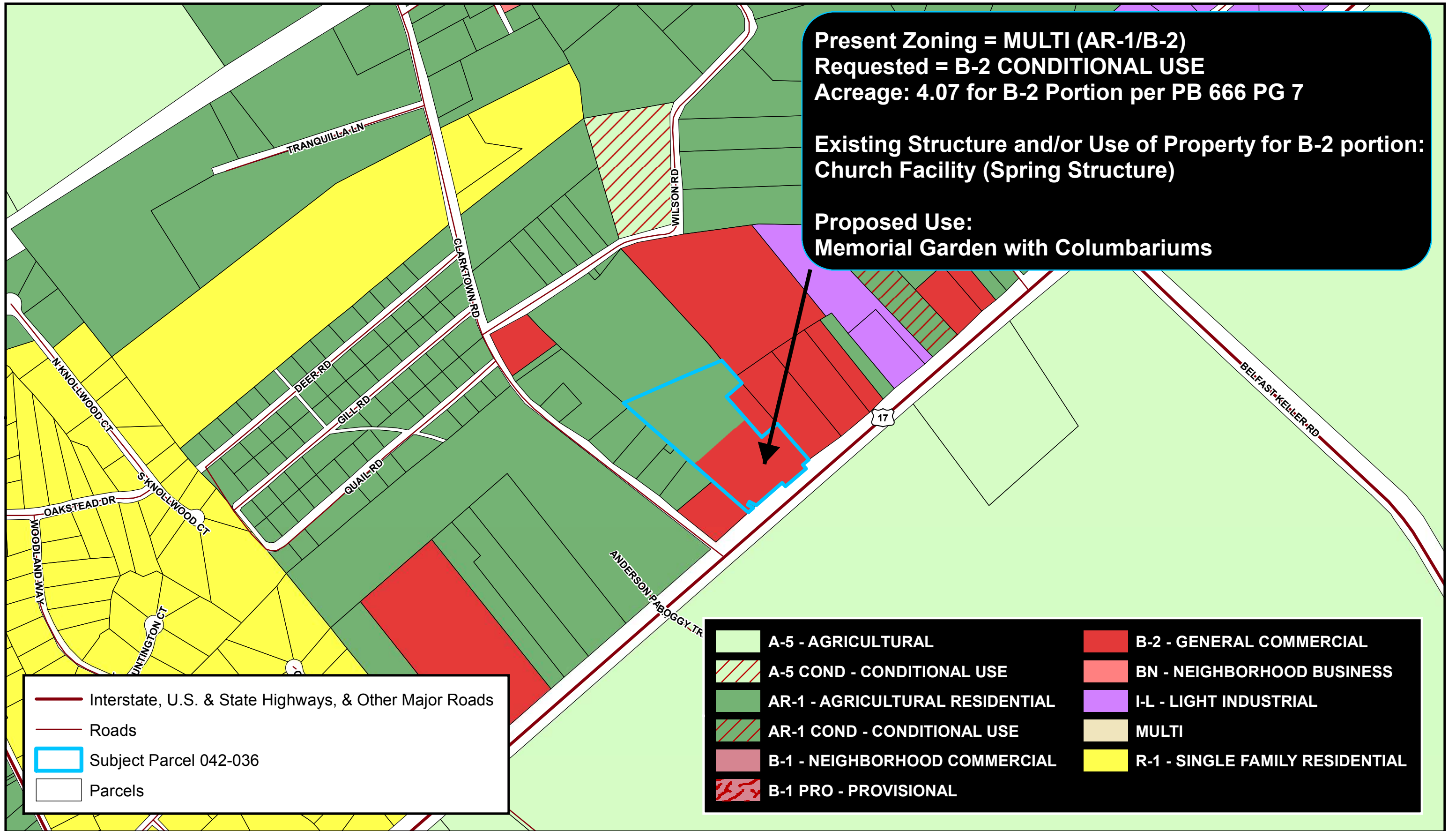




— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 Subject Parcel 042-036
 Notified Owners
 Parcels

PARCEL #	OWNER
042 032	PARKER GREGORY M INC
042 033	SANDERS CHERYL
042 033 01	SUMNER PATRICIA G
042 033 02	GILL PATSY H
042 033 03	TULLOCH JEREMY R
042 033 04	ADAMS BRADY L & ADAMS MARY ANNE
042 034	CRABB MARK WAYNE & GINA K
042 035	CRABB MARK W & CRABB BOBBY M
042 036 02	NOBLES OUTDOOR ADVERTISING LLC
042 037	INSLEY MARK
042 038	PECENKA R J
042 039	BURNSED KATHIE
042 039 02	M R INVESTMENTS LLC
0421 038	REARDON ALBERT J & DIANE
0422 074	TODD JOYCE ANDERSON C/O CHARLOTTE FUTCH
055 060	RAYDIENT LLC C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC





Present Zoning = MULTI (AR-1/B-2)
Requested = B-2 CONDITIONAL USE
Acreage: 4.07 for B-2 Portion per PB 666 PG 7

Existing Structure and/or Use of Property for B-2 portion:
Church Facility (Spring Structure)

Proposed Use:
Memorial Garden with Columbariums

— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 [Blue Outline] Subject Parcel 042-036
 [Black Outline] Parcels

[Light Green Box]	A-5 - AGRICULTURAL	[Red Box]	B-2 - GENERAL COMMERCIAL
[Green with Diagonal Lines Box]	A-5 COND - CONDITIONAL USE	[Pink Box]	BN - NEIGHBORHOOD BUSINESS
[Dark Green Box]	AR-1 - AGRICULTURAL RESIDENTIAL	[Purple Box]	I-L - LIGHT INDUSTRIAL
[Green with Diagonal Lines Box]	AR-1 COND - CONDITIONAL USE	[Tan Box]	MULTI
[Pink Box]	B-1 - NEIGHBORHOOD COMMERCIAL	[Yellow Box]	R-1 - SINGLE FAMILY RESIDENTIAL
[Red with Diagonal Lines Box]	B-1 PRO - PROVISIONAL		



APPROVED UNDER ARTICLE XIII

APPROVED IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS:

PLANNING DIRECTOR: *[Signature]* DATE OF APPROVAL: 4-27-15
 911 ADDRESS DIRECTOR: *[Signature]* DATE OF APPROVAL: 4/27/15

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER: *[Signature]* DATE: 22 APR 15

NO DEDICATION OF ROAD

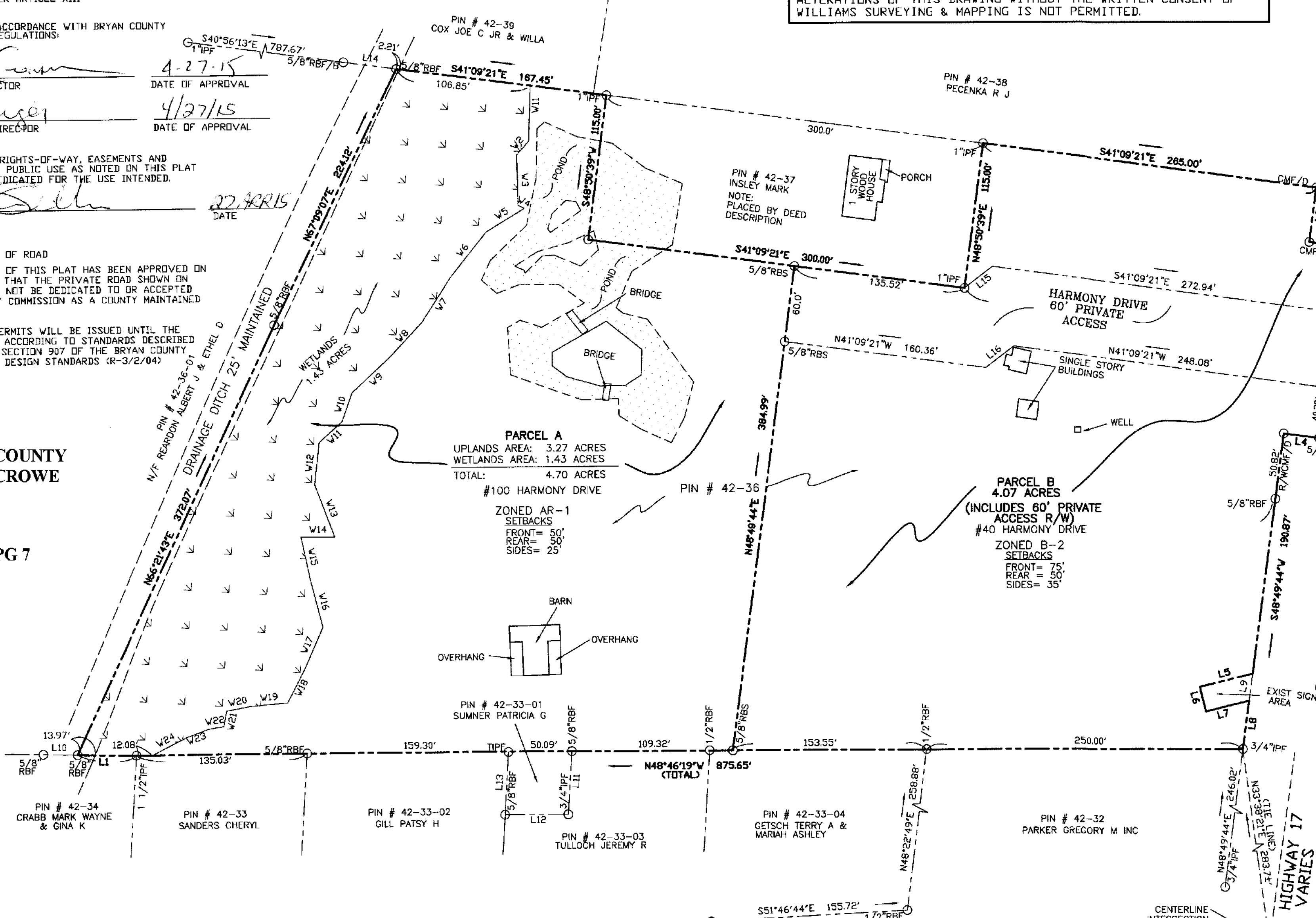
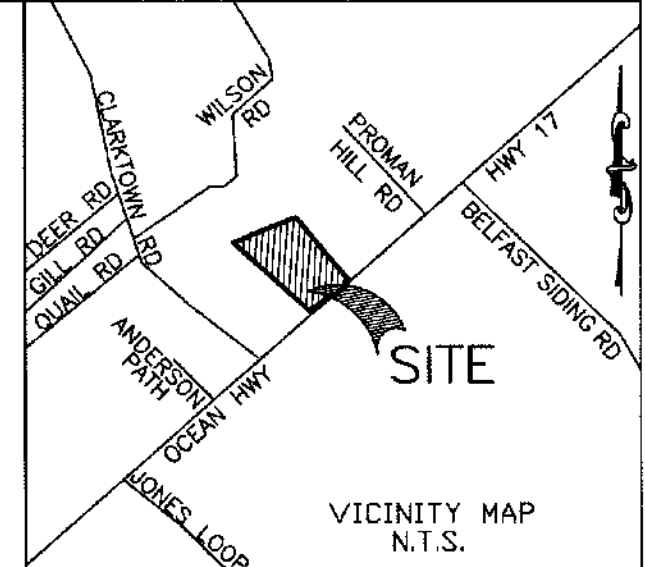
THE RECORDING OF THIS PLAT HAS BEEN APPROVED ON THE CONDITION THAT THE PRIVATE ROAD SHOWN ON THIS PLAT MAY NOT BE DEDICATED TO OR ACCEPTED BY THE COUNTY COMMISSION AS A COUNTY MAINTAINED ROAD.

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 & DESIGN STANDARDS (R-3/2/04)

FILED
 04:01 PM
 9/16/2015
 BRYAN COUNTY
 BECKY CROWE
 CLERK

BK 666 PG 7

THIS DRAWING AND ALL REPRODUCIBLE COPIES OF THIS DRAWING ARE THE PROPERTY OF WILLIAMS SURVEYING & MAPPING REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WILLIAMS SURVEYING & MAPPING IS NOT PERMITTED.



