



BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MEETING AGENDA

Meeting Date: December 3, 2019
Meeting Time: 6:30 p.m.
66 Captain Matthew Freeman Dr., Richmond Hill, GA 31324
Commissioner's Meeting Room

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
- III. BOARD OF ADJUSTMENT

V#339-19, Alan Siefker, requesting a variance for an 864 square foot accessory building for property located on 185 Old Mill Rd. West, Richmond Hill, Zoned R-1, PIN# 0517-160.

V#340-19, Matthew McLeod, requesting a variance to exceed the fifty percent of the primary building floor area for an accessory structure of 2,988 square feet for property located on 7328 Belfast Keller Rd., Richmond Hill, Zoned AR-1, PIN# 0631-015.

- VI. PLANNING COMMISSION

Z#217-19, Dilip Patel, requesting to rezone from current zoning of A-5 to B-2 for property located on the corner of Fort McAllister Rd. and Highway 144 consisting of 9.3 acres, Richmond Hill, PIN#s 055-60-022-001 and 055-60-022-002.

CUP# 160-19, Dilip Patel, requesting Conditional Use for the use of a service station, car wash, shopping center, accessory buildings, and outdoor storage for property located on the corner of Fort McAllister Rd. and Highway 144 consisting of 9.3 acres, Richmond Hill, PIN#s 055-60-022-001 and 055-60-022-002.

- VII. OTHER BUSINESS

Discussion on the UDO and the permitted uses tables.

Adoption of the 2020 Calendar.

- VIII. ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Planning at ayoung@bryan-county.org or (912) 653-5252. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the

Americans with Disabilities Act (ADA), please contact Planning at (912) 653-5252. This information can be made in alternative format as needed for persons with disabilities.

Posted: November 26, 2019



**BRYAN COUNTY
PLANNING & ZONING COMMISSION, BOARD OF ADJUSTMENT, and
TREE BOARD
MINUTES**

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

Attendees: Alex Floyd
Boyce Young
Stacy Watson
Joseph Pecenka, II
Ronald Carswell

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Pecenka made a motion to approve the October 1st, 2019 Minutes, and a 2nd was made by Commissioner Watson. Vote 4:0, motion carried.

Commissioner Young made a motion to close as the Planning Board and open as the Tree Board, and a 2nd was made by Commissioner Pecenka. Vote 4:0, motion carried.

III. OLD BUSINESS

TREE BOARD

1. V#334-19, John Mowry, requesting a Variance for the Tree Canopy requirements for property located on 1452 Belfast River Rd., Richmond Hill, PIN# 056-048.
 - a. Ms. Clement gave an overview for the previously tabled variance request, a 10-lot subdivision with the site consisting of approximately 15 acres and 7 acres comprised of a

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pond previously made from a surface mining operation. She stated that the applicant requested a canopy coverage of 29% of the 40% required and mentioned they had created their own hardship since they created the pond. She also addressed the question from the October meeting by stating that the staff did confirm a buffer did exist along the rear property line.

- b. Alec Metzger, EMC, stated the applicant would like for the hardship from the pond to be considered in the canopy coverage reduction. He also stated that a small portion of the pond would be used for seven of the lots.
- c. Jan Mendoza, 11 Roundstone Way, stated her concerns that the owner was aware of the zoning requirements.
- d. Cyndi Castle, 360 Dalcross Drive, stated her opposition and said the builder created the hardship.
- e. Alec Metzger, EMC, stated the plans for the area have changed with the development. He stated that the trees planted were pines and if they were to add more for the canopy requirements, the trees would not be able to reach maturity.
- f. Commissioner Pecenka made a motion to deny the variance request for V#334-19, and a 2nd was made by Commissioner Floyd. Vote 4:0, motion carried.
- g. Commissioner Watson made a motion to close the tree board and open as the Board of Adjustment, and a 2nd was made by Commissioner Pecenka. Vote 4:0, motion carried.
- h. Commissioner Floyd made a motion of open as the Board of Adjustment and the public hearing, and a 2nd was made by Commissioner Young. Vote 4:0, motion carried.

BOARD OF ADJUSTMENT

1. V#337-19, Sue Trively with Love's Travel Stop, requesting a variance for additional height and square footage on a Hi-Rise sign and monument sign for property located on 11151 Highway 280, Ellabell, PIN# 029-062.
 - a. Ms. Farr-Newman presented the board with the variance request. She stated the applicant requested a total height of 88' for the high-rise sign, 24' width, and 63' for the base of the sign. She also stated the requests for 13' additional for the base, and 6' additional for the street sign height. She concluded that staff recommended approval based on the overlay district ordinance for the hi-rise sign but not the street sign as the hi-rise would be needed for visibility and safety.
 - b. William Gleason, Love's Project Manager, expressed their reasons for the sign variance request as visibility and stated the hi-rise sign was critical.
 - c. Commissioner Floyd made a motion to approve the hi-rise sign variance V#337-19, and a 2nd was made by Commissioner Watson. Vote 4:0, motion carried.
 - d. Commissioner Floyd made a motion to deny the street sign variance V#337-19, and a 2nd was made by Commissioner Watson. Vote 4:0, motion carried.
2. V#338-19, Dale Adams, requesting a variance to increase the square footage of an accessory structure located on 50 Oakcrest Ct., Richmond Hill, PIN# 0422-088.
 - a. Ms. Farr-Newman presented the request, stating the 560 square foot pole barn was not in keeping with the intent of the ordinance and that staff recommended denial. She concluded

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- that if approved a septic evaluation from the Public Health Department would be required prior to the issuance of a building permit.
- b. Dale Adams, applicant, stated he purchased the drawings and intended to use the accessory structure to store his recreational vehicle. He concluded that the area would have a vegetated buffer for coverage and they did not have a homeowner's association.
 - c. Commissioner Watson made a motion to approve the variance V#338-19, and a 2nd was made by Commissioner Young. Vote 4:0, motion carried.
 - d. Commissioner Pecenka made a motion to close as the Board of Adjustment and open the public hearing, and a 2nd was made by Commissioner Floyd. Vote 4:0, motion carried.

PLANNING COMMISSION

1. Z#221-19, Kimberly Blocker, DK&D Ventures LLC, requesting to rezone from R-4 to R-1 for property located on 8382 Highway 280, Black Creek, PIN# 0251-040-01.
 - a. Ms. Farr-Newman gave the presentation of the zoning request. She stated the applicant would like to rezone a 0.959-acre lot to R-1 for consistency with the adjacent R-1 1-acre lot in order to combine the two family owned lots. She concluded that staff recommended approval.
 - b. James Dasher, representative, was present.
 - c. Commissioner Floyd made a motion to recommend approval of Z#221-19, and a 2nd was made by Commissioner Watson. Vote 4:0, motion carried.
2. Z#222-19, Billy Schwarz & Leo Schwarz Jr., requesting to rezone from B-1 Conditional to B-2 for property located on 3446 Highway 204, Ellabell, PIN# 031-040.
 - a. Ms. Clement presented the board with the zoning request, stating a summary of the area and that the current zoning of the property is in question because the records show that the prior rezoning request for B-1, Conditional was denied in 2005. She stated that the application was proposed for the use of a church, but lacked the necessary information, such as an impact analysis, for the range of uses that could be permitted in B-2. In conclusion, she said that staff recommended denial for the B-2 zoning, but gave a suggestion of rezoning to AR-2.5 that would allow for a church use.
 - b. Earl Tyson, representative for the applicant, informed the Board that the church that was interested in the property was no longer interested in acquiring the property. Staff and the representative discussed the zoning in 2005 and that verification would be needed for the conditional uses.
 - c. Buddy Howard, 3446 Highway 204, expressed his concerns on the accuracy of the zoning information with the Tax Assessor's Office. Ms. Clement stated that staff did search records and found where the application for conditional use was denied in 2005 and that there were no other records showing approval.
 - d. John Hilliard, 5873 Highway 204, stated his concerns with the possibility of other B-2 zoning uses being allowed within the same area as the adjacent church in which he is the Chairman of the Deacons.
 - e. Jay Williams, 3498 Highway 204, expressed his concerns with the property and the current zoning. He stated his opposition.
 - f. Earl Tyson stated the area surrounding the property had two other churches as well.

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- g. Ms. Clement clarified the zoning allowances for a B-2 zoning, stating that a retail establishment could be used within the zoning, which would not specify the products sold.
 - h. Earl Tyson declared that if sold, they would stipulate that the property could not be used for a liquor store.
 - i. Commissioner Pecenka made a motion to recommend denial of Z#222-19, and a 2nd was made by Commissioner Young. Vote 4:0, motion carried.
3. Z#223-19, Paul Cates, requesting to rezone from A-5 to AR-2.5 for property located on 23615 Highway 144, Richmond Hill, PIN# 065-021-07.
- a. Ms. Clement presented the rezoning application to the Board. She gave a brief overview of the location and the subdivision plans for the use as an additional house if approved.
 - b. Paul Cates, applicant, presented the Board with a letter from adjacent property owners in support of the rezoning. He stated when he purchased the property, he was told the property could be split and was looking to do just that.
 - c. Commissioner Pecenka made a motion to recommend approval of Z#223-19, and a 2nd was made by Commissioner Young. Vote 4:0, motion carried.

IV. OTHER

Discussion was held by Ms. Miller and the Board on the Planning and Zoning training opportunity in December at Garden City.

Ms. Miller gave an update on the Unified Development Ordinance. She stated that the Board of Commissioners would like to have the UDO approved by May 2020. In discussion, the Planning Board stated that they would like to have meetings and be involved with the design guidelines for the UDO.

V. ADJOURNMENT

Commissioner Young made a motion to adjourn the meeting at 7:46 p.m., and a 2nd was made by Commissioner Watson. Vote 4:0, motion carried.

BRYAN COUNTY BOARD OF ADJUSTMENT

CASE V#339-19

Public Hearing Date: December 3, 2019

REGARDING THE APPLICATION OF: Alan Siefker, is requesting a variance for property located at 185 Old Mill Road West PIN# 0517-160. The applicant is requesting two variances in order to increase the size of an accessory building and locate it in the front yard.	Staff Report By: Sara Farr-Newman Dated: November 26, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of two variances requested by Alan Siefker to increase the size of an accessory building and locate an accessory building in the front yard at 185 Old Mill Road West, PIN# 0517-160. The property is zoned “R-1”, Single Family Residential, which limits accessory buildings to 200 square feet and requires they be placed in the side or rear yard. The proposed pole barn is 36 feet x 24 feet, or 864 square feet, and is located in front of the existing house.

Applicant or Representative: Alan Siefker
185 Old Mill Road West
Richmond Hill, GA 31324

Owner: Same as Applicant

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
- Appendix B – Zoning, Article V. – Appeals, Variances, and Administrative Relief, Section 501. - Variances, Bryan County Code of Ordinances. Per the County Ordinance, a 4/5 majority is required to approve a variance.
- Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1000(f) and (h), Bryan County Code of Ordinances.

II. General Information

1. Application: A variance application was submitted by Alan Siefker on October 29, 2019. After reviewing the application, the Director certified the application as being generally complete on October 29, 2019.

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

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

B. Notice was mailed on **November 14, 2019** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **November 14, 2019**.

3. Background:

The applicant is requesting to build a pole barn to serve as a cover for a boat and a camper at 185 Old Mill Road West, which is zoned "R-1" and located in Belfast Estates. The pole barn is proposed to be 36 feet by 24 feet, a total of 864 square feet. The pole barn is also proposed to be located in the front yard. The lot is located along the water, so the existing home faces the water and utilizes the area of the lot along the road as the back yard; however, per the Ordinance, this is still considered the front yard.

There was a storage building previously located on the lot in the front yard closer to the existing home. This building was approximately 720 square feet and was destroyed by Hurricane Matthew.

4. Requested Variance: Per Appendix B, Article X, Sections 1000(f) and (h) of the Bryan County Code of Ordinances, in any R district, accessory buildings other than detached garages or authorized guest houses, shall not exceed 15 feet in height or 200 square feet in floor area. Additionally, no accessory building can be located in a front yard. They must be placed in a side or rear yard. The applicant is proposing to place the accessory building in the front yard and exceed the permitted 200 square feet by 664 square feet (total building size is 864 square feet).

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on October 29, 2019, unless otherwise noted.

"A" Exhibits- Application:

A-1 Variance Application

"B" Exhibits- Agency Comments:

B-1 Engineering (11/5/2019)

B-2 Fire Chief (11/7/2019)

B-3 Public Health (11/7/2019)

“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:

None received

**III. Analysis Under Article V. – Appeals, Variances and Administrative Relief,
Section 501. - Variances:**

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:

Size Variance

The applicant indicated the need to protect a boat and camper from weather, as well as aesthetics as hardships requiring the requested variances. Staff does not consider these to be hardships in terms of requiring a larger accessory building, because the applicant could built a larger detached garage to serve the same purpose.

Location Variance

Staff considers the existing orientation and placement of the house a hardship in terms of the location of the accessory building. The existing home is oriented toward the river with the rear of the house facing Old Mill Road West. Accessory buildings are typically located in the rear of the property, which is how the portion of the property along the road functions.

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:

Size Variance

There are no hardships identified for the property that would require a larger accessory building. The same conditions apply to anyone who owns a boat or camper in an “R-1” zoning district.

Location Variance

Although the orientation of the home along the water is common to the neighborhood, it still constitutes a hardship when locating accessory buildings. Additionally, several neighboring properties have accessory structures located in what is considered the front yard along the street. This condition is peculiar to the properties located in this neighborhood along the river.

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:

Size Variance

No hardships were identified for the requested size variance.

Location Variance

The unusual orientation of the neighborhood lots creating the hardship due to their location along the water did not result from actions taken by the applicant/property owner.

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:

Size Variance

The variance requested to increase the permitted size of the accessory building by 664 square feet is not in keeping with the intent of the ordinance, which is to limit the size of accessory buildings in “R-1” zoning districts.

Location Variance

Siefker Variance Request | **Board of Adjustment**

The location variance requested is in keeping with the intent of the ordinance, which is to place accessory buildings in back or side yards in order to ensure they are subordinate to the principal building, in this case the existing home. Due to the orientation of the buildings and lots in the neighborhood along the water, the portion of the yard adjacent to the road functions as the back yard of these principal buildings. This is demonstrated by the existence of several neighboring accessory buildings in this area as well as the orientation of the homes facing the water.

IV. Staff Recommendation

Staff recommends denial of the variance to increase the accessory building size by 664 square feet, because the variance criteria are not met. Staff recommends approval of the variance to allow the location of the accessory building in the front yard, because the variance criteria are met.

V. Board of Adjustment Decision

Decision: The Board of Adjustment may approve the variance as requested, or it may approve the variance requested subject to conditions, or it may deny the requested variance.

The Board of Adjustment 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 Board of Adjustment hereby approves as proposed/approves with provisions/denies the proposed variance.

“A” Exhibits – Application

a

**Bryan County
Board of Commissioners**

Community Development Department



VARIANCE APPLICATION

Refer to Article V, Section 501 of the Zoning Regulations for additional information regarding Variance requirements.

Application Fee: \$150.00

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: ALAN SIEFKER
 Address: 185 Old Mill Rd West
 City: Richmond Hill State: GA Zip: 31324
 Phone: 615-289-0871 Email: SIEFKER@COMCAST.NET

Property Owner (if not applicant): N/A
 Address: _____
 City: _____ State: _____ Zip: _____ Phone: _____

Property Information: General Location: Keller GA/LOT #17 BELFAST 5-L-318 PBF/53
 PIN Number (Map & Parcel): 0517 160 Current Zoning District(s): R-1

What section of the Subdivision or Zoning Code are you requesting a variance for? 1120 - Accessory Bldg

Description of Variance Requested: Approximately 36x24 open pole BARN (for CAMPER AND Boat Storage)

Applicant Certification: I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision, and that I have answered all of the questions contained herein and know the same to be true and correct.