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N47°19'41"W	46.76'
L2	S48°49'44"W	43.32'
L3	S41°10'16"E	28.00'
L4	N41°10'16"W	28.00'
L5	N62°49'27"W	43.00'
L6	S27°10'33"W	20.00'
L7	S62°49'27"E	35.06'
L8	S48°49'44"W	36.43'
L9	S48°50'00"W	21.52'
L10	S47°19'41"E	27.12'
L11	S44°49'23"W	49.99'
L12	N48°50'12"W	49.94'
L13	N44°39'52"E	48.75'
L14	S40°56'13"E	41.95'
L15	S86°09'21"E	27.95'
L16	N86°09'21"W	24.85'

BOUNDARY LINE TABLE

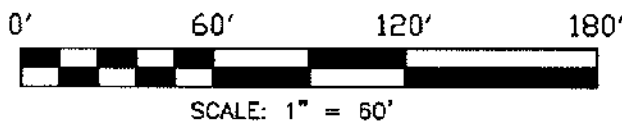
LINE	BEARING	DISTANCE
W1	S43°10'31"W	44.17'
W2	S82°22'09"W	14.44'
W3	S40°19'36"W	39.89'
W4	S22°30'05"E	5.55'
W5	N79°50'49"W	35.25'
W6	S79°52'53"W	46.22'
W7	S74°08'48"W	41.44'
W8	S84°24'46"W	38.43'
W9	S88°36'42"W	39.83'
W10	S60°27'19"W	24.31'
W11	S89°38'39"W	24.47'
W12	S47°33'33"W	33.64'
W13	S20°20'15"W	43.77'
W14	N48°08'30"W	26.82'
W15	S29°01'13"W	34.65'
W16	S26°48'25"W	38.87'
W17	S65°10'07"W	35.92'
W18	S68°30'21"W	30.03'
W19	N53°23'18"W	29.11'
W20	N59°42'34"W	19.78'
W21	S51°51'29"W	12.31'
W22	N57°56'04"W	12.61'
W23	N68°49'36"W	18.65'
W24	N75°37'24"W	30.58'

- NOTES:**
- BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS NOT WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13029C0290C DATED MARCH 2, 2009
 - THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS.
 - IMPROVEMENTS, UTILITIES AND UTILITY EASEMENTS MAY EXIST ON THIS PARCEL THAT ARE NOT SHOWN ON THIS PLAT.
 - CONTACT LOCAL GOVERNING AUTHORITIES FOR REQUIRED SETBACKS AND BUILDING RESTRICTIONS.
 - WETLAND BOUNDARIES SHOWN ARE TAKEN FROM PREVIOUS SURVEY BY ME ON 2-29-2012 AND WAS DELINEATED BY TERRACON CONSULTANTS INC.
 - WETLANDS AND OTHER WATERS SHOWN ON THIS DRAWING ARE POTENTIALLY UNDER THE JURISDICTION OF THE CORPS AS SHOWN IN THE CORPS FILE NUMBER SAS-2006-01282. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WATERS WITHOUT PROPER AUTHORIZATION.
 - # INDICATES STREET ADDRESS OF LOTS.
 - REVISED TO SHOW WETLAND LINE TABLES AND REVISED NOTE NO. 6.

- REFERENCES**
- PLAT 394, PAGE 7
 - PLAT 316, PAGE 30
 - PLAT 338, PAGE 6
 - PLAT C-85, PAGE 194
 - PLAT 18, PAGE 211
 - PLAT C, PAGE 214
 - PLAT 3, PAGE 91
 - DEED 103, PAGE 441
 - DEED 35, PAGE 273
 - PLAT 2W, PAGE 77
 - DEED 9A, PAGE 200
 - PLAT 425, PAGE 9
 - PLAT OF 9.58 ACRES LOCATED ON US HWY 17, SURVEYED BY MYSELF, DATED: MARCH 21, 2006.
 - PLAT OF 9.58 ACRES WETLANDS SURVEY SURVEYED BY MYSELF, DATED: 2-29-2012.

ERROR OF CLOSURE:
 FIELD: 1/35,000+/-
 ANGULAR ERROR: 1" PER ANG. PT.
 ADJUSTED BY: COMPASS METHOD
 PLAT: 1/11/17/230
 FIELD WORK COMPLETED: 2/2012

- LEGEND**
- RFB REBAR FOUND
 - RBS REBAR SET
 - TIPF TACK IN PINE TREE FOUND
 - IPF IRON PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - R/WCMF RIGHT OF WAY CONCRETE MONUMENT FOUND
 - /B BENT OR BROKEN
 - /D DISTURBED

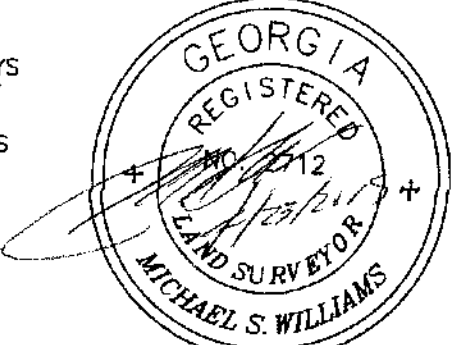


U.S. HIGHWAY 17 R/W VARIES

MINOR SUBDIVISION
 PARCELS A & B
 BEING A SUBDIVISION OF A 8.79 ACRE OF LAND, LOCATED ON US HIGHWAY 17, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA

PREPARED FOR: HARMONY PROPERTIES OF COASTAL GA, INC.
 REFERENCE JOB No. 11-040
 DATE REVISED: 4-23-2015
 DATE PREPARED: 11-19-2014 JOB No. 14-034

WILLIAMS SURVEYING & MAPPING, LLC
 LAND SURVEYORS
 16 MONTCLAIR BLVD.
 SAVANNAH, GA, GEORGIA 31419
 PH (912) 961-4535



MICHAEL S. WILLIAMS
 GA REG. LAND SURVEYOR NO. 2712

BK 677 PG 1B

FILED
09:37 AM
10/17/2016
BRYAN COUNTY
BECKY CROWE
CLERK

REFERENCE PB 666, PAGE 7
MAGNETIC

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

Hubert Quiller 10/05/16
HUBERT QUILLER DATE
QUILLER MINISTRIES, INC. (PIN 042-036)
Mark Insley 10/15/16
MARK INSLEY (PIN 042-037) DATE

NOTES:

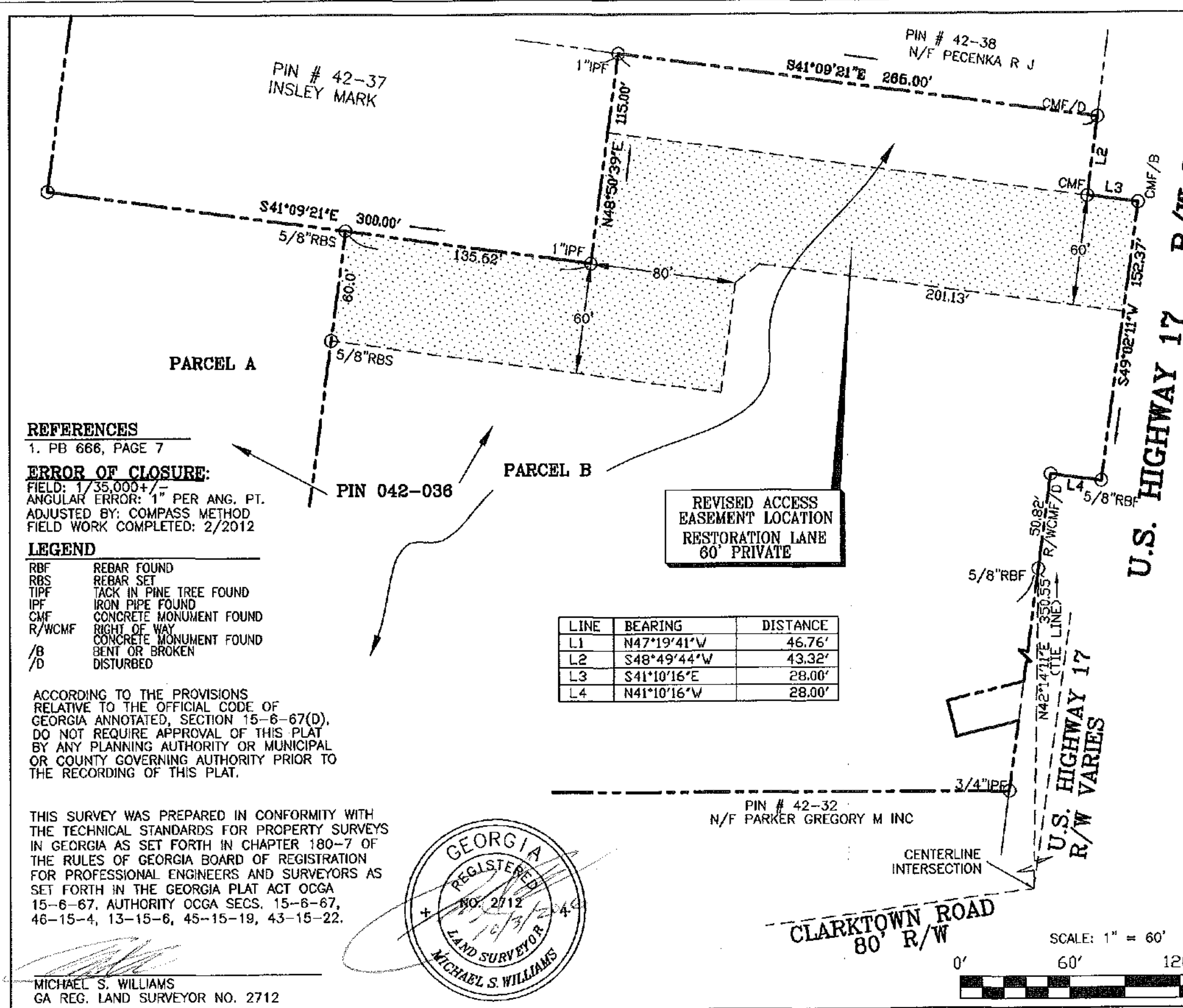
1. THIS PLAT HAS BEEN DRAWN TO SHOW THE RELOCATED EASEMENT ONLY AND SHOULD NOT BE USED FOR ANY OTHER REASONS.

PLAT SHOWING A REVISED ACCESS EASEMENT LOCATION OVER PARCEL B OF A SUBDIVISION OF A 8.79 ACRE TRACT LOCATED ON U.S. HIGHWAY 17, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA

PREPARED FOR: QUILLER MINISTRIES, INC.

REFERENCE JOB No. 11-040
DATE PREPARED: 10-03-2016 JOB No. 2-15-01B

WILLIAMS SURVEYING & MAPPING, LLC
LAND SURVEYORS
16 MONTCLAIR BLVD.
SAVANNAH GA, GEORGIA 31419
PH (912) 961-4535



REFERENCES

1. PB 666, PAGE 7

ERROR OF CLOSURE:

FIELD: 1/35,000+/-
ANGULAR ERROR: 1" PER ANG. PT.
ADJUSTED BY: COMPASS METHOD
FIELD WORK COMPLETED: 2/2012

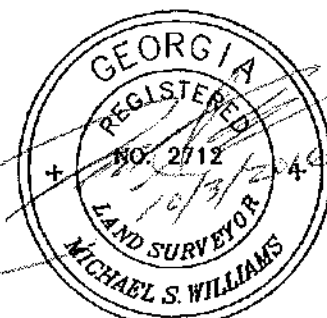
LEGEND

RBF REBAR FOUND
RBS REBAR SET
TIPF TACK IN PINE TREE FOUND
IPF IRON PIPE FOUND
CMF CONCRETE MONUMENT FOUND
R/WCMF RIGHT OF WAY CONCRETE MONUMENT FOUND
/B BENT OR BROKEN
/D DISTURBED

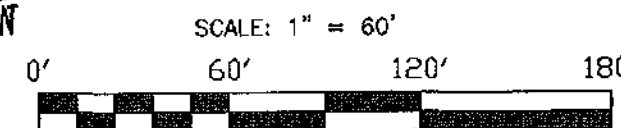
ACCORDING TO THE PROVISIONS RELATIVE TO THE OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-6-67(D), DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY PLANNING AUTHORITY OR MUNICIPAL OR COUNTY GOVERNING AUTHORITY PRIOR TO THE RECORDING OF THIS PLAT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67, AUTHORITY OCGA SECS. 15-6-67, 46-15-4, 13-15-6, 45-15-19, 43-15-22.

MICHAEL S. WILLIAMS
GA REG. LAND SURVEYOR NO. 2712



CLARKTOWN ROAD
80' R/W



“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

Public Meeting Date: May 7, 2019

REGARDING THE APPLICATION OF: McLendon Enterprises, Inc., requesting a conditional use for PIN# 036 013 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: April 30, 2010
--	---

I. Application Summary

Requested Action: Public hearing and consideration of a conditional use for McLendon Enterprises, Inc. The application proposes the conditional use to permit the use for a borrow pit.

Representative: **McLendon Enterprises, Inc.**
2365 Aimwell Road
Vidalia, GA 30474

Owner: **Terry Myers**
497 Hulett Road
Milan, GA 31060

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 Director on April 5, 2019. After reviewing the application, the Director certified the application as being generally complete on April 8, 2019.