Alan Siefker
 Applicant Signature

10-25-19
 Date

FOR OFFICE USE ONLY			
Case #: <u>V# 339-19</u>	Date Received: <u>10/29/19</u>	<input checked="" type="checkbox"/> Fee Paid	Initial: <u>SF</u>

Variance Review and Timing

The typical process and timeframe for reviewing variance applications is as follows. The 15-day review period will not begin until the submitted application is certified as being complete.


Completeness Review	5 business days after Application Submittal
Planning & Zoning (P&Z) Commission Public Hearing	30-60 days after Completeness Certification

Variance Application Checklist

The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

- Completed Application
- Proof of Ownership
- Verification of Paid Taxes
- Disclosure Statement
- Authorization by Property Owner
- Written narrative justifying request under the Variance Criteria
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed site plan prepared in accordance with the Site Plan Checklist or residential plot plan prepared in accordance with the Residential Plot Plan Checklist

Applicant Acknowledgement: I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.



Applicant Signature

10-25-19

Date

ATTACHED

Variance Criteria

Variances may only be granted if it is found that the application meets the criteria below. A separate sheet(s) of paper may be used if additional space is needed.

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;

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;

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.

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.

If you have questions, contact the Community Development Department at one of our office locations.

51 North Courthouse Street
Pembroke, GA 31321
Phone: 912-653-3893
Fax: 912-653-3864

66 Capt. Matthew Freeman Drive
Richmond Hill, GA 31324
Phone: 912-756-3177
Fax: 912-756-7951

FOR OFFICE USE ONLY

Completeness Certified: By 10/29/19 P&Z Public Hearing Date: Dec 3, 2019

VARIANCE CRITERIA

- 1) Our boat and small camper are completely exposed to weather conditions and staged outside on our property. Building a storage shed would provide shelter for our camper and boat and be more aesthetically pleasing for our property and the neighborhood.
- 2) Our home faces the Belfast River with the back of the house facing the road. The requested structure would be built between the road and the house (which according to the R-1 guidelines) is the "front" of the house. Many other riverfront homes in our subdivision have accessory storage buildings between their house and the road.
- 3) There was originally a structure that we used to protect our original camper. It, along with the camper, were destroyed during hurricane Matthew.
- 4) We will make all efforts to ensure that the colors and materials will match our existing home.

**Bryan County
Board of Commissioners**

Community Development Department



VERIFICATION OF PAID TAXES

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

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

0571160
Parcel Identification Number

[Signature]
Signature of Applicant

10-25-19
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Tiffany M. Dieth

Title: Tax Clerk

Signature: [Signature]

Date: 10/28/19

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 for the mobile home referenced above.

Signature: _____

Date: _____

Carrol Ann Coleman
 Bryan County Tax Commissioner
 PO Box 447
 Pembroke, GA 31321-0447
 (912) 653-3880

2019 Ad Valorem Tax Notice

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2020 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Bryan County Tax Commissioner
 11 N Courthouse St, PO Box 447
 Pembroke, GA 31321
 (912) 653-3880

RETURN SERVICE REQUESTED 5
 *****AUTO**ALL FOR AADC 320 1124 1 AB 0.409
 SIEFKER VICTORIA W & ALAN J
 530 E TAYLOR ST
 SAVANNAH GA 31401 5024

If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2020 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained from the address above.

2019 State, County & School Ad Valorem Tax Notice

Bill Number	Account Number	Fair Market Value	Assessed Value	Tax District	Acreage	Homestead Code	
2019 018312	7525R	367,340	146,936	03	1.07		
Map Number / Property Description / Street Address		Tax Entity	Exemptions	Net Taxable	Tax Rate	Tax Amount	
0571	160	COUNTY MEO		146,936	8.561	1,257.92	
		SCHOOL MEO		146,936	15.075	2,215.06	
LOT 17 BELFAST 5-L-318 PB F/53		SCHOOL BND		146,936	1.500	220.40	
		FIRE TAX				200.00	
185 OLD MILL RD W		SOLID WFEF				200.00	
Local Option Sales Tax Credit Information							
Mill reduction due to sales tax roll back	2.567						
Tax savings due to roll back	377.18						
Important Messages – Please Read						Total Taxes	4,093.38
<p>If you receive a property tax bill on property you no longer own and you are not responsible for the bill, please forward the bill on to the new owner or contact our office with the information. You can now pay your tax bills online! Visit us on the web at: www.bryancounty.paycountytaxes.com There will be a convenience fee of 2.50% charged by the vendor for this service.</p> <p>This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.</p>						Interest 1%	
						Late Filing Fee	
						10% Penalty	
						Back Taxes	
						Payments Rcvd	
						TOTAL DUE	4,093.38
						DATE DUE	11/15/2019

PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING

SIEFKER VICTORIA W & ALAN J
 530 E TAYLOR STREET
 SAVANNAH GA 31401



2019013780

0000 000000

Carrol Ann Coleman
 Bryan County Tax Commissioner
 PO Box 447
 Pembroke, GA 31321-0447



PAYMENT INSTRUCTIONS

Please Make Check or Money Order Payable to:

Bryan County Tax Office

Please write the bill number(s) on your check.
 If a receipt is desired, please include a stamped, self-addressed envelope.
 If taxes are to be paid by a mortgage company, send them this portion only.
 If you are paying after the due date, please call our office for the full amount due.
 Interest on unpaid tax bills is applied in compliance with GA Code 48-2-40.
 Penalty on unpaid tax bills is applied in compliance with GA Code 48-2-44.

Account Number	Bill Number
7525R	2019 018312
Map Number/Property Description/Street Address	
0571	160
LOT 17 BELFAST 5-L-318 PB F/53	
185 OLD MILL RD W	
DATE DUE	TOTAL DUE
11/15/2019	4,093.38

Bryan County
Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

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

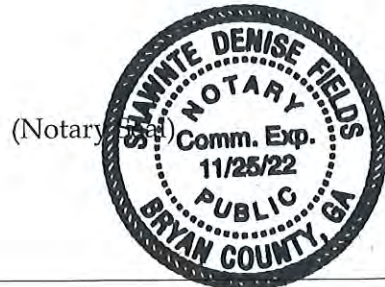
Alan Siefert
Applicant (Print)

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

This 29 day of Oct. 2019



Notary Public



Bryan County
Board of Commissioners

Community Development Department



Victoria Siefker AUTHORIZATION OF PROPERTY OWNER

I, ALAN SIEFKER, 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

I authorize the person named below to act as applicant in the pursuit of a Variance application. Further, I authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions of the rezoning, if the application is approved.

Name of Applicant: Self

Address: 185 Old Mill Rd west

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: 615-289-0871 Email: Siefker@comcast.net

[Signature] Victoria W Siefker 10-25-19
* Signature of Owner Date

Alan Siefker + Victoria Siefker
Owners Name (Print)

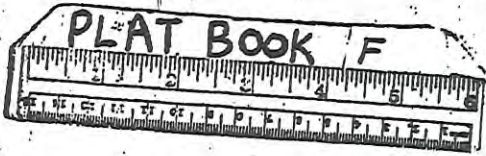
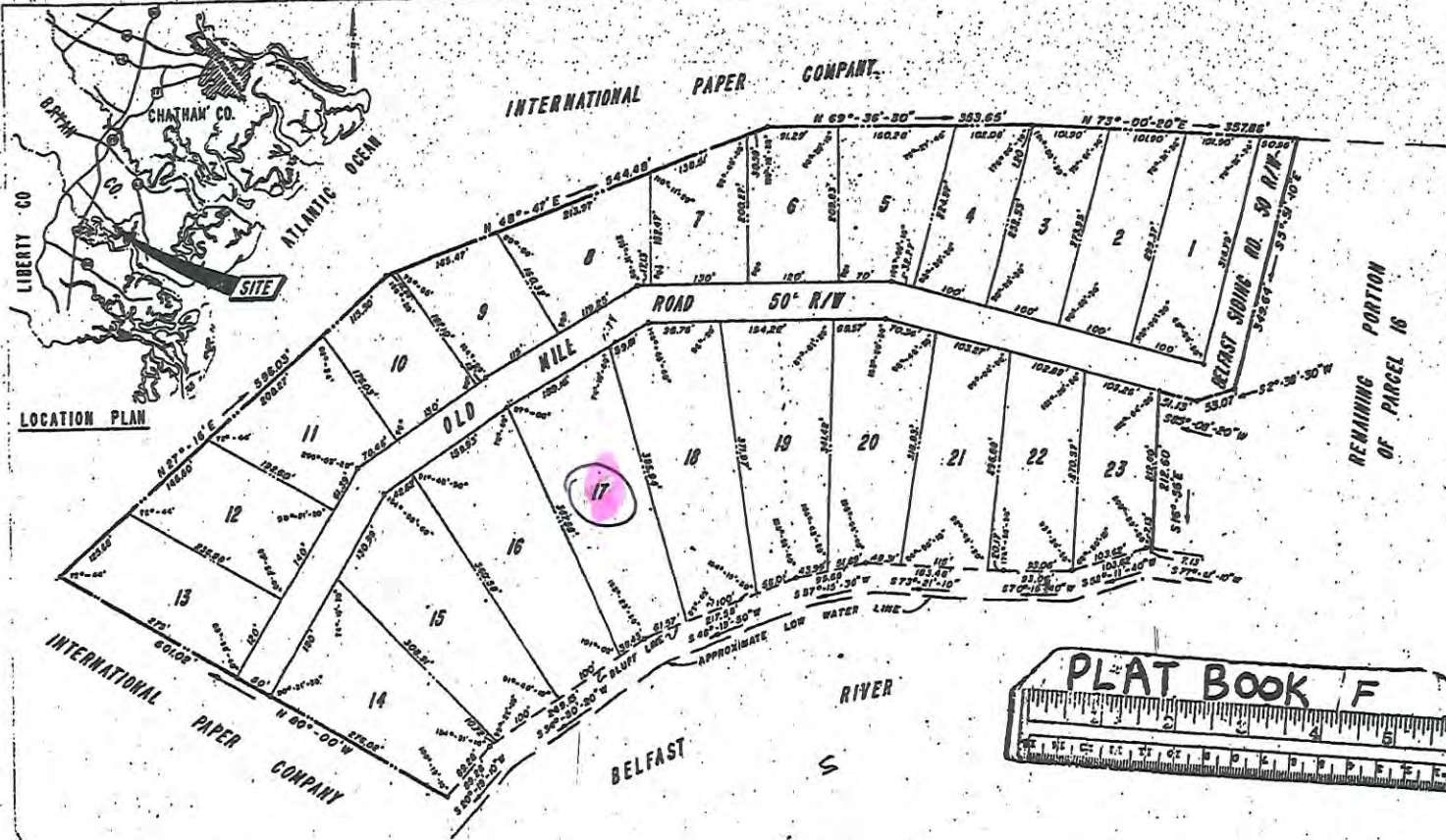
Personally appeared before me
ALAN J. SIEFKER Victoria W. Siefker
Owner (Print)

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

This Day 29 of October

[Signature]
Notary Public





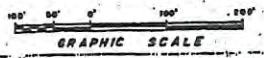
- NOTES:
1. All lots contain a minimum of 20,000 square feet.
 2. Error of closure = 1/33,000.
 3. Total acreage = 19.33 acres.
 4. Total lots = 23

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 LAW.

Lamar H. Stroud
 LAMAR H. STROUD
 C.E. REG. NO. 1446



HUSSEY, GAY & BELL
 Consulting Engineers
 SAVANNAH, GEORGIA

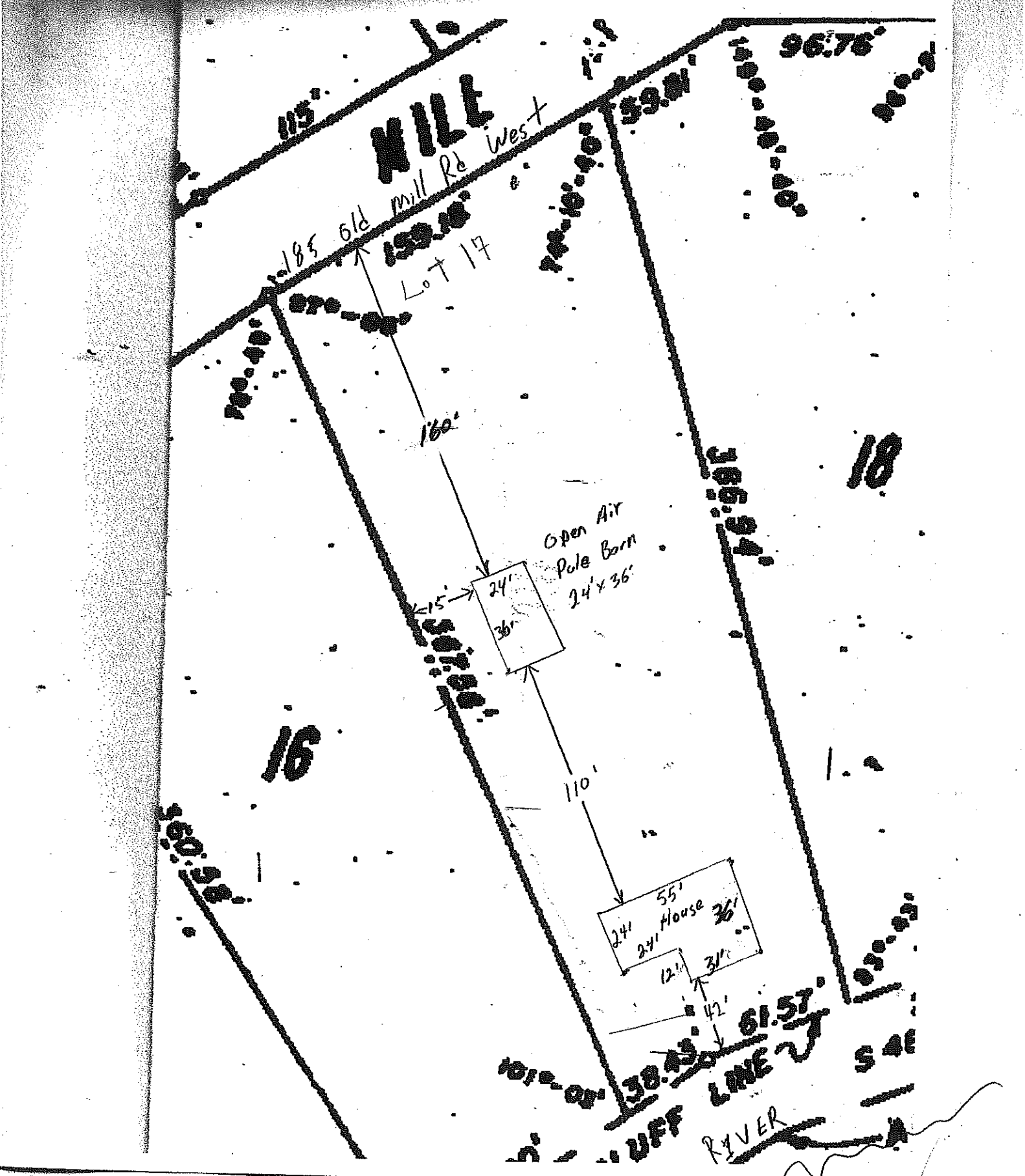


Date: SEPT. 1970

BELFAST ESTATES

A SUBDIVISION OF PARCEL NO. 16
 RICHMOND HILL TRACT
 TWENTIETH G.M. DISTRICT
 BRYAN COUNTY, GEORGIA

GEORGIA Survey Commission
 Licensed to Plot Book
 E. H. 52
 201-2-2-31
John S. Mason
 Chief Clerk



Belfast River

“B” Exhibits – Agency Comments



**BRYAN COUNTY
COMMUNITY DEVELOPMENT 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
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # V# 339-19

Zoning Request: Accessory structure/pole barn of 864 sq. ft.

Filed by: Alan Siefker

Owners: Alan Siefker

Property address: 185 Old Mill Rd. West

Map and Parcel # 0517-160

This issue is scheduled for a public hearing with the Planning and Zoning Commission on _____ and the Board of Commissioners on _____.

Please return this completed form with any comments/attachments to the Community Development Department by _____.

Comments: NONE

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Kristi H. Coan Date: 11-5-19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
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Owners: Alan Siefker

Property address: 185 Old Mill Rd. West

Map and Parcel # 0517-160

This issue is scheduled for a public hearing with the Planning and Zoning Commission on _____ and the Board of Commissioners on _____.

Please return this completed form with any comments/attachments to the Community Development Department by _____.

Comments: No Issue!

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 11/7/19



BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

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

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Owners: Alan Siefker
Property address: 185 Old Mill Rd. West
Map and Parcel # 0517-160

This issue is scheduled for a public hearing with the Planning and Zoning Commission on and the Board of Commissioners on

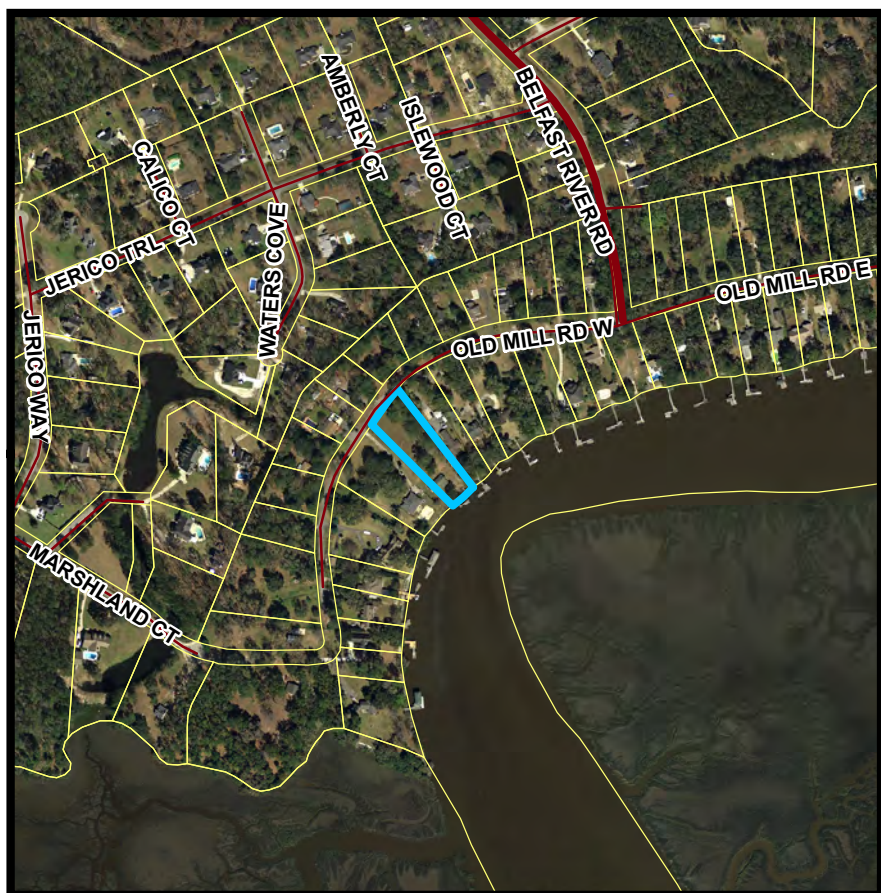
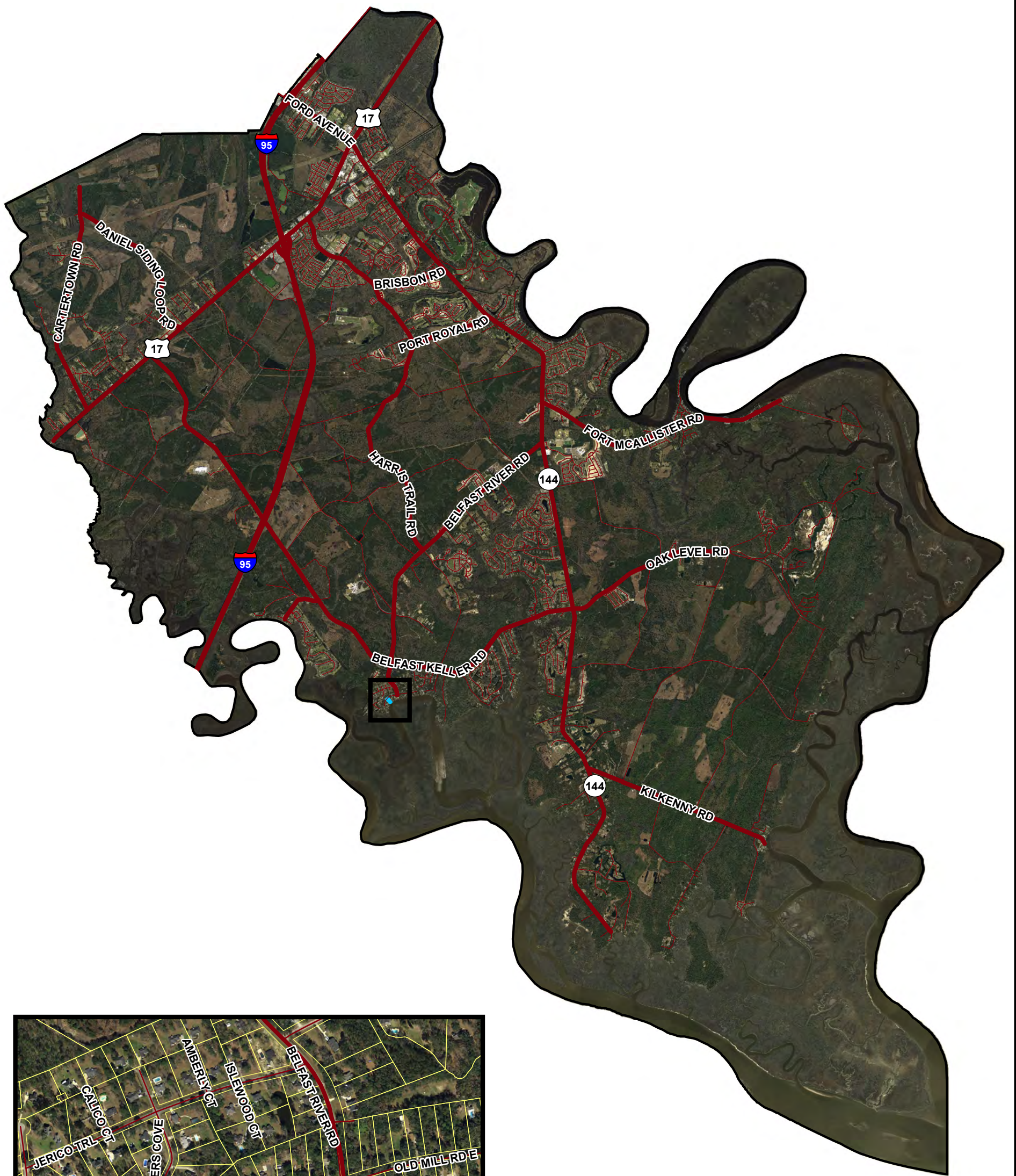
Please return this completed form with any comments/attachments to the Community Development Department by

Comments: No issues involving the existing septic system.

- Engineering Director, Fire Chief, County Health Director, Public Works Director, Bryan County Schools (optional)

Signature: M.D. Myers, Jr. for Skip Johnson Date: 11.07.2019

“C” Exhibits – Bryan County Supplements

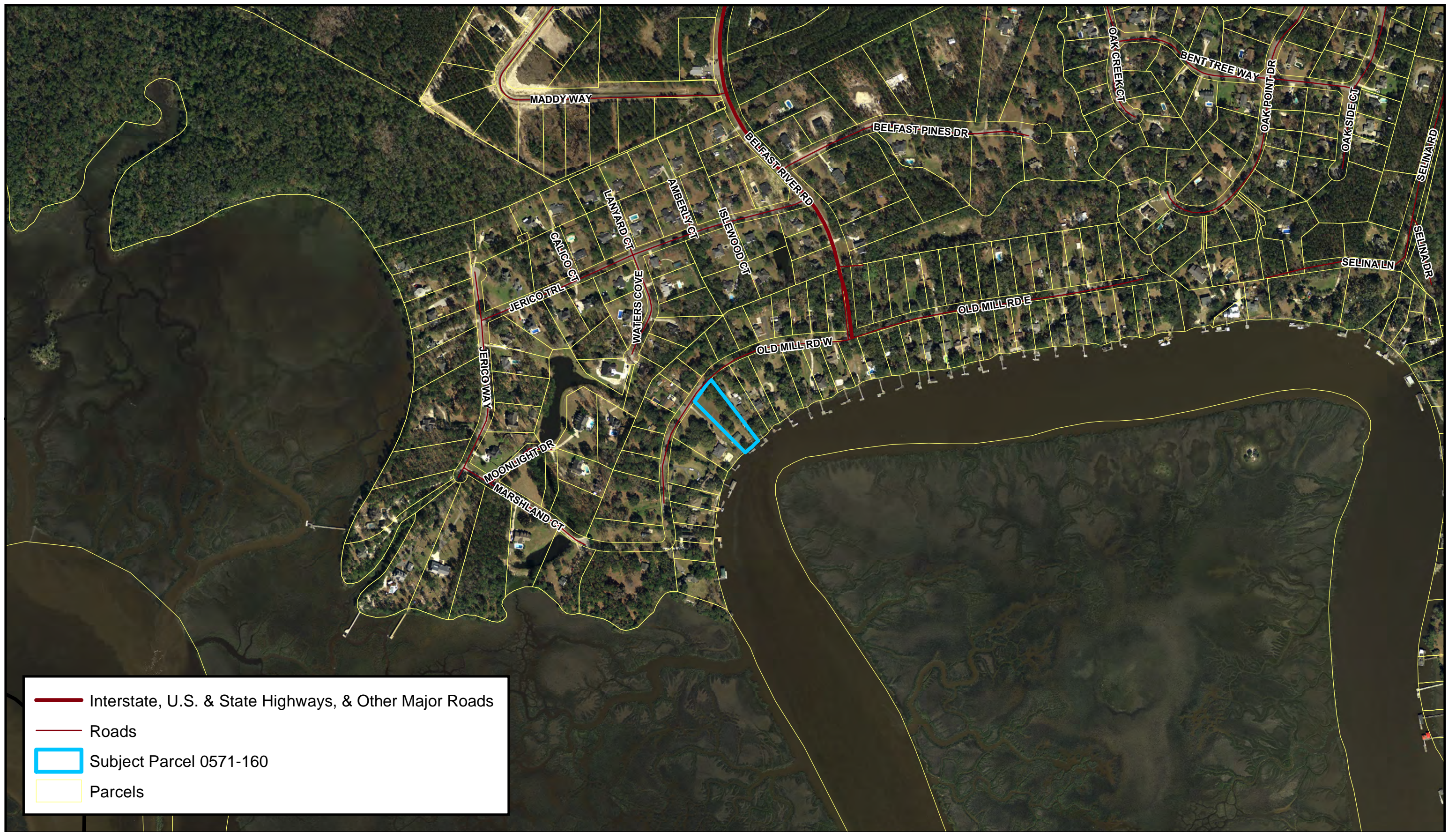


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0571-160
- Surrounding Parcels

Overview Map
Alan Siefker
Case V# 339-19

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 Pensbroke 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 Pensbroke assumes no responsibility or liability for modified data.





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0571-160
- Parcels



Produced by Bryan County GIS
November 2019



Location Map
Alan Siefker
Case V# 339-19

DISCLAIMER
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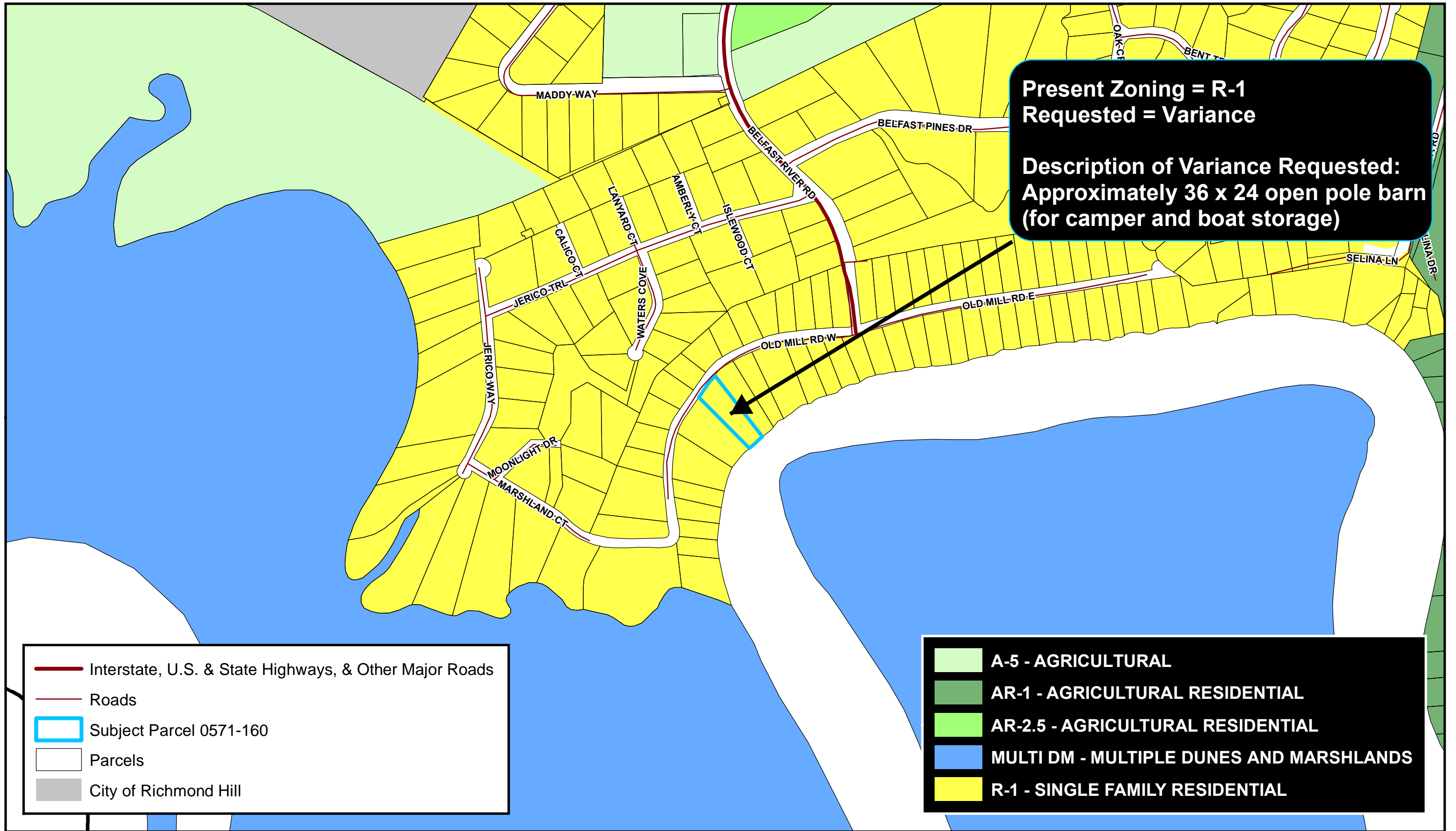
Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 0571-160
 Parcels