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

A. Legal notice was published in the Bryan County News on April 18, 2019.

B. Notice was mailed on April 16, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on April 17, 2019.

4. Background: The subject parcel consists of 26.9 acres and is located on the east side of Highway 204, approximately 3.5 miles south of its intersection with Black Creek Church Road and approximately 5 miles north of its intersection with Old River Road in Chatham County. The applicant is requesting conditional use approval for 16 acres which are proposed to be disturbed for use as a borrow pit for the Georgia Department of Transportation widening of Old River Road at I-16. The completion date for this 16-acre portion is estimated to be on or about October 31, 2020. An additional 8.97 acres are being shown for future expansion for other projects, with a completion date of on or about April 8, 2025. In total, this conditional use is being proposed for a total of 24.97 acres with a mining duration of 6 years. The applicant has submitted a site plan denoting the limits of the proposed 16-acre borrow pit and the area for future expansion. The applicant anticipates that the mine will operate approximately 45 weeks out of the year, taking into account scheduled vacation time, holidays, and inclement weather. The mining activity is proposed to occur six days a week, Monday through Friday 7:00 am to 5:30 pm and Saturdays 8:00 am to 5:30 pm. The borrow pit is expected to generate a total volume of 688,802.19 cubic yards over the life of the mine (2,551.11 cubic yards per week (270 total weeks) or 425.18 cubic yards per day) which should generate +/- 36 trucks (425.18 cubic yards / 12 cubic yards per truck) per day. Access to the borrow pit will be via a haul road from State Route 204. A specific re-use or future development plan for the subject area has not been submitted.

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

“A” Exhibits- Application:

A-1 Conditional Use Application

A-2 Revised Site Plan (received April 12, 2019)

“B” Exhibits- Agency Comments:

Staff received no comments.

“C” Exhibits- Bryan County Supplements

- C-1 Overview Map
- C-2 Location Map
- C-3 Notification Map
- C-4 Zoning Map

“D” Exhibits- Public Comment:

None 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 surrounding properties are large wooded and vacant parcels, so the proposed use as a borrow pit should not have any negative impacts on adjacent parcels; however, the potential impact from the project’s use of SR 204 should be evaluated for this conditional use.

State Route 204 is a two-lane major collector road connecting Highway 280 in Pembroke to Interstate 95 in Savannah; and serves as a main thoroughfare for daily commuters. Side streets in the area of the proposed borrow pit are controlled by stop signs, the posted speed limit is 45 MPH, and the current daily traffic volumes between Black Creek Church Road and the Bryan County line are roughly 3,600 vehicles per day. The peak hours for traffic occur between 6:30 – 7:15 a.m. and 4:45 – 5:30 p.m. This

portion of the Hwy 204 corridor is operating at a LOS of A, which represents an acceptable level of service¹. Since the proposed use as a borrow pit is expected to generate approximately 72 trips (36 inbound and 36 outbound) per day and does not meet the threshold for requiring a traffic impact analysis, no right-of-way improvements or mitigation plan is required; however, to reduce traffic conflicts during the peak travel times, it is recommended that hauling activities be limited during these hours.

IV. Staff Recommendation

Staff recommends approval with the following conditions:

(1) Upon completion of the 16-acres of mining for use on the Georgia Department of Transportation project, 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 continuing any excavation activities.

(2) The side slopes of any excavated area must be constructed to be no steeper than a 3:1 slope (three feet of horizontal distance per one foot in vertical drop) from the top of the excavation to the bottom at all times during construction and at completion of the excavation.

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

(4) A natural vegetative buffer within the 50-foot setback area shall be maintained for the duration of the conditional use.

(5) No excavating activities shall take place except between the hours of Monday through Friday 7:00 am – 5:30 pm and Saturday 8:00 am – 5:30 pm; and hauling activities should be further limited to Monday – Friday 7:15 am – 4:45 pm and Saturday 8:00 am – 5:30 pm.

V. 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.

¹ Transportation Study North Bryan County, Thomas and Hutton, May 2018

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 conditional use.

“A” Exhibits – Application

BRYAN COUNTY
APPLICATION FOR CONDITIONAL USE PERMIT
CASE CUP# 158-19

Date Received: 4/5/2019 Meeting Date: _____

Applicant: MCLEOD ENTERPRISES, I.C.

Applicant's Address: 2365 AIMWELL ROAD
VIDALIA, GA 30494

Applicant's Phone No.: 912-537-7889 Fax No.: 912-538-7967

Owner of the Property: TERRY MYERS

Owner's Address: 497 HULETT ROAD
MILAN GA 31060

Owner's Telephone No.: _____ Fax No.: N/A

Contact Person's Name: SEAN SCOTT

Contact Person's Phone No.: (912)-682-1535 Fax No.: N/A

Tax Parcel Number (PIN): 036013 Present Zoning: A-5

Requested Zoning: _____

Address of Property: 4.709 LF SOUTHEAST OF BILL FITCH ROAD AND KATHY DRIVE INTERSECTION

Public / Private Roadway Access: (HWY 204) PRIVATE DRIVE TO 204

Acreage: 26.90

Existing Structure and/or Use of Property: N/A

Proposed Use: BORROW PIT FOR C&G PROJECT

Special Physical Characteristics: _____

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

South: A-5 AGRICULTURAL West: A-5 AGRICULTURAL

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

[Signature] 4/5/2019
Signature of Applicant Date

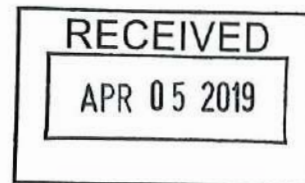
TERRY MYERS BY: [Signature] 4/5/2019
Signature of Owner Date

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

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

Planning Commission Action: Approved / Denied Date: _____

Board of Commissioners Action: Approved / Denied Date: _____



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] 9/5/2019
Signature of Applicant

Personally appeared before me

[Signature]
Applicant (Print)

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

[Signature]
Notary Public

[Signature] 4/5/19
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

TM
BT: JMH

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.

036013
Parcel Identification Number

Signature of Applicant [Handwritten Signature]

Date 4/5/2019

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: Tiffany Denti Title: Tax Clerk

Signature: [Handwritten Signature] Date: 4-5-19

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.



DESIGNED: JMH
DRAWN BY: JMH
CHECKED: SMS
DATE: MAR. 14, 2019
JOB NO.: 3269
SCALE: AS SHOWN



McLendon Enterprises, Inc.
HEAVY CIVIL
CONTRACTOR/ENGINEERING
2365 AIMWELL ROAD
VIDALIA, GEORGIA
30474
OFFICE (912) 537-7887
FAX (912) 538-79672
EMAIL: scottme@bellouth.net

GA SOIL AND WATER CONSERVATION COMMISSION LEVEL II CERTIFICATION # 7131
REVISED: MARCH 26, 2019 - ISSUED FOR LAND DISTURBANCE PERMIT

McLendon Myers Borrow Pit
FOR GDOT PROJECT OLD RIVER ROAD
BRYAN COUNTY, GA
GRADING/DRAINAGE PLAN

DRAWING NUMBER
4
4 OF 15 SHEETS

LAND MANAGEMENT ASSOCIATES, INC.
036 014

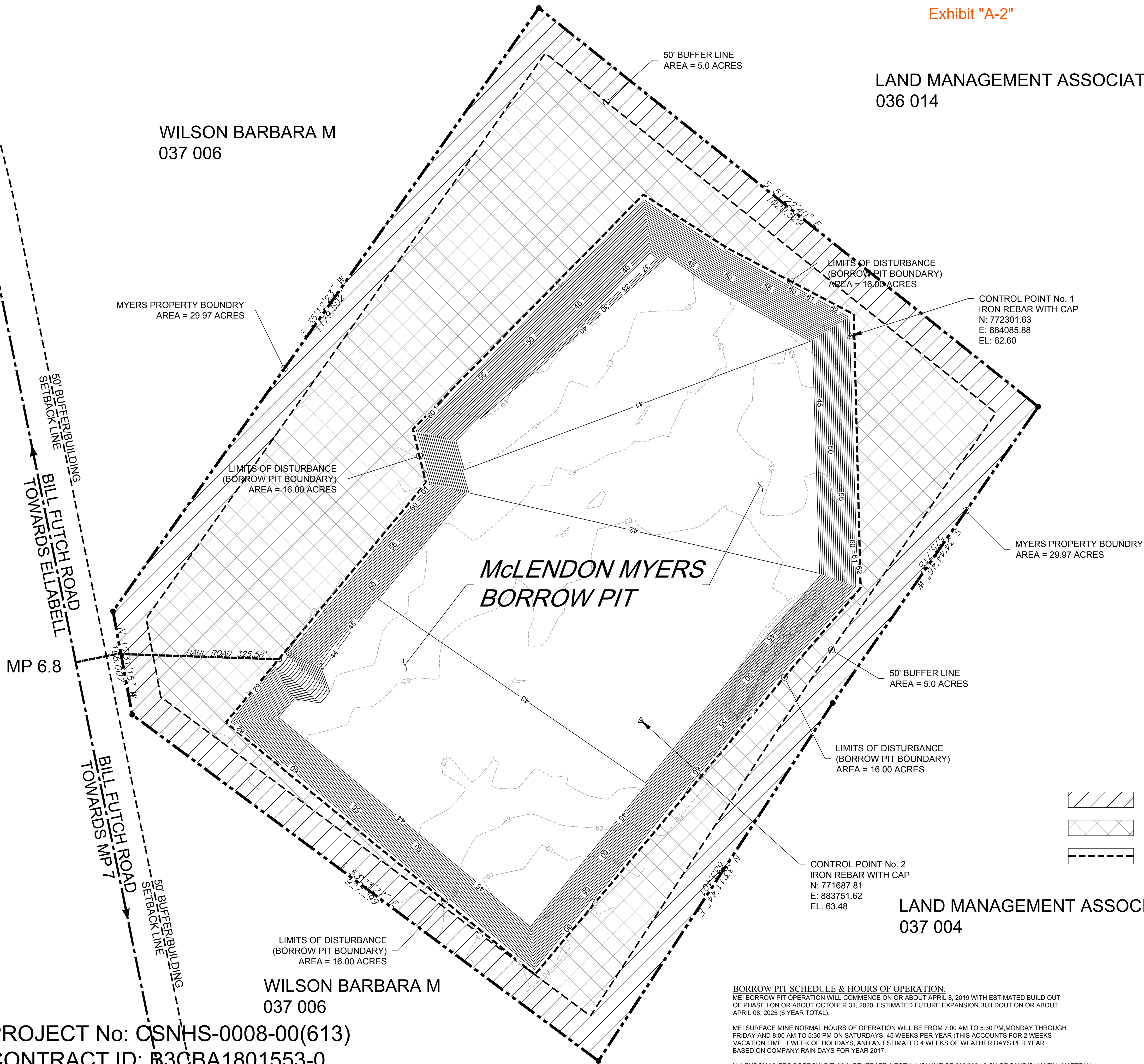
LAND MANAGEMENT ASSOCIATES, INC.
037 004

PROJECT No: CSNHS-0008-00(613)
CONTRACT ID: B3CBA1801553-0
P.I. No.: 0008613
COUNTY: EFFINGHAM

WILSON BARBARA M
037 006

WILSON BARBARA M
037 006

McLENDON MYERS BORROW PIT



- 50' BUFFERED AREA (6.0 ACRES)
- FUTURE EXPANSION AREA (8.97 ACRES)
- BORROW PIT BOUNDARY (16.0 ACRES)

BORROW PIT SCHEDULE & HOURS OF OPERATION:
MEI BORROW PIT OPERATION WILL COMMENCE ON OR ABOUT APRIL 8, 2019 WITH ESTIMATED BUILD OUT OF PHASE I ON OR ABOUT OCTOBER 31, 2020. ESTIMATED FUTURE EXPANSION BUILDOUT ON OR ABOUT APRIL 08, 2025 (6 YEAR TOTAL).

MEI SURFACE MINE NORMAL HOURS OF OPERATION WILL BE FROM 7:00 AM TO 5:30 PM, MONDAY THROUGH FRIDAY AND 8:00 AM TO 5:30 PM ON SATURDAYS, 45 WEEKS PER YEAR (THIS ACCOUNTS FOR 2 WEEKS VACATION TIME, 1 WEEK OF HOLIDAYS, AND AN ESTIMATED 4 WEEKS OF WEATHER DAYS PER YEAR BASED ON COMPANY RAIN DAYS FOR YEAR 2017).

McLENDON MYERS BORROW PIT WILL GENERATE A TOTAL VOLUME OF 688,802.19 CY OF SAND/CLAY FILL MATERIAL.

688,802.19 CY DIVIDED BY 270 TOTAL WEEKS = 2,551.11 CY/WEEK

2,551.11 CY/WEEK DIVIDED BY 6 DAYS/WEEK = 425.18 CY/DAY

425.18 CY DIVIDED BY 12 CY/TRUCK = 35.43 TRUCKS/DAY (± 36 TRUCKS/DAY)

±36 TRUCKS/DAY DIVIDED BY 10 HOURS/DAY = 3.6 TRUCKS/HOUR (± 4 TRUCKS/HOUR)



NOTES:

- DEVELOPER:
CLIENT: McLENDON ENTERPRISES, INC.
ADDRESS: 2365 AIMWELL ROAD
VIDALIA, GA 30474
PHONE: (912) 537-7887
PARCEL ID: 036 013
- ENGINEER:
McLENDON ENTERPRISES, INC.
2365 AIMWELL ROAD
VIDALIA, GA 30474
ATTN: SEAN M. SCOTT
- SURVEY CONTROL WAS SETUP USING GPS NETWORK.
- BENCH MARK NO. 1 AS INDICATED PER CONTROL POINTS 1 & 2 ON THIS PLAN.
- A LAND DISTURBANCE ACTIVITY PERMIT MUST BE OBTAINED BEFORE BEGINNING ANY LAND DISTURBING ACTIVITY GREATER THAN ONE ACRE.
- CONTRACTOR SHALL CALL THE UTILITY PROTECTION CENTER FOR UTILITY LOCATION 3 DAYS PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITY.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AS SHOWN AND PROTECT THROUGHOUT THE DURATION OF THE PROJECT, UNLESS NOTED OTHERWISE IN THE PLANS.