PARCEL #	OWNER
057 028	REIFF PATRICIA A & NICOLA G DI LELLA
0571 108	BRIGHT BRIAN C
0571 109	NEWSOME DAVID G & LINDA
0571 110	WELCH DONALD C & GEORGIA J
0571 150	HART JAMES T & HAROLDEEN M
0571 151	LEOPOLD DAMON L & MICHELL
0571 152	BUNTON WILLIAM DANE & BUNTON ANNA M
0571 153	BROUGHAN JOYCE
0571 154	HARDEN JOHN R & MARGARET
0571 155	WISE MARK
0571 156	WILLARD GLEN L
0571 158	WILLARD LIANE A & GLEN L
0571 159	MIERKE PETER F & MOLLY
0571 160	SIEFKER VICTORIA W & ALAN J
0571 161	COSENZA EDWARD & DIANE
0571 162	ADAMSON LYNDA S
0571 163	BLOCKER DURWOOD L & BLOCKER LILA
063 002	STATE OF GEORGIA



Notification Map
Alan Siefker
Case V# 339-19

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Present Zoning = R-1
Requested = Variance

Description of Variance Requested:
Approximately 36 x 24 open pole barn
(for camper and boat storage)

-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel 0571-160
-  Parcels
-  City of Richmond Hill

-  A-5 - AGRICULTURAL
-  AR-1 - AGRICULTURAL RESIDENTIAL
-  AR-2.5 - AGRICULTURAL RESIDENTIAL
-  MULTI DM - MULTIPLE DUNES AND MARSHLANDS
-  R-1 - SINGLE FAMILY RESIDENTIAL



“D” Exhibits – Public Comment

BRYAN COUNTY BOARD OF ADJUSTMENT

CASE V#340-19

Public Hearing Date: December 3, 2019

REGARDING THE APPLICATION OF: Matthew McLeod, is requesting a variance for property located at 7328 Belfast Keller Road, PIN# 0631-015. The applicant is requesting a variance in order to increase the permitted size of an accessory building.	Staff Report By: Sara Farr-Newman Dated: November 26, 2019
--	--

I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Matthew McLeod for property located at 7328 Belfast Keller Road, PIN# 0631-015 to increase the size of the permitted accessory structure to a total of 2,988 square feet. This size exceeds 50% of the principal building area.

Applicant or Representative: **Matthew T. McLeod**
7328 Belfast Keller Rd
Richmond Hill, GA 31324

Owner: **Same as applicant**

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
- Appendix B – Zoning, Article V. – Appeals, Variances, and Administrative Relief, Section 501. - Variances, Bryan County Code of Ordinances. Per the County Ordinance, a 4/5 majority is required to approve a variance.
- Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1000(g) Bryan County Code of Ordinances.

II. General Information

1. Application: A variance application was submitted by Matthew T. McLeod on November 1, 2019. After reviewing the application, the Director certified the application as being generally complete on November 1, 2019.

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

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

B. Notice was mailed on **November 14, 2019** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **November 14, 2019**.

3. Background:

The applicant is requesting a variance to increase the size of an accessory building, in this case a detached garage, to be used for storage at 7328 Belfast Keller Road, which is zoned "AR-1". The accessory building is proposed to be 36 feet by 83 feet, a total of 2,988 square feet. This includes the building, as well as two overhangs of 14 feet each. The building will be located in the side yard and constructed of metal paneling.

4. Requested Variance: Per Appendix B, Article X, Sections 1000(g) of the Bryan County Code of Ordinances, no accessory building may exceed the height of the principal building or exceed 50 percent of the principal building's floor area. The principal structure has a floor area of 4,717 square feet, which would permit an accessory building sized 2,358.5 square feet. The proposed building exceeds this by 629.5 square feet.

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

"A" Exhibits- Application:

A-1 Variance Application

"B" Exhibits- Agency Comments:

B-1 Engineering (11/5/2019)

B-2 Fire Chief (11/7/2019)

B-3 Public Health (11/7/2019)

"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:

None received

**III. Analysis Under Article V. – Appeals, Variances and Administrative Relief,
Section 501. - Variances:**

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: The applicant indicated the need to store vehicles and equipment within an enclosed area as a hardship necessitating a larger accessory building. Staff does not find the requirement to limit the size of the building to 50% of the principal building size to be a hardship. The size of the building includes overhangs that could be eliminated to reduce the building size to 1,980 square feet. These overhangs will be open and will not provide enclosed storage, so the applicant could actually increase the enclosed storage space and meet the Ordinance requirements as an accessory building would be permitted to be 2,358.5 square feet

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: The applicant indicated that the conditions peculiar to the property are its large size and location in close vicinity to neighborhood developments that may complain about clutter. Staff did not identify these conditions as peculiar to the property. Large pieces of land are common in the County and are often located near neighborhoods or more dense development.

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: Staff did not identify any hardships.

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 consistent with the intent of the ordinance, which is to limit the size of accessory buildings.

IV. Staff Recommendation

Staff recommends denial of the variance to Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1000(g) to increase the size of an accessory building, because the variance criteria are not met.

V. Board of Adjustment Decision

Decision: The Board of Adjustment may approve the variance as requested, or it may approve the variance requested subject to conditions, or it may deny the requested variance.

The Board of Adjustment 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 Board of Adjustment hereby approves as proposed/approves with provisions/denies the proposed variance.

“A” Exhibits – Application

**Bryan County
Board of Commissioners**

Community Development Department



VARIANCE APPLICATION

Refer to Article V, Section 501 of the Zoning Regulations for additional information regarding Variance requirements.

Application Fee: \$150.00

Applicant: Property Owner Authorized Agent
Applicant Name: Matthew T. McLeod _____
Address: 7328 Belfast Keller Road _____
City: Richmond Hill **State:** GA **Zip:** 31324 _____
Phone: 803-983-1051 **Email:** Matthew.t.mcleod@hotmail.com _____

Property Owner (if not applicant): _____
Address: _____
City: _____ **State:** _____ **Zip:** _____ **Phone:** _____

Property Information: General Location: Old Mitchell Tract, South of Tranquilla Hall, Keller Community
PIN Number (Map & Parcel): 0631 015 **Current Zoning District(s):** AR-1

What section of the Subdivision or Zoning Code are you requesting a variance for?
Bryan County Code of Ordinances, Subpart B- Land Development, Appendix B- Zoning, Article X -
Development, Section 1000 Sub Section (g)

Description of Variance Requested:

Single variance to exceed the fifty percent of primary building floor area on a 2.3 acre lot by .624 percent of authorized land usage percentage.

Applicant Certification: I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision, and that I have answered all of the questions contained herein and know the same to be true and correct.

Matthew T. McLeod
Applicant Signature

10-31-19
Date

FOR OFFICE USE ONLY

Case #: V#340-19 Date Received: 11-1-19 Fee Paid Initial: JMA

Variance Review and Timing

The typical process and timeframe for reviewing variance applications is as follows. The 15-day review period will not begin until the submitted application is certified as being complete.


Completeness Review	5 business days after Application Submittal
Planning & Zoning (P&Z) Commission Public Hearing	30-60 days after Completeness Certification

Variance Application Checklist

The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

- Completed Application
- Proof of Ownership *a public report 0631 015*
- Verification of Paid Taxes
- Disclosure Statement
- Authorization by Property Owner *N/A*
- Written narrative justifying request under the Variance Criteria
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed site plan prepared in accordance with the Site Plan Checklist or residential plot plan prepared in accordance with the Residential Plot Plan Checklist

Applicant Acknowledgement: I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.


Applicant Signature

10-31-19
Date

Variance Criteria

Variances may only be granted if it is found that the application meets the criteria below. A separate sheet(s) of paper may be used if additional space is needed.

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;
*Yes; reasonable use of property and compliance with additional codes within the spirit of the ordinance; see attached signed statement for detailed explanation with supporting facts.
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;
*Yes; location, size and conditions not common to the neighborhood; see attached signed statement for detailed explanation with supporting facts.
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.
*True; the hardship is due to the strict application of the ordinance; see attached signed statement for detailed explanation with supporting facts.
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.
*Yes; support of this variance is critical to remaining consistent with the spirit, purpose and intent; see attached signed statement with supporting facts.

If you have questions, contact the Community Development Department at one of our office locations.

51 North Courthouse Street
Pembroke, GA 31321
Phone: 912-653-3893
Fax: 912-653-3864

66 Capt. Matthew Freeman Drive
Richmond Hill, GA 31324
Phone: 912-756-3177
Fax: 912-756-7951

FOR OFFICE USE ONLY

Completeness Certified: 11/1/19 P&Z Public Hearing Date: Dec 3, 2019 DEC 11/7/19

Matthew T. McLeod

Variance request # _____

7328 Belfast Keller Road

Richmond Hill, GA 31324

Esteemed members of the Planning and Zoning commission. I come before you today to petition a single variance for the size allowed of an accessory structure under Bryan County Code of Ordinances, Subpart B- Land Development, Appendix B- Zoning, Article X – Development, Section 1000 Sub Section (g) to wit;

"With the exception of a farm structure used for agricultural purposes in the A-5, AR-2.5, or AR-1.5 district, no accessory building may exceed the height of the principle building or exceed 50 percent of the principal building's floor area."

This requirement presents an unnecessary and undue hardship in the reasonable use of my land by the strict application of the above ordinance. Prior to the adoption of the current changes in the Code of Ordinances, I purchased the foreclosed, over grown, and abandoned 2.3 acre property formally known as the Mitchell tract to provide a single family dwelling and appropriate accessory buildings to store a variety of equipment from agricultural to major recreational vehicles in a manner consistent with the community values. I have diligently worked to increase the value of the property bringing it from \$75,000 at auction to over \$520,000 in appraised value in four short years generating thousands of dollars in tax revenue. The current provision outlined above unduly prevents me from safely and aesthetically securing my private property producing a blight for the community and detracting from the beauty of the coastal scenery. As it currently stands I cannot comply with other requirements of the Code of Ordinances in regards to storage of major recreational vehicles without the side property being cluttered and presenting a horrid appearance. It is inarguably an undue hardship to be forced to pay additional off sight storage fees and to detract from the picturesque neighborhoods our area is renowned for. Approval of the variance request would only change the land usage percentage by .624 percent. The projected percent of land usage is 11.8 %. Compared to the maximum allowed by current code of 33 %, I would be at 21.2 % under authorized usage. That percentage translates into only 630 additional square foot providing the ability to store all major recreational, agricultural and support equipment in the smallest foot print possible. This prevents any undue hardship from the strict application of the ordinance and supports a lasting commitment to maintain good order in the public interest.

This unnecessary and undue hardship results primarily from three conditions; the size, the location and conditions not common to the surrounding neighborhoods. My 2.3 acres tract is unique to the area and surrounding neighborhoods. Being encompassed on two sides with marsh and only one neighbor my standalone property surrounded by high end subdivisions must be maintained at a higher standard than other properties not constantly in the public eye. Unsightly equipment and bulky recreational items lined up in the side yard will get public nuisance complaints and tie up valuable code enforcement resources. Though I am within the legality of the code, I certainly would not be in the spirit of it. The final is the change to the Code of Ordinances, which does not take into account for land acreage, only of a primary dwelling. While acceptable and welcomed on small lots and sub-acre parcels, the application on land sizes of greater than two acres produces the unintended but very real hardship which in no way is the fault of personal circumstances, nor is it common for the surrounding neighborhoods which are drastically smaller in individual size, zoned differently, and developed with special purpose prior to the implementation of the new code.

In closing the requested single variance is completely within the spirit, purpose and intent of the ordinance by providing an aesthetically pleasing, functional building that compliments the surrounding communities, allows for the storage of bulky agricultural equipment, implements, transportation support equipment and major recreational vehicles which otherwise are stored legally, but are wholly unsightly and absolutely detract from the public interest. In addition, the requested accessory structure would support the prevention of thievery, vandalism and trespassing. All crimes that have previously been reported to local law enforcement. This approved variance ensures that fair and substantial justice is achieved for the community, the public interest, the will of the governing body, and the law abiding, tax paying, citizen.

Sincerely,

Matthew T. McLeod

Property Owner

MCLEOD.MATTHEW.
TROY.1059723940

Digitally signed by
MCLEOD.MATTHEW.TROY.10597
23940
Date: 2019.10.31 08:40:13 -0400

**Bryan County
Board of Commissioners**

Community Development Department



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.

0631 015
Parcel Identification Number

[Signature]
Signature of Applicant

11-1-19
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Tiffany Doherty

Title: Tax Clerk

Signature: [Signature]

Date: 11/1/19

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

Manufactured Home: _____ Make
_____ Model
_____ Year
_____ Serial #

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

Signature: _____ Date: _____

Bryan County Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

- 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.

A handwritten signature in blue ink, appearing to read "Matthew McLeod".