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements



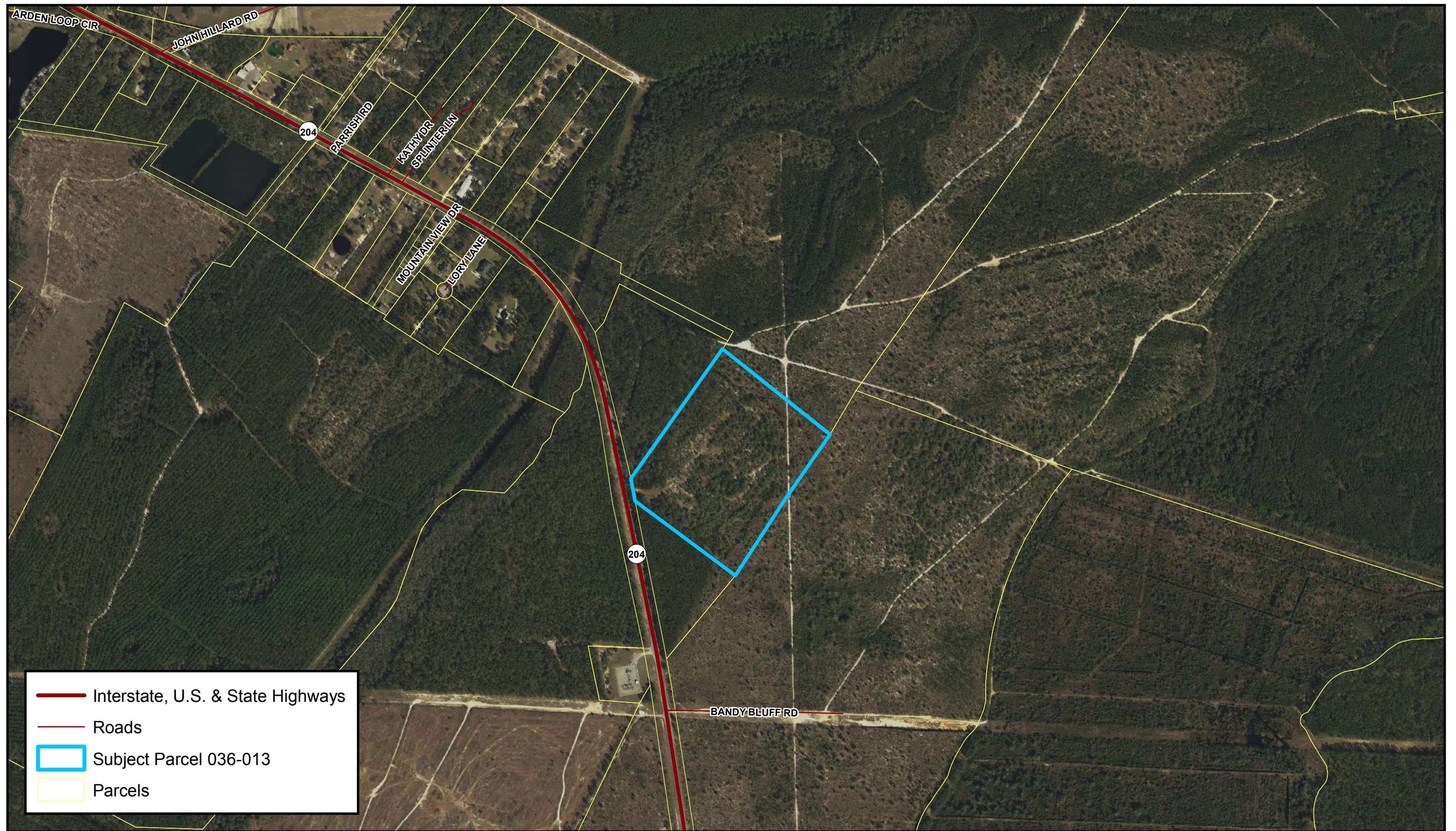
- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 036-013
- Surrounding Parcels



Overview Map
McLendon Enterprises Inc
Case CUP# 158-19

Exhibit "C-1"

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.



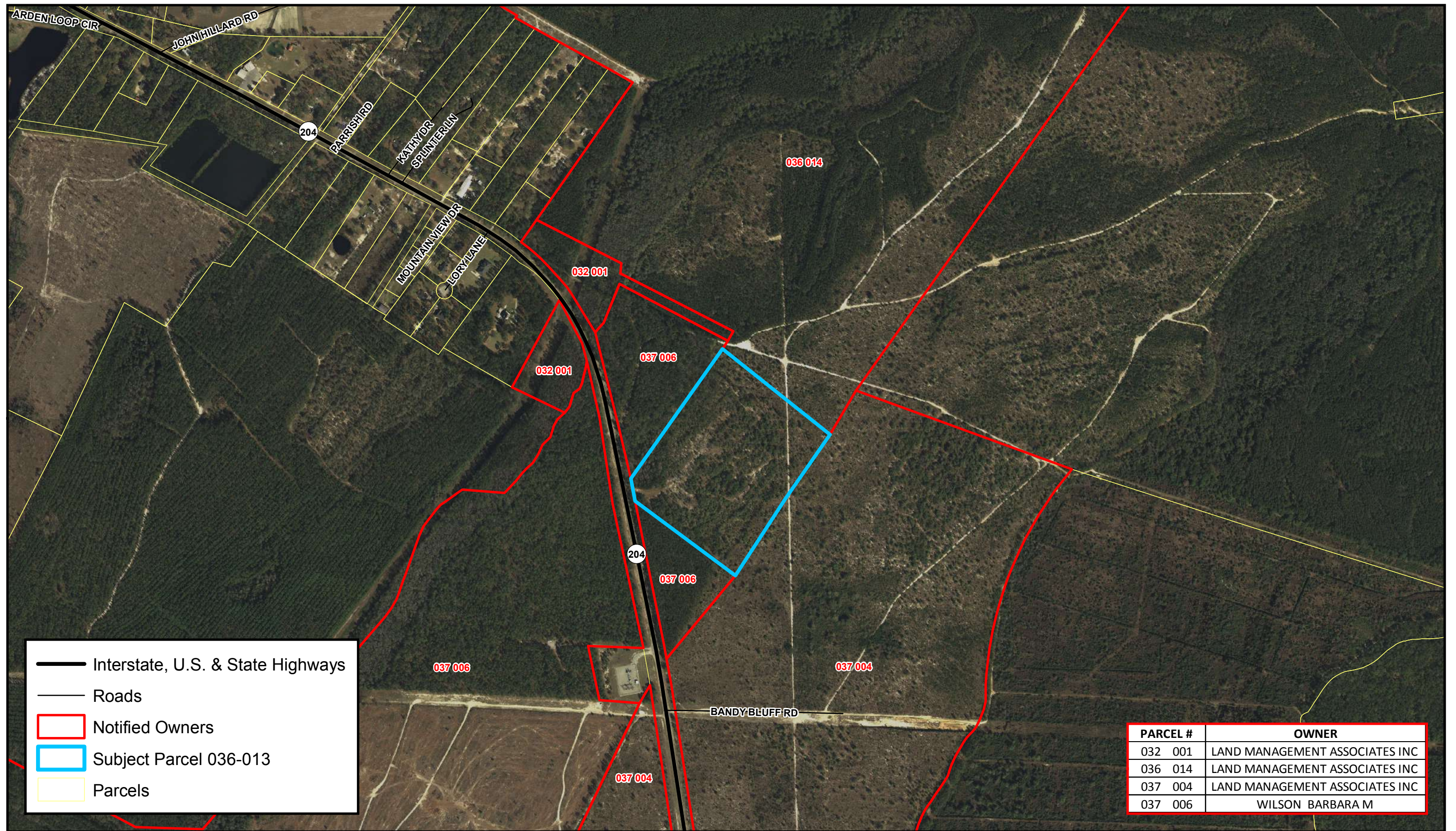
- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 036-013
- Parcels



Location Map
McLendon Enterprises Inc
Case CUP# 158-19

Exhibit "C-2"

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
-  Notified Owners
-  Subject Parcel 036-013
-  Parcels

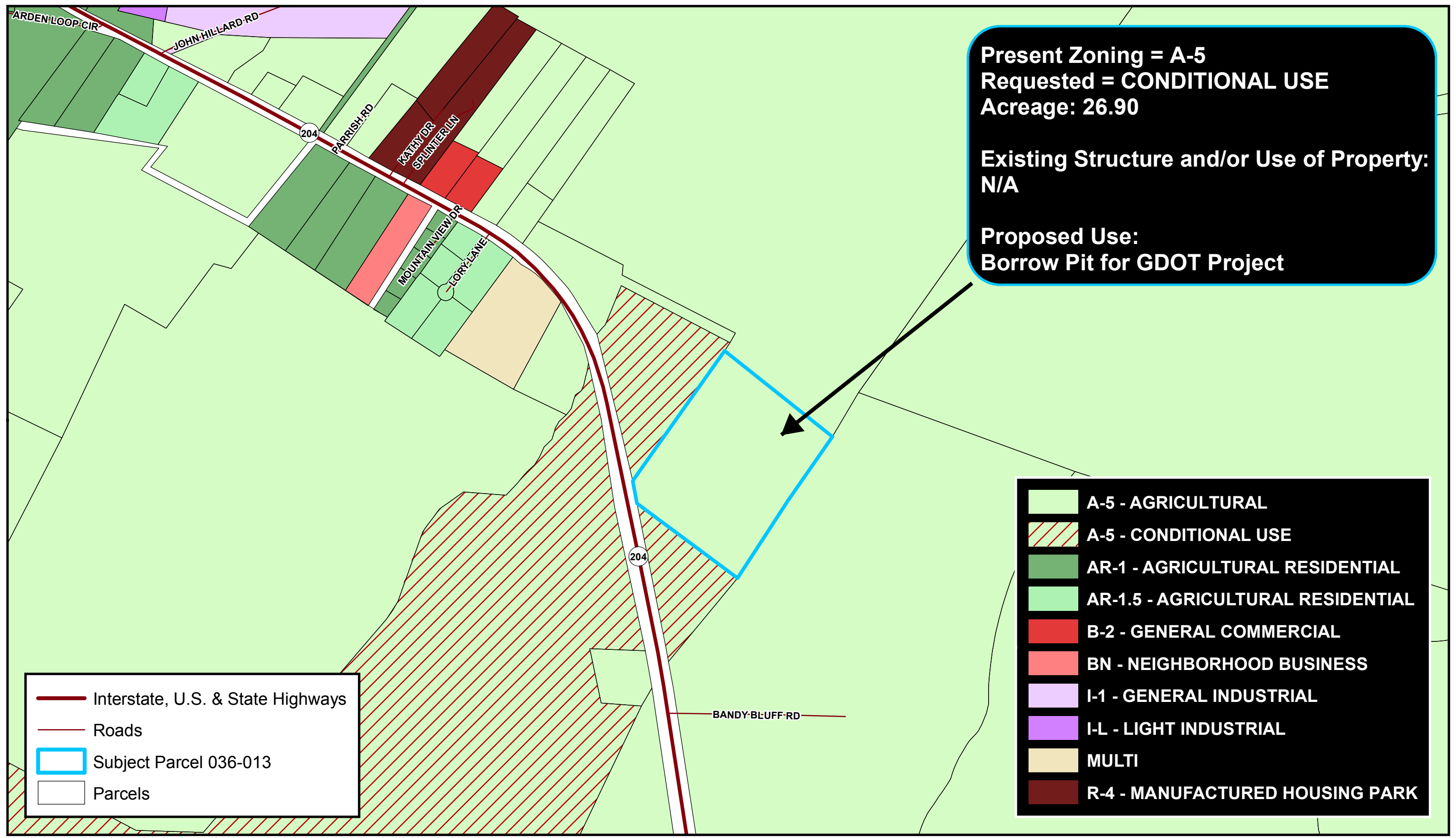
PARCEL #	OWNER
032 001	LAND MANAGEMENT ASSOCIATES INC
036 014	LAND MANAGEMENT ASSOCIATES INC
037 004	LAND MANAGEMENT ASSOCIATES INC
037 006	WILSON BARBARA M



Notification Map
McLendon Enterprises Inc
Case CUP# 158-19

Exhibit "C-3"

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.