Signature of Applicant

Personally appeared before me

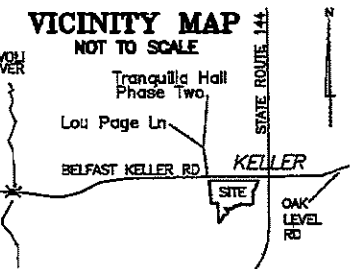
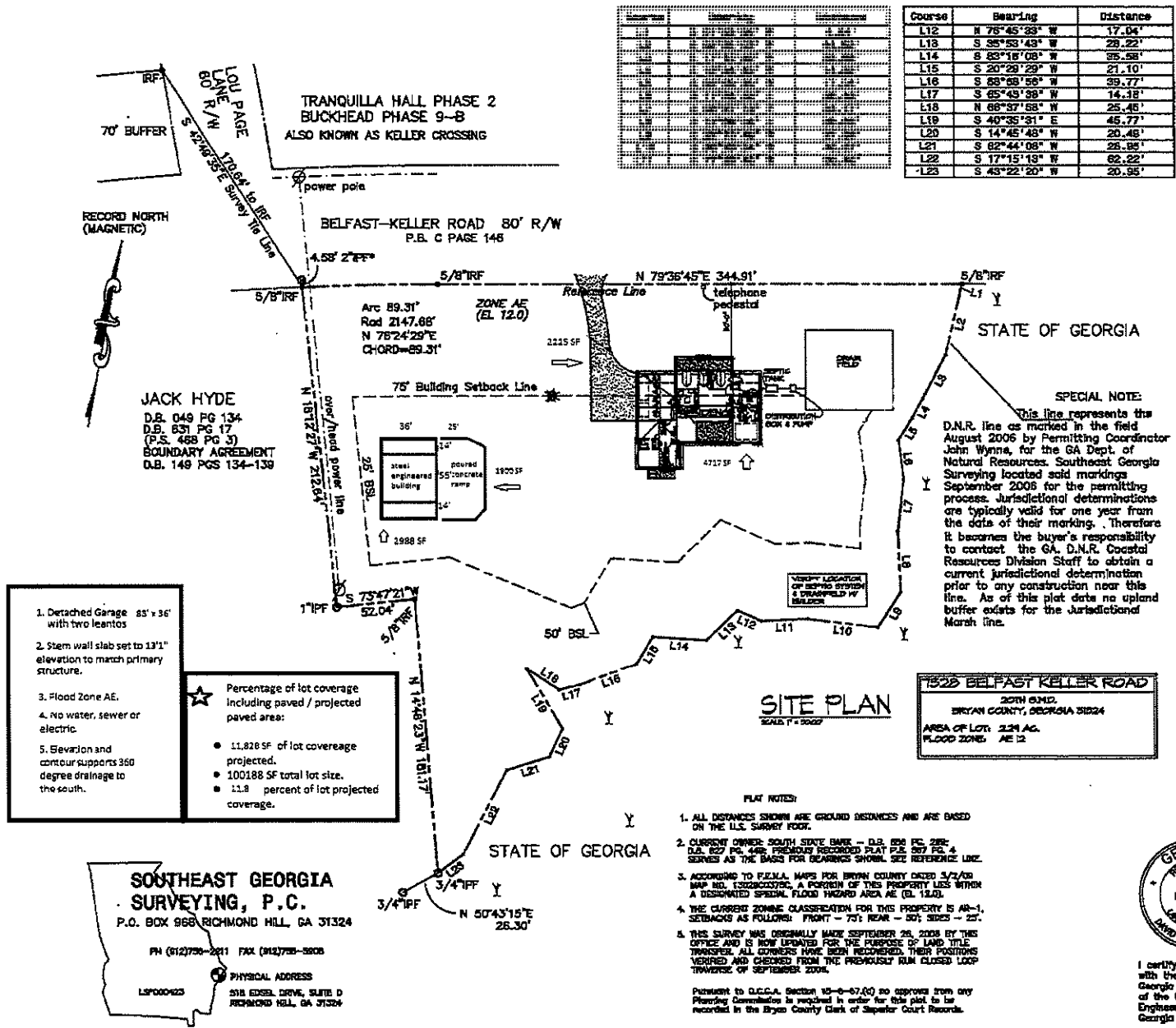
Matthew McLeod

Applicant (Print)

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

This 1 day of Nov 2018

A handwritten signature in blue ink, likely belonging to the Notary Public.
Notary Public



RESIDENTIAL SITE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACCEPTED BRYAN COUNTY BUILDING CODES.
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
- BUILDING AREA AND ALL AREAS TO BE PAVED SHALL BE STORMED OF ALL VEGETATION, TOP SOIL, AND ROOT SYSTEMS.
- SITE DRAINAGE SHALL BE DEVELOPED TO PREVENT POOLED WATER CONDITIONS ON THE SURFACE AND TO ALLOW RAPID RUN-OFF OF STORM WATER.
- EXISTING FENCED AND SLAB AREAS IN A CITY AND CONTRACTED CONCRETE WITH THE CONCRETE IS PLACED. ANY AREAS THAT ARE EXPOSED BY WORK OR BY CONTRACTED ACTIVITY SHALL BE REVEALED AND RECONSTRUCTED TO THE ORIGINAL DENSITY AND SEPARATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- ALL WATER, URNAGE, A RUN OFF SHALL DRAIN TO ROAD CATCH BASIN OR INLET. NO STORM WATER SHALL BE ALLOWED TO FLOW RUN OFF SHALL PROTECT OR ADJACENT RESIDENTIAL PROPERTIES.
- MINIMUM GRADE SHALL BE 1% TO 2% FROM THE FRONT TO REAR FROM THE FOUNDATION WALL SHALL BE SLOPE 2% SLOPE.
- LOWEST FINISHED GRADE AT EVERY CORNER OF BUILDING SHALL BE A MINIMUM OF 1/4" FROM TOP OF LOWEST FINISHED SLAB. SLOPED GRASS.

SPECIAL NOTE:
This line represents the D.N.R. line as marked in the field August 2006 by Permitting Coordinator John Wynne, for the GA Dept. of Natural Resources. Southeast Georgia Surveying located said markings September 2006 for the permitting process. Jurisdictional determinations are typically valid for one year from the date of their marking. Therefore it becomes the buyer's responsibility to contact the GA D.N.R. Coastal Resources Division Staff to obtain a current jurisdictional determination prior to any construction near this line. As of this plat date no upland buffer exists for the Jurisdictional Marsh line.

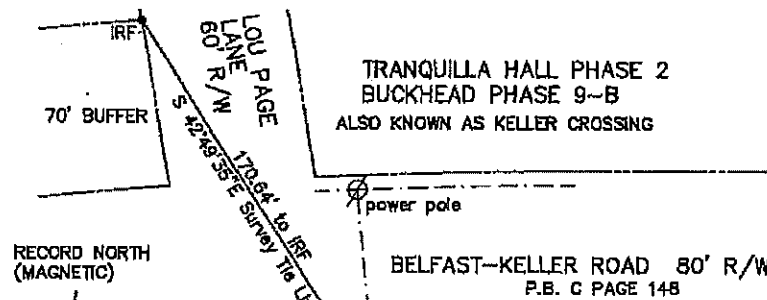
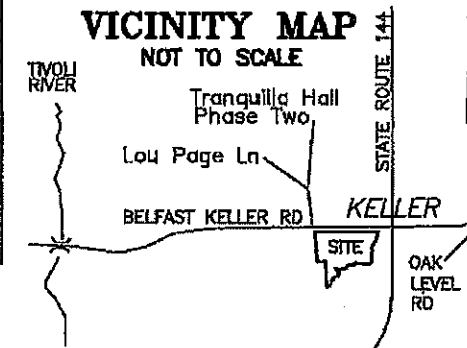
**A RETRACEMENT SURVEY OF
2.29 ACRES**
(The Former Mitchell Tract)
KNOWN AS 7328 BELFAST KELLER RD.
KELLER COMMUNITY
20TH G.M.D.
BRYAN COUNTY, GEORGIA
SURVEYED FOR: SOUTH STATE BANK
FIELD WORK COMPLETED: AUGUST 25, 2014
PLAT COMPLETION DATE: AUGUST 29, 2014
JOB #08-100(14)



I certify that this survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-57.

Course	Bearing	Distance
L1	S 01°53'56" W	4.04'
L2	S 02°35'03" W	44.62'
L3	S 17°12'22" W	33.88'
L4	S 18°34'45" W	14.32'
L5	S 22°00'30" W	17.04'
L6	S 17°34'39" E	26.45'
L7	S 09°27'18" E	34.17'
L8	S 12°59'04" E	39.58'
L9	S 22°15'49" W	27.68'
L10	S 86°28'34" W	46.67'
L11	S 77°28'45" W	30.46'

Course	Bearing	Distance
L12	N 76°45'33" W	17.04'
L13	S 95°53'43" W	29.22'
L14	S 83°18'08" W	35.58'
L15	S 20°29'29" W	21.10'
L16	S 68°58'56" W	39.77'
L17	S 65°45'38" W	14.18'
L18	N 86°37'58" W	25.45'
L19	S 40°35'31" E	45.77'
L20	S 14°45'48" W	20.48'
L21	S 82°44'08" W	28.95'
L22	S 17°15'13" W	62.22'
L23	S 43°22'20" W	20.95'



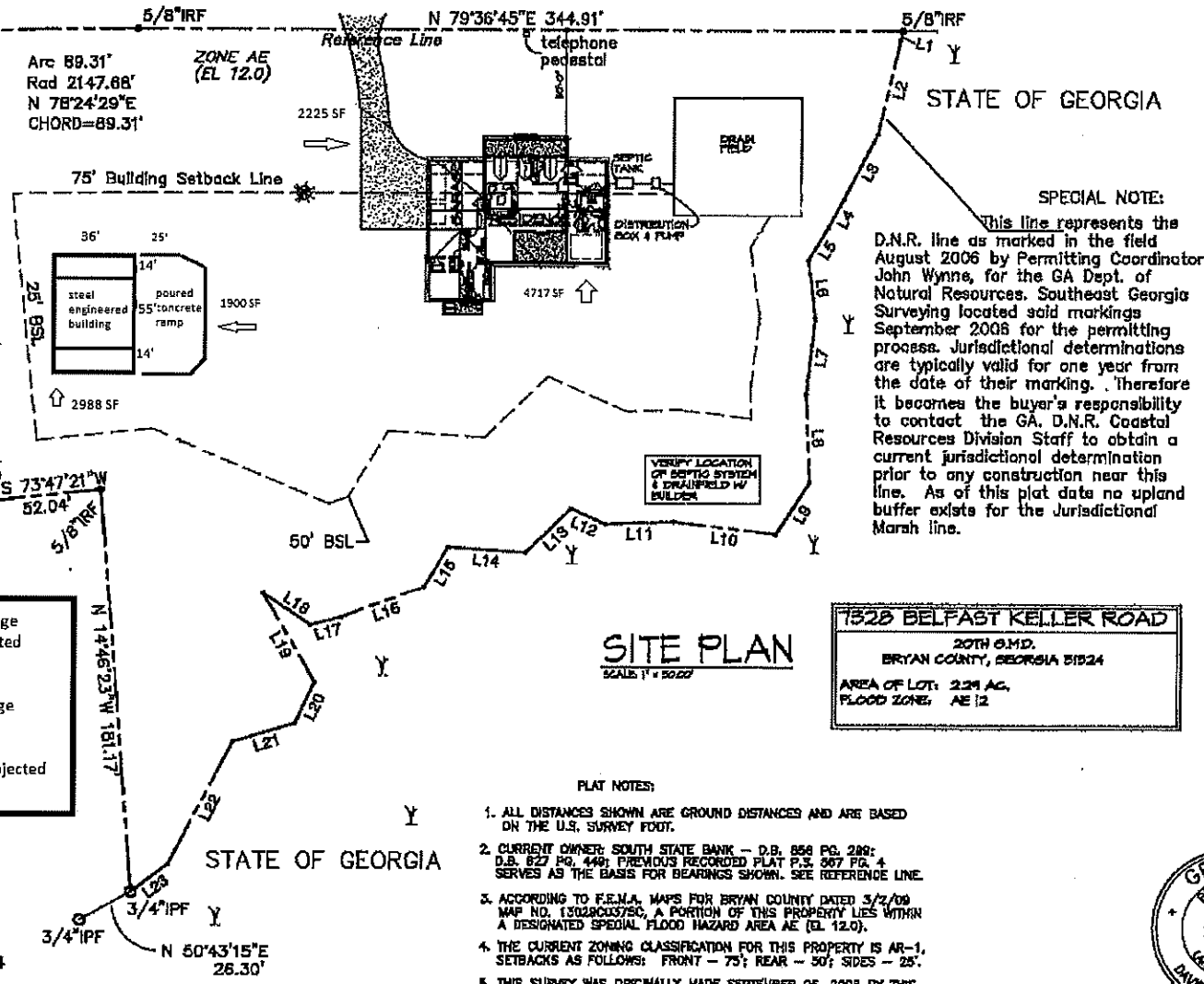
RECORD NORTH (MAGNETIC)

JACK HYDE
D.B. 049 PG 134
D.B. 831 PG 17
(P.S. 488 PG 3)
BOUNDARY AGREEMENT
D.B. 149 PGS 134-139

1. Detached Garage 83' x 36' with two lean-tos
2. Stem wall slab set to 13'1" elevation to match primary structure.
3. Flood Zone AE.
4. No water, sewer or electric.
5. Elevation and contour supports 360 degree drainage to the south.

★ Percentage of lot coverage including paved / projected paved area:

- 11,828 SF of lot coverage projected.
- 100188 SF total lot size.
- 11.8 percent of lot projected coverage.



1528 BELFAST KELLER ROAD
20TH G.M.D.
BRYAN COUNTY, GEORGIA 31524
AREA OF LOT: 2.29 AC.
FLOOD ZONE: AE 12

- PLAT NOTES:
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE BASED ON THE U.S. SURVEY FOOT.
 2. CURRENT OWNER: SOUTH STATE BANK - D.B. 856 PG. 289; D.B. 827 PG. 449; PREVIOUS RECORDED PLAT P.S. 367 PG. 4 SERVES AS THE BASIS FOR BEARINGS SHOWN. SEE REFERENCE LINE.
 3. ACCORDING TO F.E.M.A. MAPS FOR BRYAN COUNTY DATED 5/2/08 MAP NO. 13038003760, A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AE (EL. 12.0).
 4. THE CURRENT ZONING CLASSIFICATION FOR THIS PROPERTY IS AR-1, SETBACKS AS FOLLOWS: FRONT - 75'; REAR - 30'; SIDES - 25'.
 5. THIS SURVEY WAS ORIGINALLY MADE SEPTEMBER 25, 2008 BY THIS OFFICE AND IS NOW UPDATED FOR THE PURPOSE OF LAND TITLE TRANSFER. ALL CORNERS HAVE BEEN RECOVERED, THEIR POSITIONS VERIFIED AND CHECKED FROM THE PREVIOUSLY RUN CLOSED LOOP TRAVERSE OF SEPTEMBER 2008.

Pursuant to O.C.G.A. Section 15-6-67.(d) no approval from any Planning Commission is required in order for this plat to be recorded in the Bryan County Clerk of Superior Court Records.

- RESIDENTIAL SITE NOTES
- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADOPTED BRYAN COUNTY BUILDING CODES.
 - 2) ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
 - 3) BUILDING AREA AND ALL AREAS TO BE PAVED SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL, AND ROOT SYSTEMS.
 - 4) SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT FLOODING WATER CONDITIONS ON THE SURFACE AND TO ALLOW RAPID RUN-OFF OF STORM WATER.
 - 5) MAINTAIN FOOTING AND SLAB AREAS IN A DRY AND COMPACTED CONDITION UNTIL THE CONCRETE IS PLACED. ANY AREAS THAT ARE SOFTENED BY WATER OR BY CONSTRUCTION ACTIVITY SHALL BE REWORKED AND RECOMPACTED TO THE REQUIRED DENSITY AND BEARING.
 - 6) CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL REQUIREMENTS.
 - 7) ALL WATER DRAINAGE & RUN OFF SHALL DRAIN TO ROAD CATCH BASIN OR DRAIN. NO STANDING WATER SHALL BE ALLOWED. NO WATER RUN OFF SHALL ENDEAVOR ON ADJACENT RESIDENTIAL PROPERTIES.
 - 8) MINIMUM GRADE SLOPE SHALL FALL 2% OR 8" WITHIN THE FIRST 10' AWAY FROM THE FOUNDATION WALL IN ALL DIRECTIONS. GRADE SLOPE BEYOND 10' FROM FOUNDATION WALL SHALL BE MINIMUM 2% SLOPE.
 - 9) LOWEST FINISHED GRADE AT ENTIRE PERIMETER OF BUILDING SHALL BE A MINIMUM OF 18" FROM TOP OF LOWEST FINISHED SLAB, EXCLUDING GARAGE.

A RETRACEMENT SURVEY OF
2.29 ACRES
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KNOWN AS 7328 BELFAST KELLER RD.
KELLER COMMUNITY
20TH G.M.D.
BRYAN COUNTY, GEORGIA

SURVEYED FOR: SOUTH STATE BANK
FIELD WORK COMPLETED: AUGUST 25, 2014
PLAT COMPLETION DATE: AUGUST 29, 2014
JOB #06-100(14)



I certify that this survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-57.

SOUTHEAST GEORGIA SURVEYING, P.C.
P.O. BOX 988 RICHMOND HILL, GA 31324
PH (912)756-2011 FAX (912)756-5908
PHYSICAL ADDRESS
518 EDSEL DRIVE, SUITE D RICHMOND HILL, GA 31324
LSFD00423

“B” Exhibits – Agency Comments



**BRYAN COUNTY
COMMUNITY DEVELOPMENT 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
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # V# 340-19

Zoning Request: Variance to exceed the fifty percent of the primary structure for an accessory building of 2988 sq. ft.

Filed by: Matthew McLeod

Owners: Matthew McLeod

Property address: 7328 Belfast Keller Rd.

Map and Parcel # 0631-015

This issue is scheduled for a public hearing with the Planning and Zoning Commission on _____ and the Board of Commissioners on _____.

Please return this completed form with any comments/attachments to the Community Development Department by _____.

Comments: NONE

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Kristi H. Coan Date: 11-5-19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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Suite 201
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Filed by: Matthew McLeod

Owners: Matthew McLeod

Property address: 7328 Belfast Keller Rd.

Map and Parcel # 0631-015

This issue is scheduled for a public hearing with the Planning and Zoning Commission on _____ and the Board of Commissioners on _____.

Please return this completed form with any comments/attachments to the Community Development Department by _____.

Comments: No Issue.

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 11/7/19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
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Property address: 7328 Belfast Keller Rd.

Map and Parcel # 0631-015

This issue is scheduled for a public hearing with the Planning and Zoning Commission on _____ and the Board of Commissioners on _____.

Please return this completed form with any comments/attachments to the Community Development Department by _____.

Comments: No issues with the existing septic system as it relates to this project.

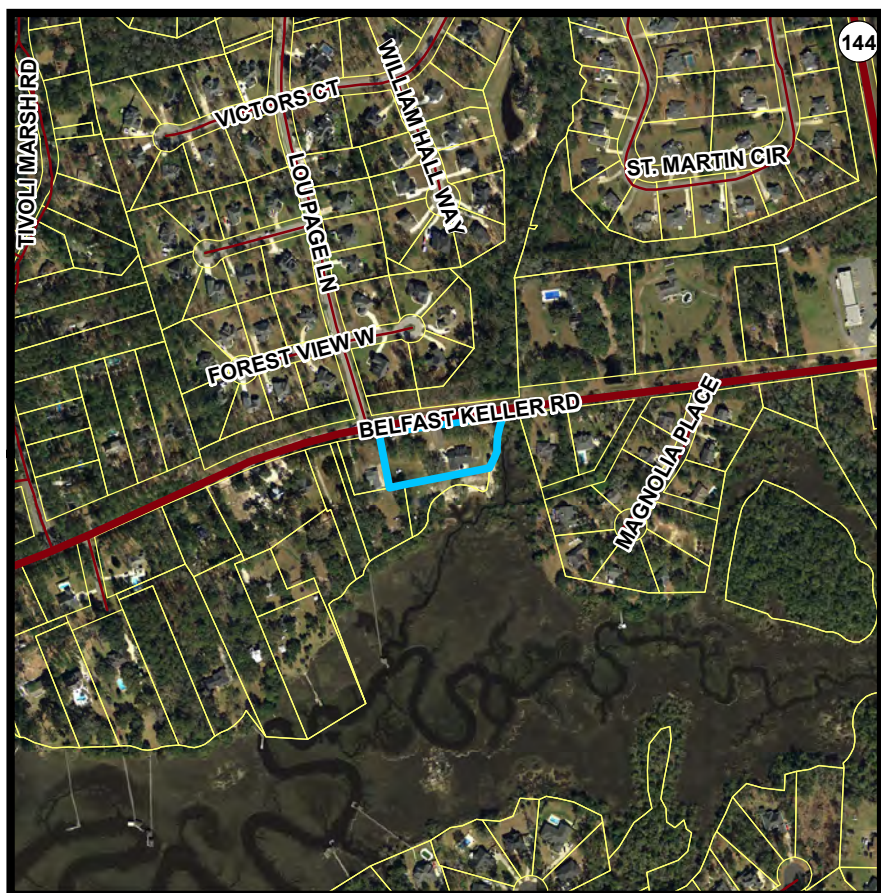
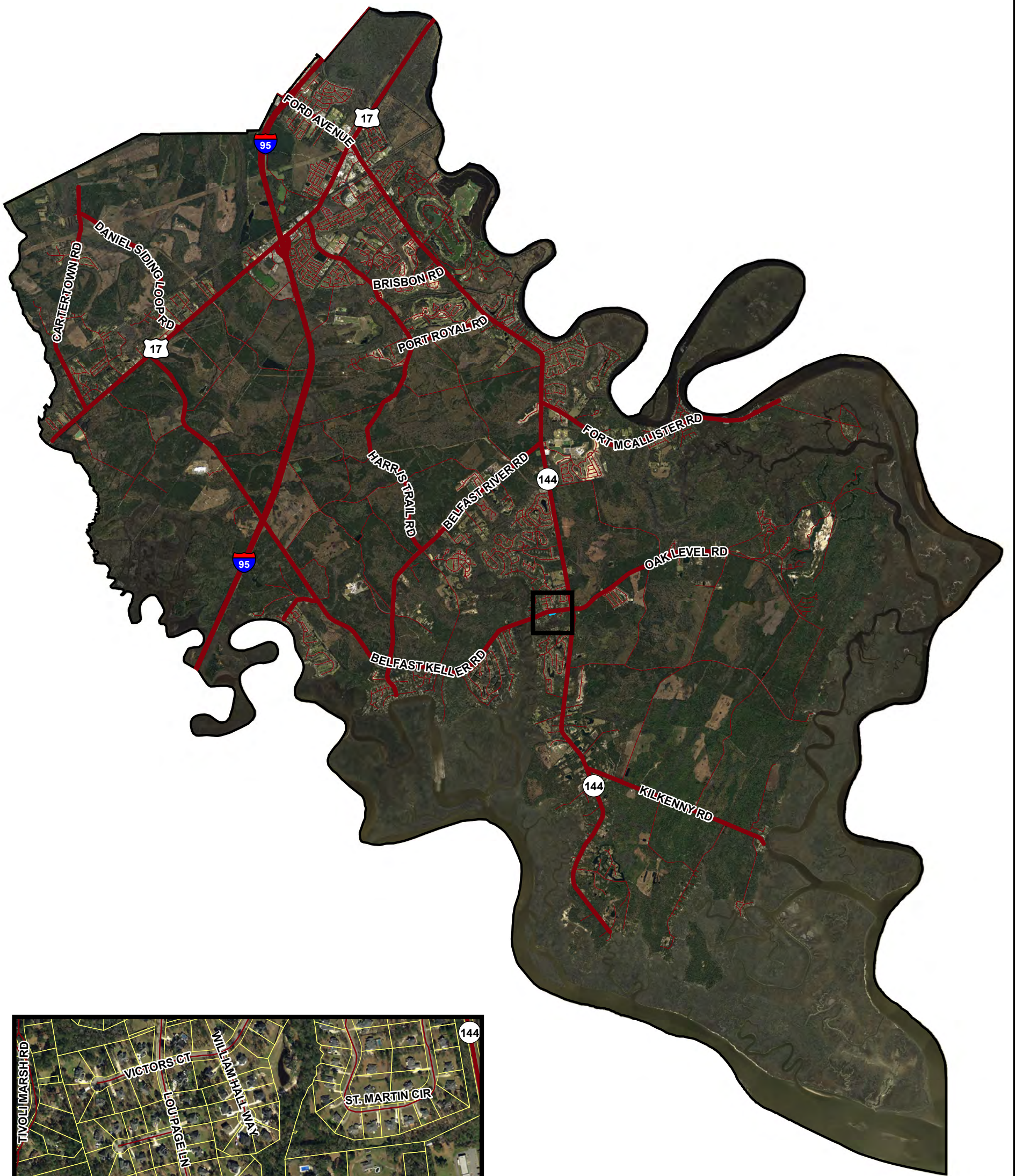
Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: M.D. McLeod, Jr.
For: Skip Youmans

Date: 11.07.19

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0631-015
- Surrounding Parcels

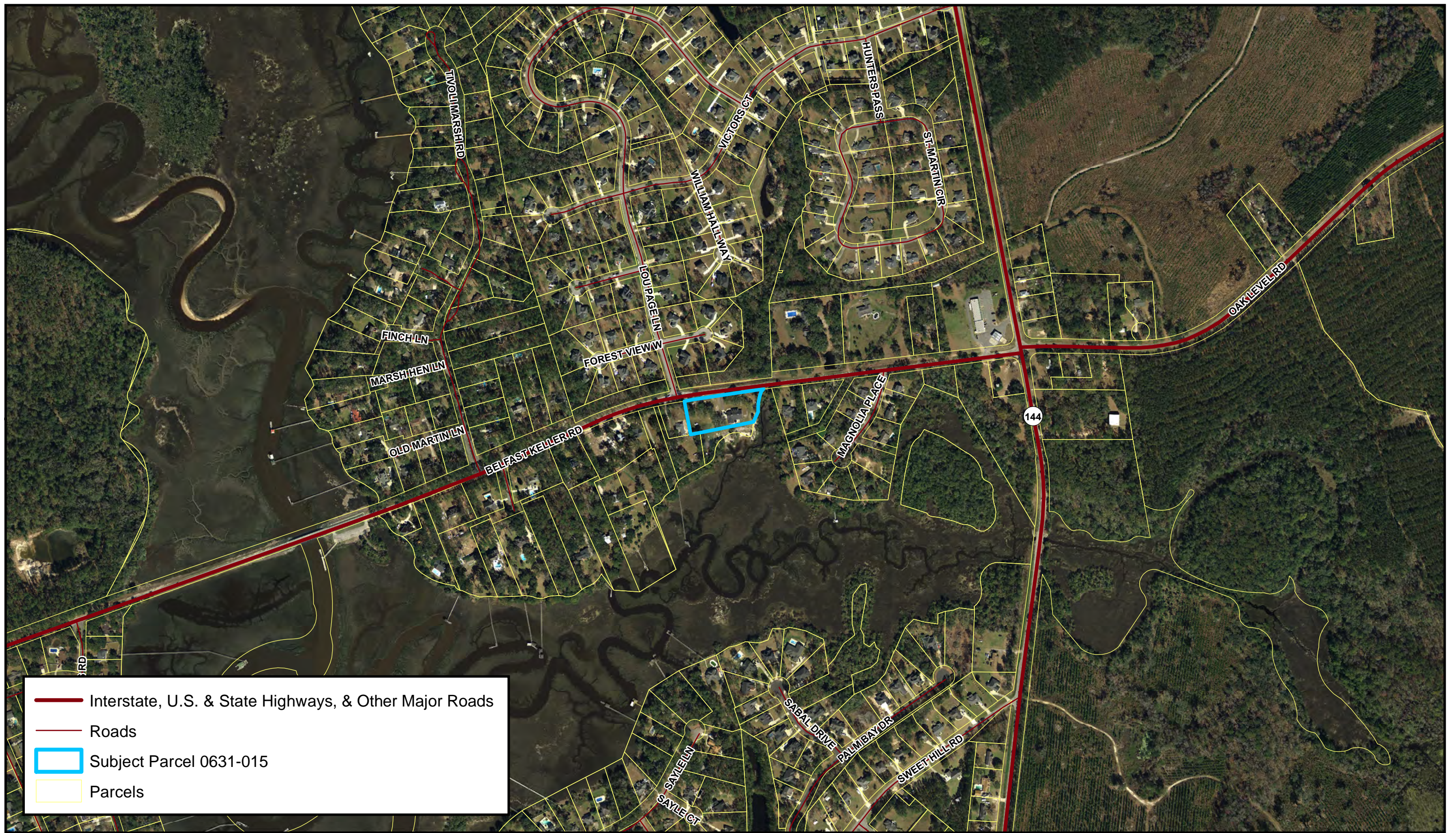


Produced by Bryan County GIS
November 2019



Overview Map
Matthew T. McLeod
Case V# 340-19

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 Pensacola 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 Pensacola assumes no responsibility or liability for modified data.