Present Zoning = A-5
Requested = CONDITIONAL USE
Acreage: 26.90

Existing Structure and/or Use of Property:
N/A

Proposed Use:
Borrow Pit for GDOT Project

- A-5 - AGRICULTURAL
- A-5 - CONDITIONAL USE
- AR-1 - AGRICULTURAL RESIDENTIAL
- AR-1.5 - AGRICULTURAL RESIDENTIAL
- B-2 - GENERAL COMMERCIAL
- BN - NEIGHBORHOOD BUSINESS
- I-1 - GENERAL INDUSTRIAL
- I-L - LIGHT INDUSTRIAL
- MULTI
- R-4 - MANUFACTURED HOUSING PARK

- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 036-013
- Parcels



“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: May 7, 2019

REGARDING THE APPLICATION OF: James D. Stanfield, requesting the rezoning of parcel, PIN# 014 039 02 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned AR-2.5, from its current A-5 zoning.	Staff Report by Sara Farr-Newman Dated: April 30, 2019
--	--

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by James D. Stanfield, proposes to change the A-5, Agricultural District, zoning for a 17.33-acre parcel, PIN# 014 039 02, in unincorporated Bryan County, Georgia, to AR-2.5, Agricultural Residential District.

Representative: James D. Stanfield

Owner: James D. Stanfield
1252 IG Lanier Road
Pembroke, Ga 31321

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, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power (“standards”)

II. General Information

1. Application: A rezoning application was submitted by James D. Stanfield, on March 15, 2019. After reviewing the application, the Director certified the application as being generally complete on April 5, 2019.

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

A. Legal notice was published in the Bryan County News on April 18, 2019.

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

C. The site was posted for Public Hearing on April 18, 2019.

3. Background: The 17.33-acre property is currently vacant. The surrounding properties are zoned AR-1, A-5, and AR-2.5. The applicant is requesting to rezone to AR-2.5 in order to subdivide the property into six lots.

The property is located at the corner of Highway 119 and IG Lanier Road. 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 residential development and agricultural pursuits. The recommended zoning in these areas is A-5, AR-2.5, AR-1.5, A-1, and PUD.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 15, 2019, unless otherwise noted.

"A" Exhibits- Application:

A-1 Rezone Application

A-2 Plat

A-3 Concept Plan

"B" Exhibits- Agency Comments:

None provided

"C" Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

"D" Exhibits- Public Comment:

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 reclassification, which is proposed to be AR-2.5, is in conformance with the Comprehensive Plan. The area is shown as agricultural low-density residential in the Comprehensive Plan.

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

► **Staff comment:** The reclassification maintains the overall zoning scheme. The property directly across IG Lanier is also zoned AR-2.5; and the properties located to the west and heading south towards Pembroke have been rezoned to AR-1.

(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 reclassification is compatible with the character and land use pattern of the properties within one mile of the subject lot. These properties also have agricultural and residential zonings.

(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 lot will have individual septic systems and private wells. The site has access to Highway 119 (any curb cuts will require approval from GDOT) which is a 2-lane arterial road operating at an acceptable level of service (LOS A); and IG Lanier Road, which is a 2-lane paved county road. It is also in close proximity to Bryan County High School, Middle School, and the Pembroke Library, which are all located on Hwy 119 going south toward Pembroke. Hendrix Park is located on Wilma Edwards Road. These services are adequate to support the proposed rezoning.

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

► **Staff comment:** The reclassification should not adversely affect resources. The property does not lie within any Special Flood Hazard areas. There is a small area of Riverine habitat along IG Lanier Road shown on the National Wetlands Inventory map and located on the rear of the property. This should not hinder rezoning or subdivision of the property, but must be delineated and shown on any surveys.

(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 surrounding properties are low density residential, so the proposed reclassification will not have a negative impact on them.

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

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

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

► **Staff comment:** The reclassification would not require an increase in existing levels of public services. The maximum number of lots that could be created under the rezoning is 6, which would have a minimal impact on existing services. Each lot is anticipated to generate 9.44 average trips per day based on the Institute of Traffic Engineers Trip Generation Manual. This results in a total of 56.64 additional trips once all lots are developed, which does not meet the threshold to require a Traffic Impact Analysis.

(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:** The majority of lots along this portion of Highway 119 coming out of Pembroke have already been rezoned AR-1. This proposed rezoning is located between these AR-1 lots, so a rezoning to AR-2.5 continues this development pattern. This indicates a changing condition for development on this portion of Highway 119.

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

► **Staff comment:** Nearby lots have agricultural residential zonings and are used for residences.

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

► **Staff comment:** The current zoning of A-5 requires a minimum of 5 acres per lot and would allow 3 lots to be created; however, rezoning the lot to AR-2.5 would allow for the creation of up to 6 lots.

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

► **Staff comment:** There is not a significant public benefit to restricting the subdivision of this lot to 5 acre lots versus 2.5 acre lots.

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

► **Staff comment:** There is no relative gain to the public.

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

► **Staff comment:** The lot is suitable for both zonings.

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

► **Staff comment:** This information was not provided; however, the land appears to have been used for some type of crops or agricultural use previously.

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

► **Staff comment:** The reclassification would not create an isolated District.

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

► **Staff comment:** The current and proposed use are equally valid.

(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:** A general subdivision plan was provided which shows the specific plans for the property and demonstrates that the proposed lots will generally comply with the requirements of the requested AR 2.5 zoning district. The applicant will need to ensure that adequate frontage is provided on all lots.

IV. Staff Recommendation

Staff recommends approval of the rezoning.

V. 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 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.

“A” Exhibits – Application

received
3-15-19

APPLICATION FOR ZONING
CASE Z# 204-19

Date Received: 3/15/19 Meeting Date: May 7, 2019 *dk*

Applicant: James Dean Stanfield

Applicant's Address: 1252 I.G. Lanier Rd.
Pembroke, GA. 31321

Applicant's Phone No: 912-657-1559 912-667-1102

Applicant's Email Address: jstanfield64@gmail.com

Owner(s) of the Property: James Dean Stanfield

Owners' Address: 1252 I.G. Lanier Road
Pembroke, Ga 31321

Owner's Telephone No.: 912-657-1559 Fax No.: _____

Contact Person's Name: Jimmy Stanfield

Contact Person's Phone No.: 912-657-1559 Fax No.: _____

Address of Property selected for reclassification: Hwy 119

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 014 039 02 Acreage: 17.33 acres

Present Zoning: A-5 Requested Zoning: A 2.5

Existing Structure and/or Use of Property: No existing structures.

Proposed Use including the number of lots: _____

Proposed date of completion: _____

James Dean Stanfield
Signature of applicant

Date



AUTHORIZATION BY PROPERTY OWNER

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

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

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

Name of Applicant: James Dean Stanfield

Address: 1252 I.G. Lanier Rd.

City: Pembroke State: GA. Zip Code: 31321

Telephone Number: 912-657-1559 Fax Number: _____

James Dean Stanfield
Signature of Owner

Date

James Dean Stanfield
Owners Name (Print)

Personally appeared before me

James Dean Stanfield
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 4th day of February, 2019.

Lori Ann Tyson
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.

James Dean Starfield
Signature of Applicant

Personally appeared before me

James Dean Starfield
Applicant (Print)

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

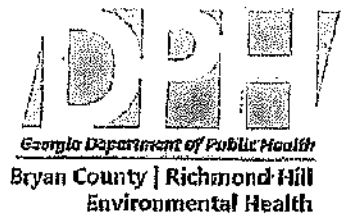
This 5th day of February, 2019.

Lori Ann Tyson
Notary Public

(Notary Seal)



CM ✓



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 James Dean Stanfield Phone number 912-657-1559
Mailing address 1252 E. Loner Rd.
City Pembroke State GA Zip 31321

Jimmy Stanfield @
gapac.com

Property to be tested:

Tax map # _____ parcel # 01403902
Subdivision _____ lot _____
911 address Hwy 119
City Pembroke State Ga Zip 31321

Type facility (residence, etc.) _____

Water supply: _____ public _____ community individual

Water system owner James Stanfield

Address Hwy 119 Phone number 912-657-1559

- 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)

Applicant James Dean Stanfield Date 2-4-19

APPROVED

BRYAN CO. HEALTH DEPT.

BY: [Signature]
DATE: 2/19/19

Office use only:

date received 2/5/19
payment \$ 50.00 check# 1998



Zoning Clearance SDB Clearance no. _____

Zone: _____ Lot size: _____
Any existing residence on property: _____ Yes _____ No

Proposed use of property: _____

Approved: _____ Date: _____

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.

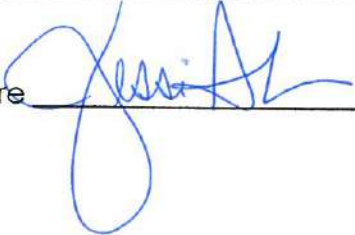
*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

014 039 02

Parcel Identification Number

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Name: Jessi Shuman Title: Tax Clerk

Signature:  Date: 2/4/19

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk JS1 Date 2019 02 04 Sequence 141052

2/04/19
14:11:05

Bill Number . . .	2018	000515	Acct	744R18	Fair Mkt Val	106,700
Taxpayer Name. .	ARCOS ARACELI TRUJILLO				Bill Date	2018 08 24
Additional Name.					Due Date	2018 11 15
Address Line 1 .					H/S Code	
Address Line 2 .	9902 FERGUSON AVENUE LOT 36				Lender Code	
City ST Zip 4. .	SAVANNAH		GA 31406		Under Appeal	
Loctn/Desc . . .	PB 605 / PG 10 TRACT 2				Bankruptcy	
Map Blk Par Sub.	014	039	02	Dist 03	Check Notes	
Original Bill	Adj & Charges		Payments		Descriptions	This Tran
1,083.00			1,083.00-		Taxes	_____
	6.76		6.76-		Assessment Pen	_____
					Interest	_____
					Costs	_____
					Late Penalty	_____
					Other Penalty	_____
1,083.00	6.76		1,089.76-		TOTALS	_____
			Last T/A Date		Payment/Adjust	(P/A) P
			PP 2018 12 14		Reason Code	(F13) 00

Email Address:

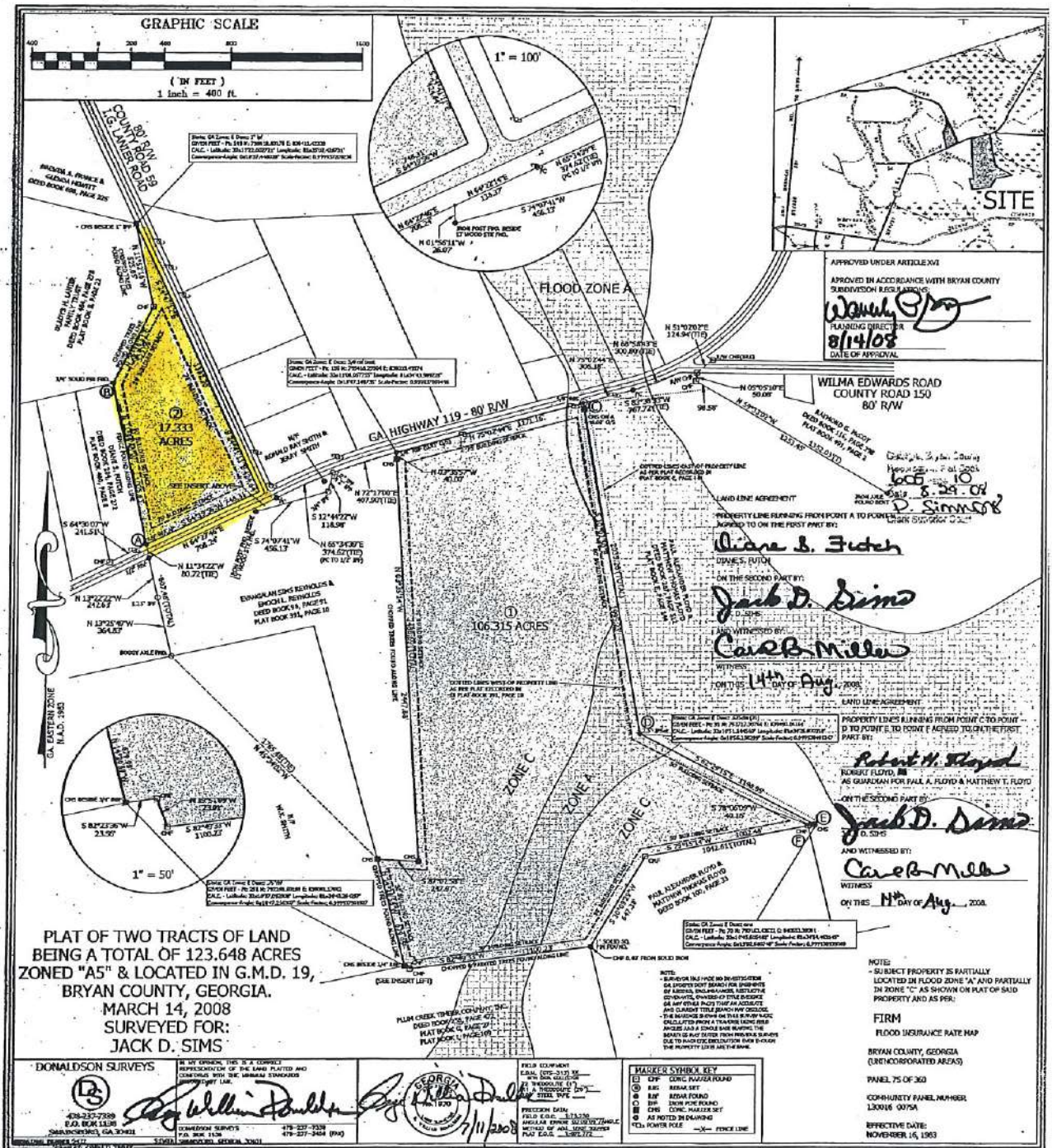
F1=Options

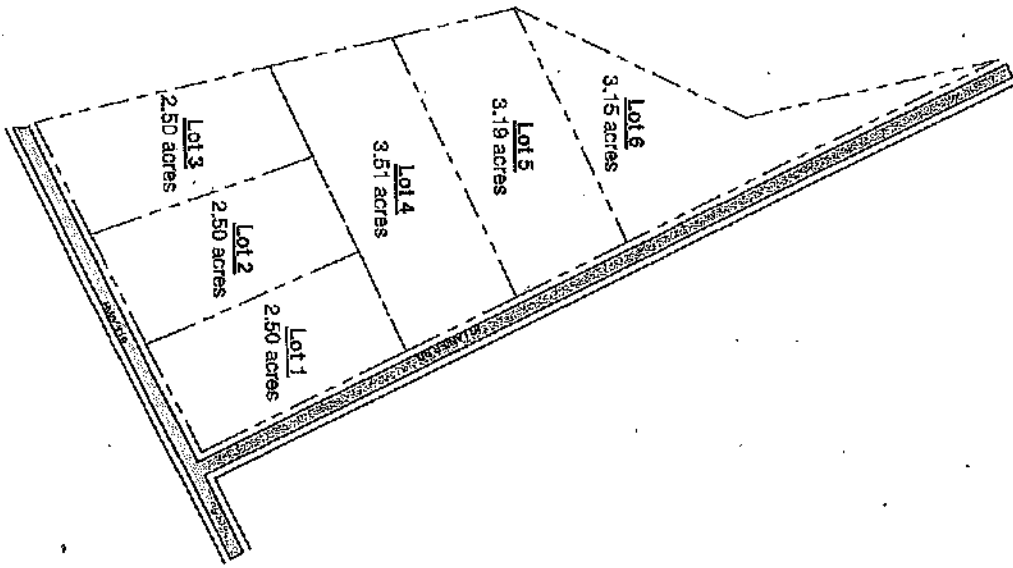
F3=Return

F4=Delete

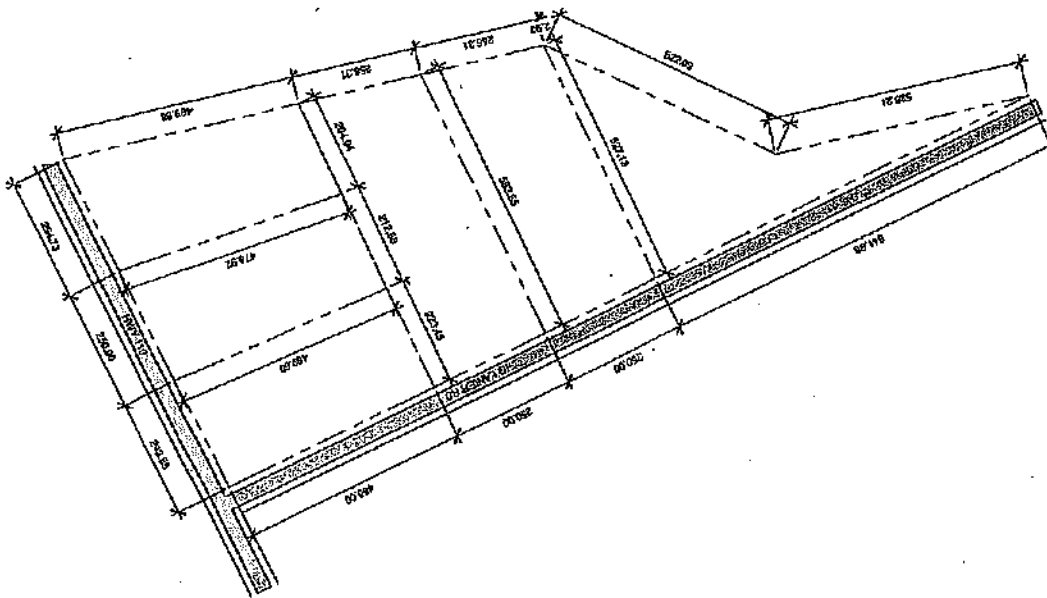
F8=Adj to Total

Exhibit "A-2"





Layout 8 - 1



Layout 8 - 2
1" = 150'0"

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements



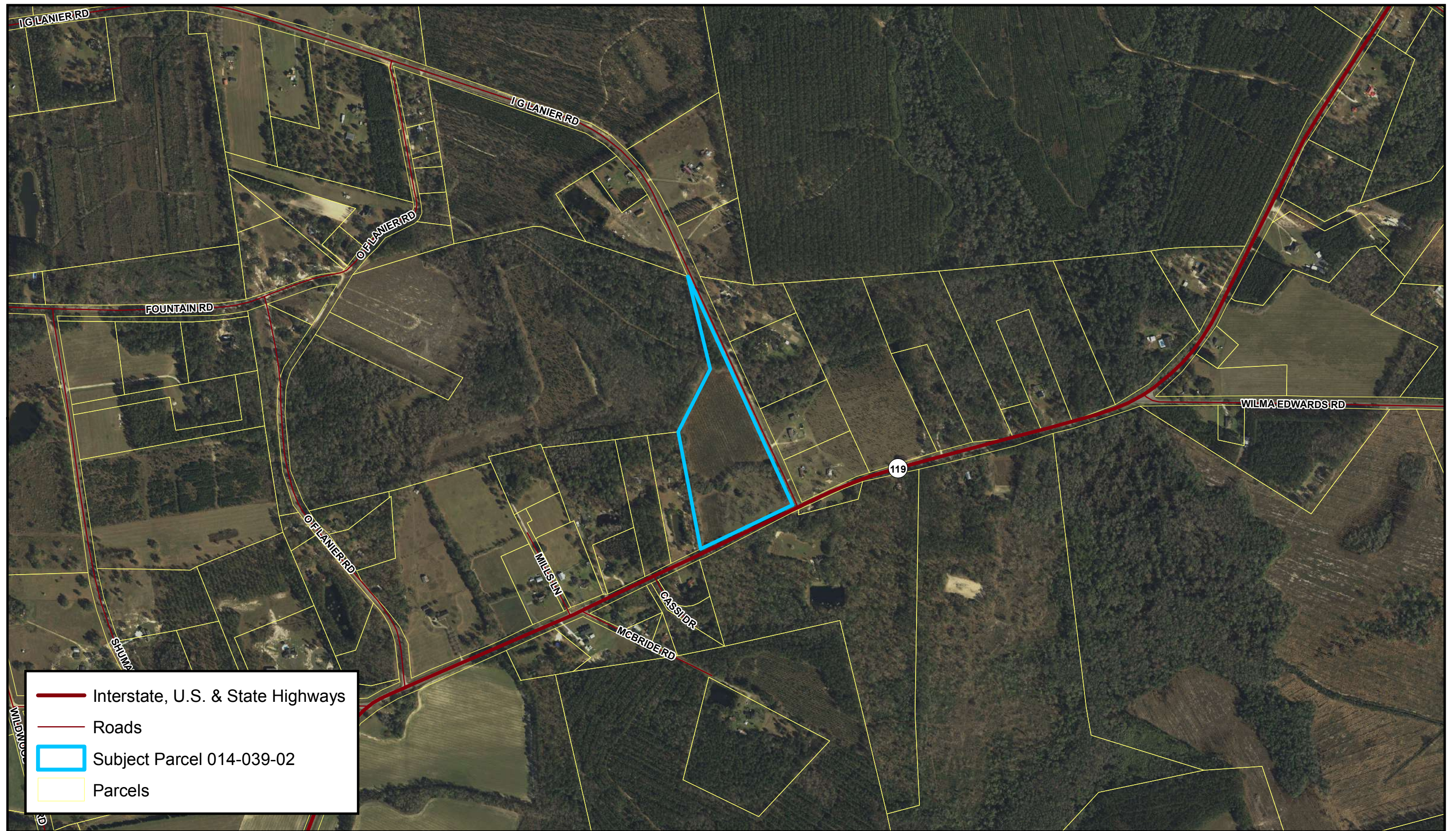
- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 014-039-02
- Surrounding Parcels



Overview Map
James Dean Stanfield
Case Z# 204-19

Exhibit "C-1"

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.



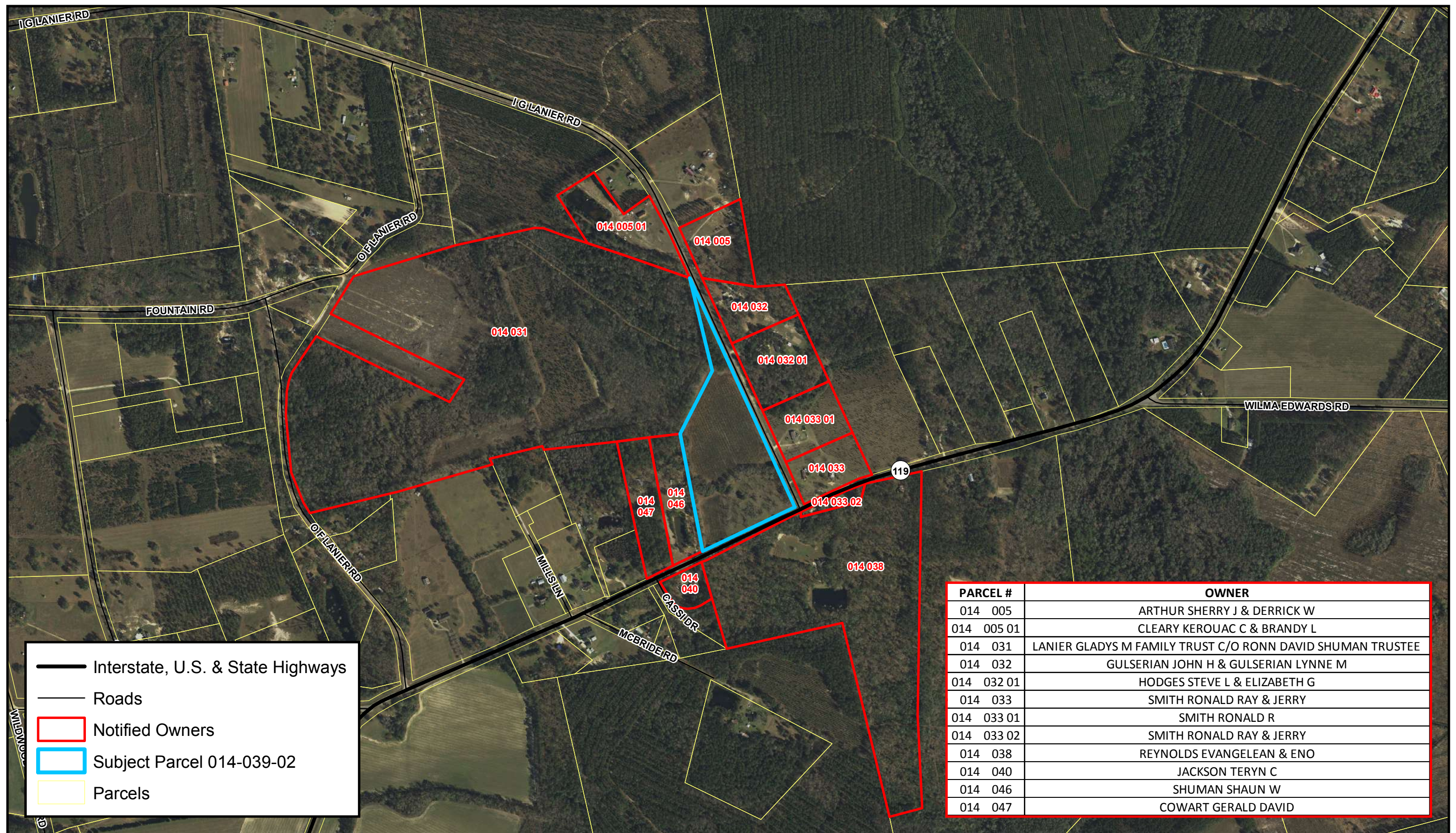
- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 014-039-02
- Parcels



Location Map
James Dean Stanfield
Case Z# 204-19

Exhibit "C-2"

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.