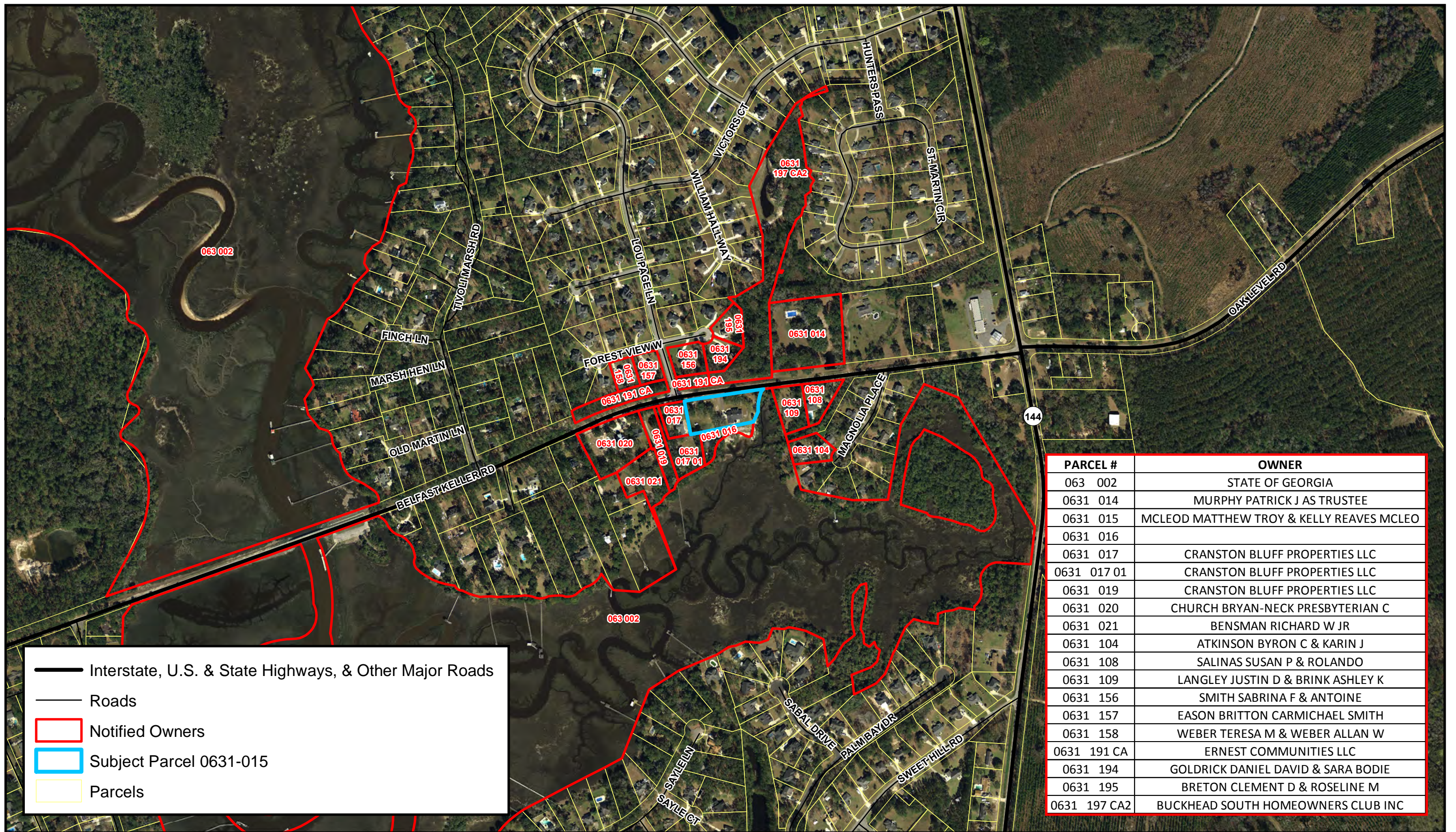


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0631-015
- Parcels



Location Map
Matthew T. McLeod
Case V# 340-19

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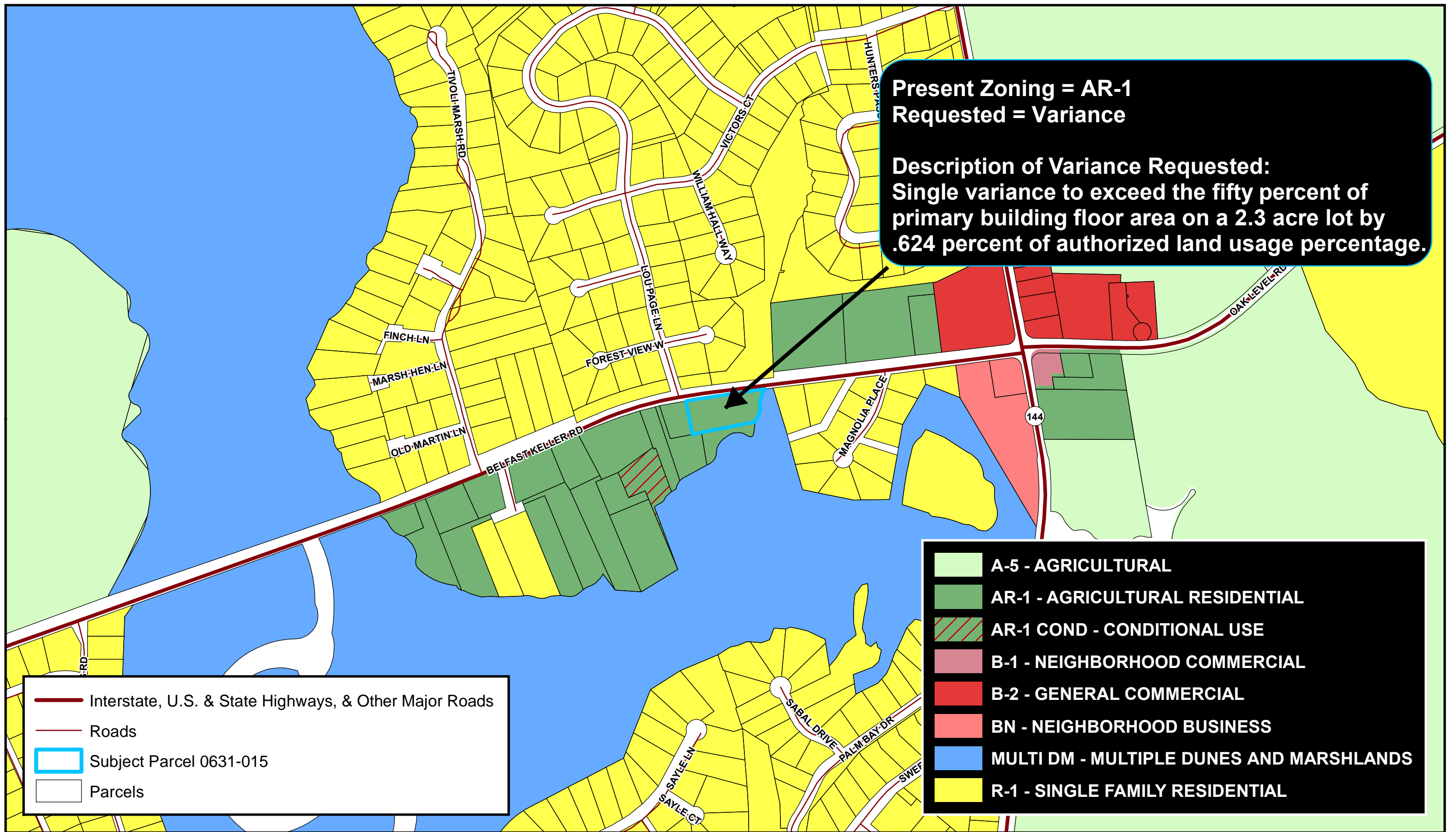
Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 0631-015
 Parcels

PARCEL #	OWNER
063 002	STATE OF GEORGIA
0631 014	MURPHY PATRICK J AS TRUSTEE
0631 015	MCLEOD MATTHEW TROY & KELLY REAVES MCLEO
0631 016	
0631 017	CRANSTON BLUFF PROPERTIES LLC
0631 017 01	CRANSTON BLUFF PROPERTIES LLC
0631 019	CRANSTON BLUFF PROPERTIES LLC
0631 020	CHURCH BRYAN-NECK PRESBYTERIAN C
0631 021	BENSMAN RICHARD W JR
0631 104	ATKINSON BYRON C & KARIN J
0631 108	SALINAS SUSAN P & ROLANDO
0631 109	LANGLEY JUSTIN D & BRINK ASHLEY K
0631 156	SMITH SABRINA F & ANTOINE
0631 157	EASON BRITTON CARMICHAEL SMITH
0631 158	WEBER TERESA M & WEBER ALLAN W
0631 191 CA	ERNEST COMMUNITIES LLC
0631 194	GOLDRICK DANIEL DAVID & SARA BODIE
0631 195	BRETON CLEMENT D & ROSELINE M
0631 197 CA2	BUCKHEAD SOUTH HOMEOWNERS CLUB INC



Notification Map
Matthew T. McLeod
Case V# 340-19

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“D” Exhibits – Public Comment

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE Z#217-19

Public Hearing Date: December 3, 2019

REGARDING THE APPLICATION OF: Dilip M. Patel, requesting the rezoning of property, PIN# 055-60-022-001 and 055-60-022-002, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned "B-2", General Commercial, from its current "A-5", Agricultural zoning.	Staff Report By: Amanda Clement Dated: November 26, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of a rezoning map amendment for Bryan County. The application by Dilip M. Patel, proposes to change the "A-5" Agricultural District zoning for the property located on Hwy 144, PIN# 055-60-022-001 and 055-60-022-002, in unincorporated Bryan County, to "B-2" General Commercial District.

Applicant: Dilip M. Patel
14 Iron Gate Court
Pooler, Ga 31322

Representative: Raymond Pittman
Pittman Engineering Co., LLC
2591 Hwy 17S, Suite 303
Richmond Hill, Ga 31324

Owner: Same

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
- Appendix B - Zoning, Article VI. – Amendments, Section 610. – Standards Governing the Exercise of Zoning Power ("standards"), Bryan County Code of Ordinances
- Appendix B - Zoning, Article XI. – Uses Permitted in Districts, Section 1111. – "B-2" General Commercial Districts, Bryan County Code of Ordinances

II. General Information

1. Application: A rezoning application was submitted by Raymond Pittman, on behalf of Dilip M. Patel, on July 30, 2019. After reviewing the application, the Director certified the application as being generally complete on October 28, 2019.

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

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

B. Notice was sent to Surrounding Land Owners on **November 18, 2019**.

C. The site was posted for Public Hearing on **November 18, 2019**.

3. Background: The subject property is located in the southeast corner of the intersection at Highway 144 and Spur 144 (Fort McAllister Road). This site was originally 9.3 acres in size; however, the Georgia Department of Transportation acquired approximately 0.55 acres in 2015 for the realignment of Fort McAllister Road in coordination with the Highway 144 widening. This site now consists of two parcels, totaling 8.75 acres combined. It is mostly wooded, with approximately 1.3 acres of wetland area in the middle of the southern half of the site. An off-site monitoring well is located in the southeast corner of the site.

According to the application materials, the property was previously the site of an office and maintenance/supply yard for Rayonier's forestry operations, but has been vacant for approximately 5 years. The applicant is seeking a rezoning to "B-2" General Commercial to permit the use of the property for a *Service Station, Retail Businesses* (convenience and liquor stores), and *Drive-in Commercial Uses* (carwash). In addition to these permitted uses, the applicant is also seeking an associated conditional use approval (CUP#160-19) to allow for a *Shopping Center, an Off-Street Parking Lot* for the overnight parking and long-term storage of boats and RVs, and *Customary accessory buildings and uses*.

The submitted conceptual site plan dated January 10, 2018, shows a 3,750 square foot convenience store with gas pumps and 13,500 square feet of retail space to front along Highway 144; a car wash to front along Spur 144 (Fort McAllister Road); and a boat/RV storage lot in the rear of the property.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on July 30, 2019, unless otherwise noted.

"A" Exhibits- Application:

A-1 Rezoning Application Dated July 29, 2019; Revised November 25, 2019 (received 11-25-19)

A-2 Traffic Impact and Access Study Dated June 13, 2019; Finalized October 17, 2019 (received 10-17-19)

“B” Exhibits- Agency Comments:

- B-1 Engineering Comments (dated 8-12-19)
- B-2 Public Health Comments (dated 8-15-19)

“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

III. Analysis Under Article VI. - Amendments, Section 610. - Standards Governing the Exercise of Zoning Power:

In considering any Zoning Map Reclassifications, the following Standards shall be considered, as they may be relevant to the application, by the Community Development 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:

1. Whether the proposed reclassification is in conformance with the Comprehensive Plan.

Staff Findings: The Comprehensive Plan Character Areas and Future Land Use Map of South Bryan County shows that future development for the subject site is Low Density Suburban. The Low Density Suburban character area anticipates future development to allow for a mix of uses, and recommends rezoning to “PUD” Planned Unit Developments, “BN” Neighborhood Business, “R-1”, “R-2”, and “R-3” residential districts. In addition to this, a key goal of the Land Use Element of the Comprehensive Plan is to *expand the local economy so that the county can become a place to live, work and play*. Therefore, reclassifying the subject property for commercial uses would remain in conformance with the Comprehensive Plan by providing space for additional businesses and options for residents.

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

Staff Findings: The intent of the “B-2” zoning district is to provide locations for large countywide businesses that generate larger traffic volumes, generally requiring sufficient access to major highways/intersections. The subject property’s location fronting a major arterial highway helps to carry out the purpose of the “B-2” district by locating large businesses adjacent to roads with the capacity to serve them.

3. 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 Findings: Immediately adjacent to the site is a Bryan County waste drop-off facility and the Bryan County Animal Shelter (zoned “A-5”). Across Spur 144/ Fort McAllister Road is a convenience store with gas pumps (zoned “BN”) and a mini-warehouse facility (zoned “B-2”, Conditional). Other uses within one (1) mile of the site are the Oxford and Strathy Hall subdivisions (zoned “R-1”), agricultural lands either undeveloped or developed for single-family residential use (zoned “A-5”), the McAllister Pointe residential Planned Unit Development (zoned “PUD”), and the Bryan, Land, and Timber (BLT) mixed use Planned Unit Development (zoned “PUD”). The mix of uses permitted under the BLT PUD includes light commercial, public and semi-public, and residential uses. Due to the mix of uses within one (1) mile of the site, an additional rezoning to “B-2” General Commercial District is not likely to impact the overall character of the area.

4. 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 Findings: The adequacy of each of the public services intended to serve the subject property is discussed below:

- a) Roads: The roads providing access to this site are Highway 144 and Spur 144 (Fort McAllister Road). The Georgia Department of Transportation maintains both Highway 144 and Spur 144. Highway 144 is a major arterial road that connects the southern end of Bryan County to I-95 and US 17 in Richmond Hill. At present, the portion of Highway 144 in front of the subject property is a two-lane highway, which is currently being widened to four lanes. Spur 144 (Fort McAllister Road) is a two-lane rural road which provides access from Highway 144 to Fort McAllister State Park. The intersection at Highway 144 / Spur 144 (Fort McAllister Road) is stop sign controlled.

Based on information provided through GDOT's project description (Project ID 532370), the typical street section for Highway 144 from Cherokee Street in Richmond Hill to Spur 144 (Fort McAllister Road) will consist of four travel lanes separated by a 20-foot raised grass median, with 4-foot bike lanes on each outside edge of the travel lanes and 12-foot shoulders containing 5-foot wide sidewalks. South of Spur 144 to the roundabout at Captain Matthew Freeman Drive/Belfast River Road, the typical street section will consist of four travel lanes separated by a 24-foot raised grassed median, with 10-foot shoulders on each outside edge of the travel lanes, 6.5-feet of which will be paved and bikeable. Realignment of the Highway 144 / Spur 144 (Fort McAllister Road) intersection is shown to be included in the widening project, which will add a right turn deceleration lane to the north bound lanes of Highway 144; a left turn lane to the south bound lanes of Highway 144; and a right turn lane to the west bound lane of Spur 144. No additional traffic control improvements are proposed with GDOT's improvement of the intersection, and based on their plans, this intersection will remain unsignalized.

Based on the Traffic Impact and Access Study prepared for this rezoning request, under existing conditions, the Highway 144 / Spur 144 (Fort McAllister Road) intersection is performing at a Level of Service of D in the AM Peak Hour and a Level of Service of F in the PM Peak Hour. Under 2021 No-Build conditions, which take into account normal annual growth, approved developments, and the Highway 144 improvements, operations at this intersection will operate at a Level of Service of F with a stop sign control; and under 2021 Build conditions, taking into account the impact of the proposed development, the intersection can be expected to continue to operate at poor service levels. With the proposed GDOT improvements, which do not include a signalized intersection, the intersection will not be adequate to serve the proposed development. Additional analysis of this intersection and the need for improvements are further discussed under item 8. d) of this report.

- b) Parks and Recreational Facilities: The site is adjacent to the BLT PUD, which includes DeVaul Henderson Park, which consists of a gymnasium, baseball and softball fields, tennis courts, and walking trails.
- c) Police and Fire Protection: The Bryan County Sheriff's Office and Bryan County Emergency Services provide police and fire protection for the subject property. The site falls within the response area for the McAllister Station. The redevelopment of this station is currently underway and is located within 0.5-mile of the site.
- d) Schools: B-2 does not allow residential uses, so there would be no impacts on schools.

- e) Stormwater Drainage System: According to the application, the existing stormwater runoff from the site primarily drains to existing onsite ditches and wetlands, discharging into Green Creek and eventually outfalls to the Ogeechee River.
- f) Water Supplies and Wastewater Treatment: Bryan County has existing water and sewer mains in front of the subject property on Highway 144. The water supply for the development of the site is anticipated to extend from the existing water line and wastewater will be collected and conveyed to the county's wastewater treatment plan through the existing pressurized main.
- g) Waste Disposal: Waste disposed of in the unincorporated areas of Bryan County is collected by Republic Waste and taken to Broadhurst Environmental Landfill in Wayne County. Based on information made available by the Georgia Department of Natural Resources, Environmental Protection Division, Land Protection Branch, this landfill has approximately 86 years of capacity remaining. In addition to this, Bryan County owns two waste drop-off facilities that are operated by Republic Waste; one of which is located adjacent to the subject property.

5. 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 Findings: The Georgia Natural, Archaeological, and Historic Resources map does not reveal any known archeological, historical, or cultural resources. The National Wetlands Inventory map does show a 101.12-acre Freshwater Forested/Shrub Wetland in the vicinity, a portion of which is located on the southern half of this property. A wetlands delineation exhibit prepared by Resource Land Consultants and dated June 24, 2019 has been submitted by the applicant showing an approximation of the wetland limits on the property. Any Jurisdictional wetlands should be protected and preserved in accordance with the United States Army Corp of Engineers guidelines. The FEMA F.I.R.M. maps identify this property as being located outside of the Special Flood Hazard Area, and within the X-shaded zone. Assuming proper approvals and permits are obtained, the reclassification and development of the site should not adversely affect these resources.