PARCEL #	OWNER
014 005	ARTHUR SHERRY J & DERRICK W
014 005 01	CLEARY KEROUAC C & BRANDY L
014 031	LANIER GLADYS M FAMILY TRUST C/O RONN DAVID SHUMAN TRUSTEE
014 032	GULSERIAN JOHN H & GULSERIAN LYNNE M
014 032 01	HODGES STEVE L & ELIZABETH G
014 033	SMITH RONALD RAY & JERRY
014 033 01	SMITH RONALD R
014 033 02	SMITH RONALD RAY & JERRY
014 038	REYNOLDS EVANGELEAN & ENO
014 040	JACKSON TERYN C
014 046	SHUMAN SHAUN W
014 047	COWART GERALD DAVID

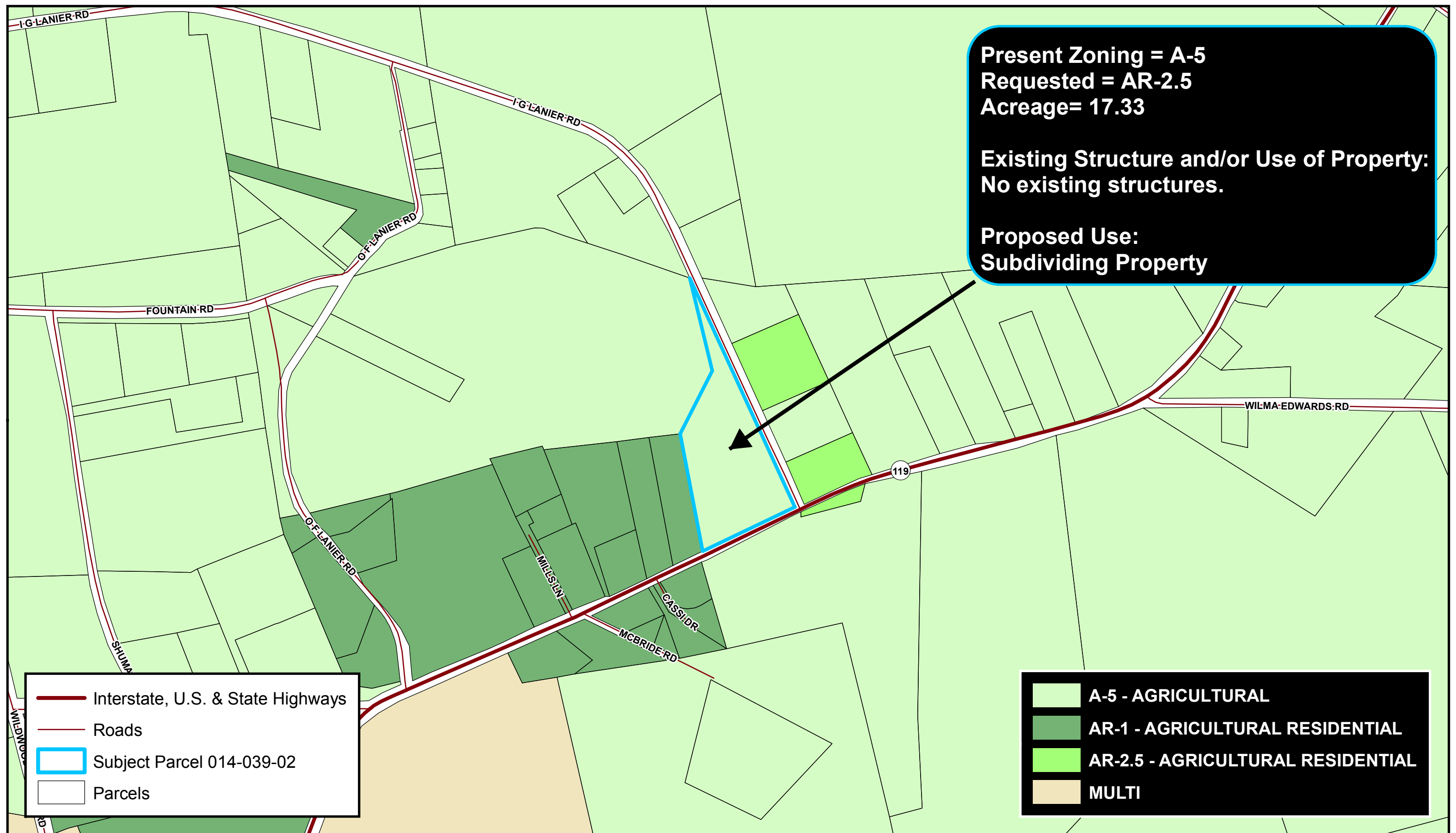
Interstate, U.S. & State Highways
 Roads
 Notified Owners
 Subject Parcel 014-039-02
 Parcels

Notification Map
James Dean Stanfield
Case Z# 204-19

Exhibit "C-3"



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.



Present Zoning = A-5
Requested = AR-2.5
Acreage = 17.33

Existing Structure and/or Use of Property:
No existing structures.

Proposed Use:
Subdividing Property

— Interstate, U.S. & State Highways
 — Roads
 □ Subject Parcel 014-039-02
 □ Parcels

□ A-5 - AGRICULTURAL
 □ AR-1 - AGRICULTURAL RESIDENTIAL
 □ AR-2.5 - AGRICULTURAL RESIDENTIAL
 □ MULTI



“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: May 7, 2019

REGARDING THE APPLICATION OF: Michael Roberts requesting a variance for property located at 579 Riverbend Road, PIN# 0601-024. The applicant is requesting to increase the allowable size of an accessory structure.	Staff Report By Amanda Clement Dated: April 30, 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

Owner: Daniel R. and Pamela C. Shores
579 Riverbend Road
Richmond Hill, GA 31324

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 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 submitted by Michael Roberts on March 15, 2019. After reviewing the application, the Director certified the application as being generally complete on April 5, 2019.

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

A. Legal notice was published in the Bryan County News on April 18, 2019.

B. Notice was mailed on April 16, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on April 16, 2019.

3. Background: An application for this variance was submitted in February 2019 and heard at the March 5, 2019, Planning & Zoning Commission meeting. The application was denied at that time. The application was resubmitted following the denial.

This property consists of 0.66 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 foot home with in-ground swimming pool. The applicant submitted a variance application to allow construction of an accessory pool house structure. It is noted that the application submitted indicates that the structure is 384 square feet in size, yet the site plan shows a footprint measuring 32.7' x 12' (392 square feet).

4. Requested Variance: Per Section 10 of the IDO (Section 1000(h) of the Bryan County Code of Ordinances), the maximum square footage for an accessory structure in the R zoning districts is 200 square feet, unless the structure is a detached garage or guest house. The proposed pool house, therefore, does not comply with the Code. The Applicant is requesting a variance of 192 square feet, assuming the site plan shows the correct dimensions.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 15, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Variance Application

A-2 Site Plan

“B” Exhibits- Agency Comments:

Not Applicable

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

D-1 Signed Petition dated February 22, 2019

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 0.66 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.

IV. Staff Recommendation

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

V. Planning & Zoning 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.

“A” Exhibits – Application

BRYAN COUNTY
APPLICATION FOR VARIANCE
CASE V# 317-19

Date Received: 3/15/19
Applicant:

Meeting Date: May 7, 2019

Michael Roberts

Applicant's Address:

20459 GA Hwy 144, Richmond Hill, GA 31324

Applicant's Phone No.: 912-663-3141

Fax No.: 912-335-6686

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.: 912-335-6686

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: 5g Ft Variance to 348sqft

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 of Applicant _____ Date _____

Signature of Owner Pamela C Shores 1-31-19

Date

I hereby withdraw this application:

Signature of Applicant _____ Date _____

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

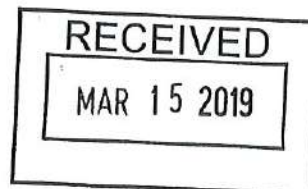
Sign Posted: Date: _____

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

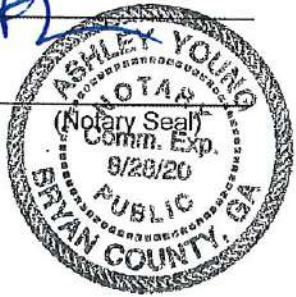
Personally appeared before me

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

2-4-19
Date



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

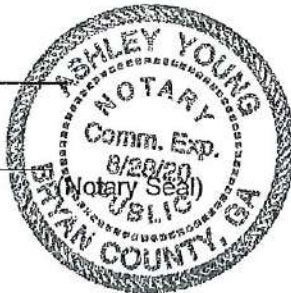
Personally appeared before me

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



- A. We are wanting to add a Pool house that has a bathroom, storage and covered area along the length of the pool deck. This will be used for sitting outside while kids are playing in pool and stay out of the sun. Doing this makes the building 348 sq ft under roof. The county IDO says '200 Sq ft for accessory Buildings
- B. The recent changes of the IDO reduced the sq footage compared to other R1 districts
- C. The recent changes of the IDO reduced the sq footage compared to other R1 districts
- D. Because the ordinances was changed during the time of preparing for construction
- E. Other Structures in The Cove subdivision exceed 200 sq ft size. It would not exceed structures already in neighborhood.
- F. This is not a non-conforming structure
- G. We had plan drawn to fit along the pool deck and fit within set backs
- H. The pool house is being built to match the house in color. The pitch of the roof is low and it is within the fence of the property.

Exhibit "A-2"

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

10' Setback Line
N 07°04'15"W 199.30'

porch

Two Story Stucco Residence

A/C units

generator

wood deck

screened porch

wood deck

15' Setback Line

S 45°59'40"W 275.00'

concrete driveway

concrete & wood
7' privacy wall

pool pump

closed

width

open

length

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

30 0 30 60 90



GRAPHIC SCALE: 1 INCH = 30 FEET

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

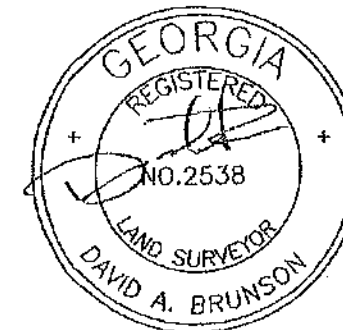
REFERENCE SUBDIVISION PLAT - PLAT SLIDE 326 PAGE 108
FRONT AND REAR SETBACK LINES TAKEN FROM ABOVE PLAT.

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

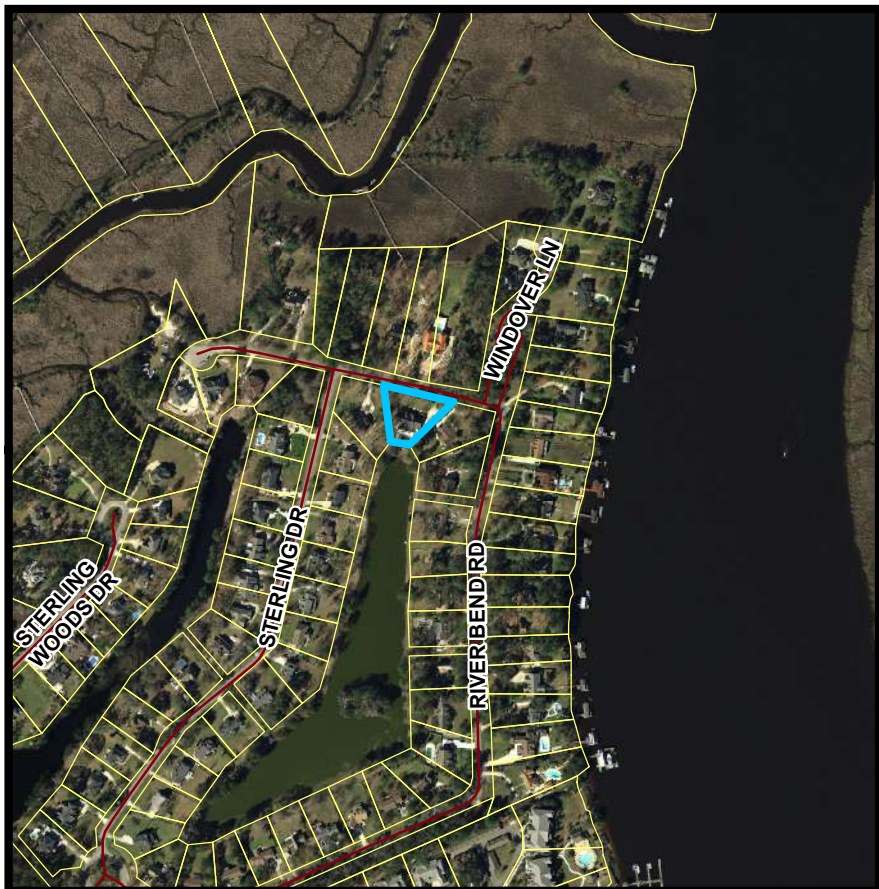
LSF000423

518 EDESEL DRIVE, SUITE D
RICHMOND HILL, GA 31324

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements



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



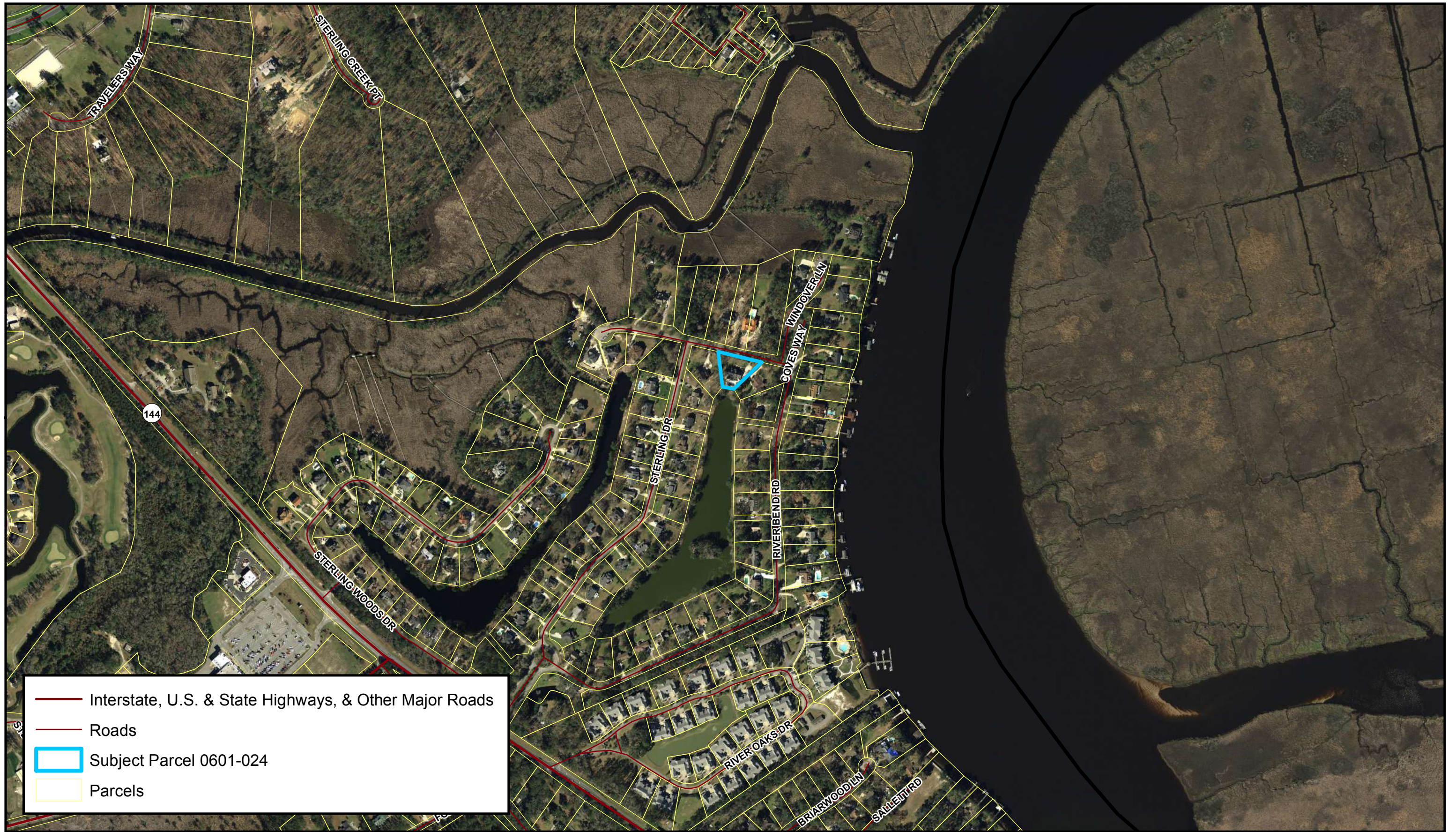
Produced by Bryan County GIS
February 2019



Overview Map Exhibit "C-1"

Michael Roberts
Case V# 317-19

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.

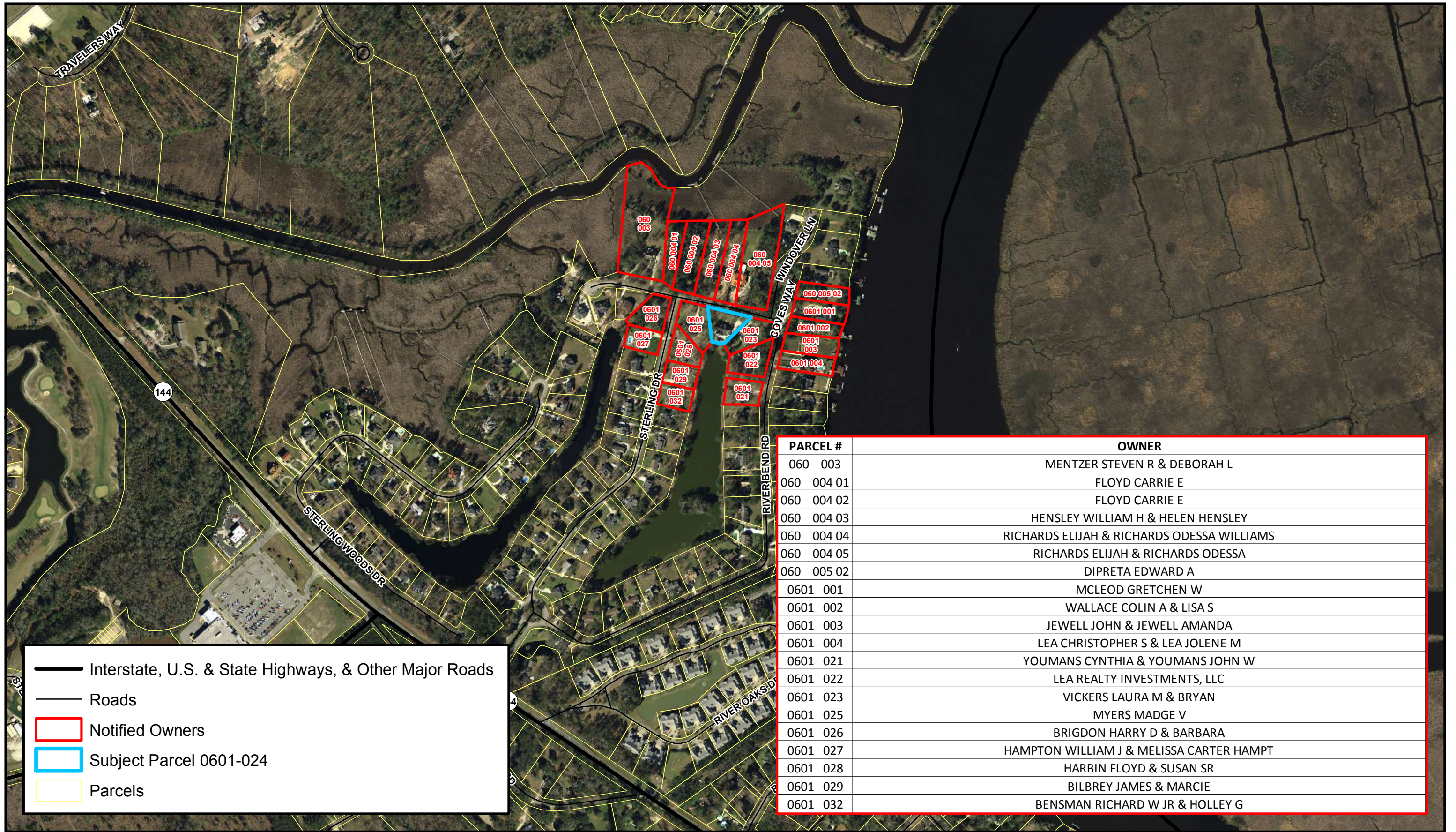


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0601-024
- Parcels



Location Map
Michael Roberts Exhibit "C-2"
Case V# 317-19

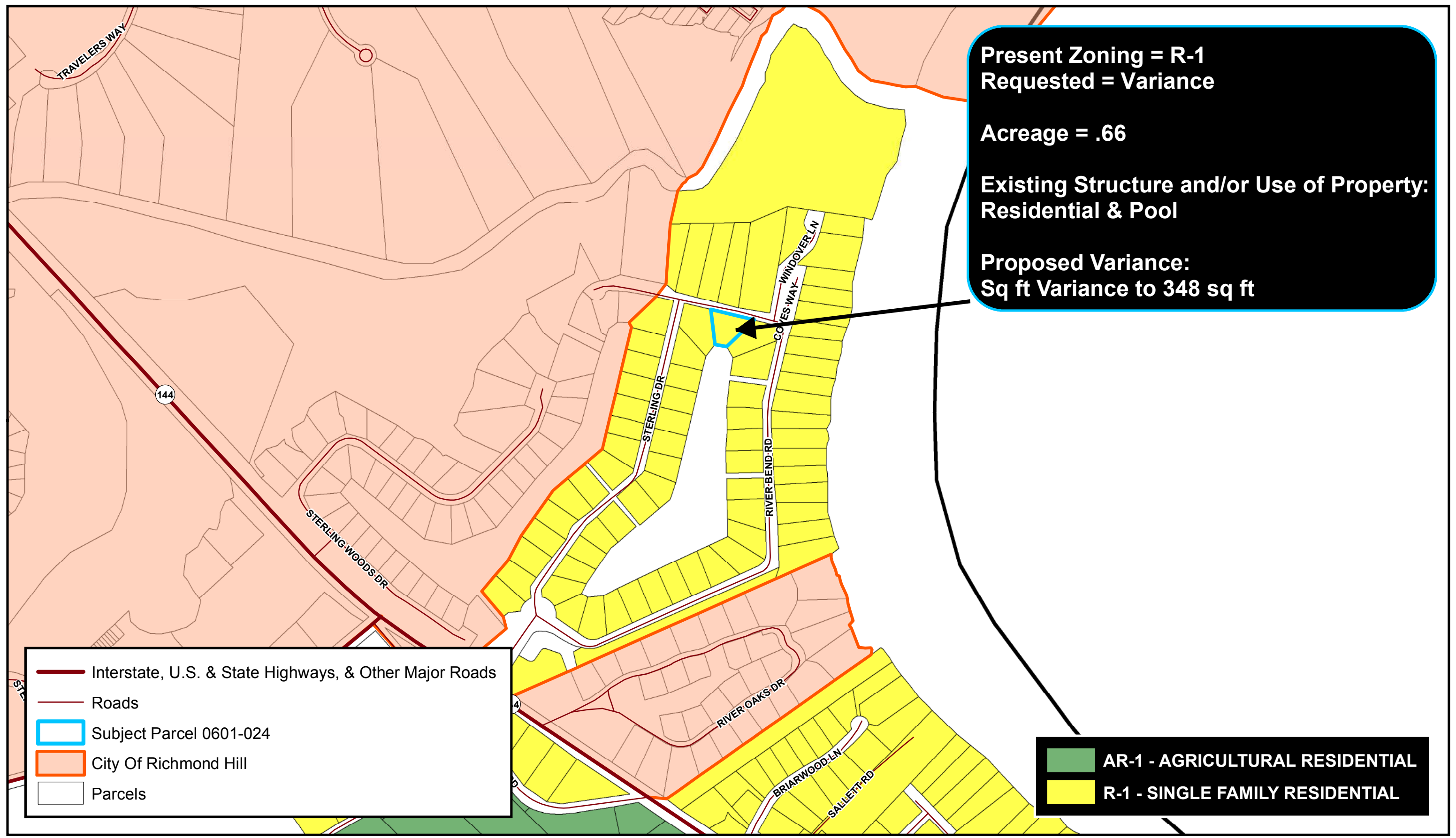
DISCLAIMER:
 Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. 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.



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










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



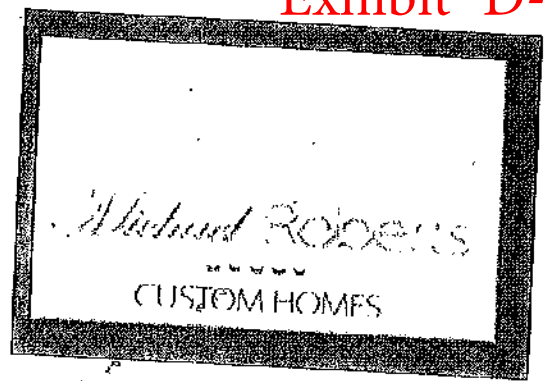
“D” Exhibits – Public Comment

663-3141

Shares

Exhibit "D-1"

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



February 22, 2019

To Whom It May Concern:

I, the undersigned, do hereby state that I approve the position and size of the POOL HOUSE to be built at 579 Riverbend Road, Richmond Hill, Georgia. Lot #32 Tax ID #0601 024 located in The Cove subdivision.

Residence Address	Printed Name	Signature
682 Riverbend Rd	Tim Fortson	<i>[Signature]</i>
672 Riverbend Rd	Brantley Lockhart	<i>[Signature]</i>
690 Sterling Rd	William Hampton	<i>[Signature]</i>
62 Windover Lane	Rusty Black	<i>[Signature]</i>
76 Windover Lane	Jimmy Carnes	<i>[Signature]</i>
30 Windover Lane	Herbert Black	<i>[Signature]</i>
905 Sterling Rd	David King	<i>[Signature]</i>

Each of the individuals whose names appear on this sheet, signed in my presence and identified himself or herself to be the individual who signed.

Date: 02/28/2019

Signature of Witness: *[Signature]*