6. 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 Findings: Adjacent existing uses consist of a Bryan County waste drop-off facility to the east, undeveloped lands owned by Bryan County to the south, Highway 144 to the west, and Spur 144 (Fort McAllister Road) to the north. Across Highway 144 is the McAllister Pointe residential subdivision, which will consist of 110 residences when completed; and across Spur 144 (Fort McAllister Road) are commercial

uses including a convenience store with gas pumps and a mini-warehouse facility. The proposed reclassification should not adversely affect the existing uses or usability of the adjacent or nearby commercial and publicly owned lots as the proposed reclassification would yield compatible uses to these. Further, the proposed reclassification should not adversely affect the McAllister Pointe residential subdivision as the proposed commercial and existing residential uses will be separated by a 4-lane highway.

7. Whether the proposed reclassification could adversely affect market values of nearby Lots.

Staff Findings: No evidence or research has been presented either in support of or in opposition to this request, which would suggest that the proposed use will have an adverse effect on the market values of nearby lots.

8. 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 Findings: The proposed reclassification is not expected to require an increase in existing levels of service for schools, parks and recreational facilities, or police and fire protection. Level of Service for these services are generally measured based on population or households; neither of which are likely to increase due to a direct result of the proposed commercial development. Necessary increases for all other public services intended to serve the subject property are discussed below:

- a) **Stormwater Drainage System:** According to the application and the applicant's engineer, to retain the existing drainage pattern for the site, the storm drainage system layout will follow the existing natural topography and drain into the wetlands. The commercial area's drainage will be collected in curb and gutter sections and drained to curb inlets, which are expected to drain to stormwater detention ponds, ditches and wetlands. Staff notes that the site will have to be designed to comply with current Bryan County storm drainage requirements in place at the time of site development approval.
- b) **Water Supplies and Wastewater Treatment:** Bryan County has existing water and sewer mains in front of the subject property on Highway 144. The water supply for the development of the site is anticipated to extend from the existing water line and wastewater will be collected and conveyed to the County's wastewater treatment plant through the existing pressurized main. The only anticipated water and sewer improvements are those that will allow the commercial development to connect to the

County's existing facilities. The developer will be responsible for making these connections at the time of construction.

- c) Solid Waste Services: Waste disposed of in the unincorporated areas of Bryan County is collected by Republic Waste and taken to Broadhurst Environmental Landfill in Wayne County. Based on information made available by the Georgia Department of Natural Resources, Environmental Protection Division, Land Protection Branch, this landfill has approximately 86 years of capacity remaining.

In addition to this, Bryan County owns two waste drop-off facilities which are operated by Republic Waste; one of which, is located adjacent to the subject property. In 2017 the County worked with an environmental consultant to identify future public facilities that the County should obtain in order to maintain required levels of service for this facility. The consultant recommended that additional acreage be acquired from the subject property in support of increasing the buffer and access to the off-site monitoring well that sits on the southeast corner of the site. While the development is not expected to increase the level of solid waste services beyond the County's ability, staff does find the acquisition of this additional acreage to be essential to the long-term sustainability of providing this service.

- d) Roads: Based on the Traffic Impact and Access Study prepared for this rezoning request, under existing conditions, the Highway 144 / Spur 144 (Fort McAllister Road) intersection is performing at a Level of Service of D in the AM Peak Hour and a Level of Service of F in the PM Peak Hour. Under 2021 No-Build conditions, which take into account normal annual growth, approved developments, and the Highway 144 improvements, operations at this intersection will operate at a Level of Service of F with a stop sign control; and under 2021 Build conditions, taking into account the impact of the proposed development, the intersection can be expected to continue to operate at poor service levels. The study also provided an alternative analysis if the intersection becomes signalized. This analysis shows under 2021-No Build conditions, the intersection will improve to a Level of Service of B in the AM Peak Hours and Level of Service of A in the PM Peak Hours; and under 2021-Build intersections would improve to a Level of Service of B in the AM Peak Hours and a level of Service of B in the PM Peak Hours.

The County also studied this intersection as detailed in the *Richmond Hill – South Bryan County Transportation Study* prepared by Thomas & Hutton in July of 2016. At that time, it was suggested that additional improvements may be needed for this intersection, but

that the need for a signal may be delayed with the widening of Highway 144. The study recommended that a more detailed analysis be completed and that the project be considered as a mid-term project for the 2030 planning horizon. Taking the recommendations of the Thomas & Hutton study, the County included the intersection in the Capital Improvements Element and Schedule of Improvements to be funded by the collection of transportation impact fees. Preliminary design is identified to begin in 2029. However, with the failing condition of the intersection under the 2021 No-Build conditions, staff is recommending that this intersection be re-evaluated with the update of the Capital Improvements Element in 2020 and considered for earlier installation.

Since the County has already anticipated the need for intersection improvements and has provided a funding mechanism to support the necessary improvements to serve the development, staff does not find the increase in the level of service for the intersection to be beyond the ability of the County to accommodate. If the property is developed, however, prior to the signal being installed, the applicant should be required to provide applicable mitigation measures.

9. 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 Findings: Staff finds that restricting the use of the property to its existing zoning may be unreasonable, as the agricultural and residential uses no longer relate to the development pattern of the immediate vicinity. The subject property sits in the northern most corner of the BLT PUD development area, which encompasses approximately 510 acres (excluding the original 9.30 acres of the subject site), and is generally bound by Highway 144 to the west, Spur 144 (Fort McAllister Road) to the north, and Carver School Road to the south. The PUD's master plan generally designates the northern part of the PUD - that area between Highway 144, Spur 144 (Fort McAllister Road), and Veterans Memorial Parkway - for commercial and public uses. Streets often serve as good delineators between changing land uses and as reasonable lines of demarcation for establishing districts. For this reason, and since the land uses for the properties lying between Highway 144, Spur 144 (Fort McAllister Road), and Veterans Memorial Parkway are already designated for commercial and public uses, staff finds this to be supporting grounds for approval of the proposed reclassification.

10. The existing uses and zoning of nearby lots.

Staff Findings: Adjacent existing uses consist of a Bryan County waste drop-off facility to the east, undeveloped lands owned by Bryan County to the south, Highway 144 to the west, and Spur 144 (Fort McAllister Road) to the north. Across Highway 144 is the McAllister Pointe residential subdivision, which will consist of 110 residences when completed; and across Spur 144 (Fort McAllister Road) are commercial uses including a convenience store with gas pumps and a mini-warehouse facility.

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

Staff Findings: The application for the reclassification states that upon 100% build out of the project, the development is projected to have a value of approximately \$6.5 million; and that without the reclassification, the existing Timber Operation building and storage stockpile would continue to deteriorate and potentially have a short-term negative impact on the area. While staff agrees that the property would be worth more if the zoning were reclassified, staff does not agree that this alone is a determinative factor in meeting this standard. Instead, it must be shown that the current value of the lot is diminished by its existing zoning restrictions; and is generally interpreted to mean to the extent that it deprives the property owner of the use of his property in some way. Although the difference in value between the existing and proposed zoning classifications is substantial, the applicant's argument fails to demonstrate that the existing zoning restrictions diminish the current value of the lot as zoned, depriving the property owner of the use of his property in any way.

12. 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 Findings: Staff has not identified any diminished property value of the lot resulting from its existing zoning restrictions.

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

Staff Findings: The subject property proposed for reclassification is bound by Highway 144, Spur 144 (Fort McAllister Road), and lands designated for commercial and public uses under the BLT PUD. Given the clear lines of demarcation which separate the proposed commercial use from any incompatible uses, staff has not identified a relative gain to the public for the subject property to remain agriculturally and residentially zoned.

14. The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes.

Staff Findings: The current zoning of the property is “A-5” Agricultural District; the purpose of which is to conserve natural resources and open space of land and to provide areas for general farming and forestry activities, while permitting low-density residential development. The subject property is located adjacent to a Bryan County waste drop-off facility, is across the street from commercially zoned properties, and has good access to public infrastructure. As stated in the County’s Comprehensive Plan, the future development plans for the county no longer envision a rural character for this area of the County. Instead, it anticipates future development in this area to allow for a mix of uses that can help achieve the County’s goal of expanding the local economy so that the County can become a place to live, work, and play. Therefore, the lot is less suitable for its current zoned purposes, and is more suitable for its proposed use.

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

Staff Findings: The application for the rezoning states that the subject site was used for a timber operations office and storage lay down area for over 30 years but has been abandoned, except for storage of raw materials, for approximately 5 years.

16. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts.

Staff Findings: The proposed reclassification would not create an isolated district unrelated to adjacent or nearby districts. The subject property proposed for reclassification is bound by Highway 144, Spur 144 (Fort McAllister Road), and lands designated for commercial and public uses under the BLT PUD.

17. Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification.

Staff Findings: The applicant did not offer substantial reasons as to why the subject property cannot be used in accordance with the existing zoning classification.

18. 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 Findings: The applicant has presented a specific plan to utilize the site for a *Service Station, Retail Businesses* (convenience and liquor stores), and *Drive-in Commercial Uses* (carwash). In addition to these permitted uses, the applicant is also seeking an associated conditional use approval (CUP#160-19) to allow for a *Shopping Center* and an *Off-Street Parking Lot* for the overnight parking and long-term storage of boats and RVs.

IV. Staff Recommendation

Staff recommends approval of the requested rezoning, subject to the following conditions:

1. No site development plan approvals or building permits will be issued until the signal at the intersection of Highway 144 and Spur 144 (Fort McAllister Road) is installed or an alternative mitigation plan is proposed and approved by the Georgia Department of Transportation and Bryan County.
2. The developer shall construct the site specific transportation improvements as recommended in the Traffic Impact and Analysis Study prepared by David D. Brewer, P.E. and finalized October 17, 2019.
3. The developer shall dedicate a strip of land to Bryan County along the east property line in accordance with the recommendations of the County's environmental consultant. The final dimensions of the dedicated area shall be approved by the County consultant and the Georgia Environmental Protection Division.

V. Planning & Zoning Commission Recommendation

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

“A” Exhibits – Application

Pittman Engineering Co., LLC

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

July 29, 2019
Revised November 12, 2019

Ms. Audra Miller,
Community Development Director
Bryan County Board of Commissioners
66 Captain Matthew Freeman Drive, Suite 201
Richmond Hill, GA 31324

RE: Dilip Patel, 9.3 Acre 144/Spur 144
B-2 Rezoning Application Submittal
Bryan County, Georgia

Dear Audra,

On behalf of our client, Dilip Patel, please find attached the following information for consideration to rezone 9.3 acres located at the intersection of Ga Hwy 144 and Ga Hwy 144 Spur which was formally the Rayonier Timber Operations Office and Storage Yard. The request is to rezone the existing A-5 property to B-2 with Conditional uses.

1. Check in the amount of \$165.
2. Rezoning Application (signed Application for Zoning).
3. Signed and notarized Authorization by Property Owner.
4. Signed Verification of Current Paid Property Taxes.
5. Disclosure Statement
6. Conceptual Plan
7. Proof of Ownership
8. Written Impact Analysis
9. Property Plats
10. Traffic Impact Analysis

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,

PITTMAN ENGINEERING CO. LLC



Raymond A. Pittman, P.E.

REZONING REVIEW AND TIMING

The typical process and timeframe for reviewing map amendments is as follows. The initial 30-day review period will not begin until the submitted application is certified as being complete.

Completeness Review	5 business days after Application Submittal
Development Review Committee	Within 30 days of following Completeness Certification
Planning & Zoning (P&Z) Commission Public Hearing	30-60 days following Development Review Committee
Board of Commissioners (BOC) Public Hearing	Within 31 days following public hearing

MAP AMENDMENT APPLICATION CHECKLIST

The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

- Completed Application
- Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership
- Verification of Paid Taxes
- Disclosure Statement
- Written impact analysis prepared with respect to each of the standards enumerated on Page 3 of this application form. This analysis is required for all reclassifications to PUD, I-1, WP, I-L, B-2, R-3, R-4 and WB-3; and all other reclassifications of lots at least 20 acres in size in the AR 1.5, R-30, R-1, R-2, B-1, O and WB-2.
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed concept plan
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

I hereby certify that I am the owner or authorized agent of the property being proposed for rezoning, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.



Applicant Signature

7-25-19

Date

REZONING STANDARDS

The standards below shall be considered for any rezoning request. The required impact analysis should be prepared on a separate sheet(s) of paper.

1. Whether the proposed reclassification is in conformance with the comprehensive plan.
2. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this ordinance.
3. 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 mile of the subject lot.
4. 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 protections, schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services.
5. 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.
6. Whether the proposed reclassification will adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of a [any] adjacent neighborhoods.
7. Whether the proposed reclassification could adversely affect market values of nearby lots.
8. 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.

9. 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.
10. The existing uses and zoning of nearby lots.
11. The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning restrictions.
12. 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.
13. The relative gain to the public, as compared to the hardship imposed upon petitioner, by the existing zoning restrictions.
14. The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes.
15. The length of time the lot proposed to be reclassified has been non-income producing as zoned.
16. Whether the proposed reclassification would create an isolated district unrelated to adjacent and nearby districts.
17. Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification.
18. 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.

If you have questions, contact the Community Development Department at one of our office locations.

51 North Courthouse Street
 Pembroke, GA 31321
 Phone: 912-653-3893
 Fax: 912-653-3864

66 Capt. Matthew Freeman Drive
 Richmond Hill, GA 31324
 Phone: 912-756-3177
 Fax: 912-756-7951

FOR OFFICE USE ONLY

Completeness Cr'd: 7/31/19 ^{Oct. 28th, 2019} _{AC} DRC Meeting Date: 8/8/19 P&Z Hearing Date: 8/13/19
 BOC Hearing Date: 12/10/19

** Dates Rescheduled Pending TIA Review / approval **

Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, Dilip M. Patel, 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

I authorize the person named below to act as applicant in the pursuit of a Rezoning application. Further, I authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions of the rezoning, if the application is approved.

Name of Applicant: Raymond Pittman , Pittman Engineering Co., LLC

Address: 2591 Hwy 17S, Suite 303

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: 912-445-0578 Email: ray@pittmanengineeringco.com

Signature of Owner

7-26-19
Date

Dilip M. Patel
Owners Name (Print)

Personally appeared before me
Dilip M. Patel
Owner (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 Day 26th of July 2019

Notary Public



Bryan County
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

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

 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.

Bk 2017, Pg 75-75, Parcel 1&2 , Parent Parcel 055 060

Parcel Identification Number

[Handwritten Signature]

Signature of Applicant

7.26.19

Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Heidi Page

Title: Senior Tax Clerk

Signature: *[Handwritten Signature]*

Date: 7/25/19

rezoning only - no fire tax due

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 for the mobile home referenced above.

Signature: Date:

Bryan County
Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

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

Raymond Pittman
Applicant (Print)

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

This 26th day of July 2019

Kristina Flores
Notary Public



GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

The GA Hwy 144 & Spur 144 Conditional Use Application is for approximately 9.3 Acres, located at the south east quadrant of the intersection of Georgia Highway 144 and Spur 144 in unincorporated Bryan County, Georgia. The current zoning for the property is A-5, which is also being requested to be rezoned B-2. The requested zoning is B-2 Conditional. The property was formally the Rayonier Office and Maintenance/Supply Yard for their Forestry Operations. The Vicinity Map is shown below in Figure 1. The project area is highlighted in red.



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

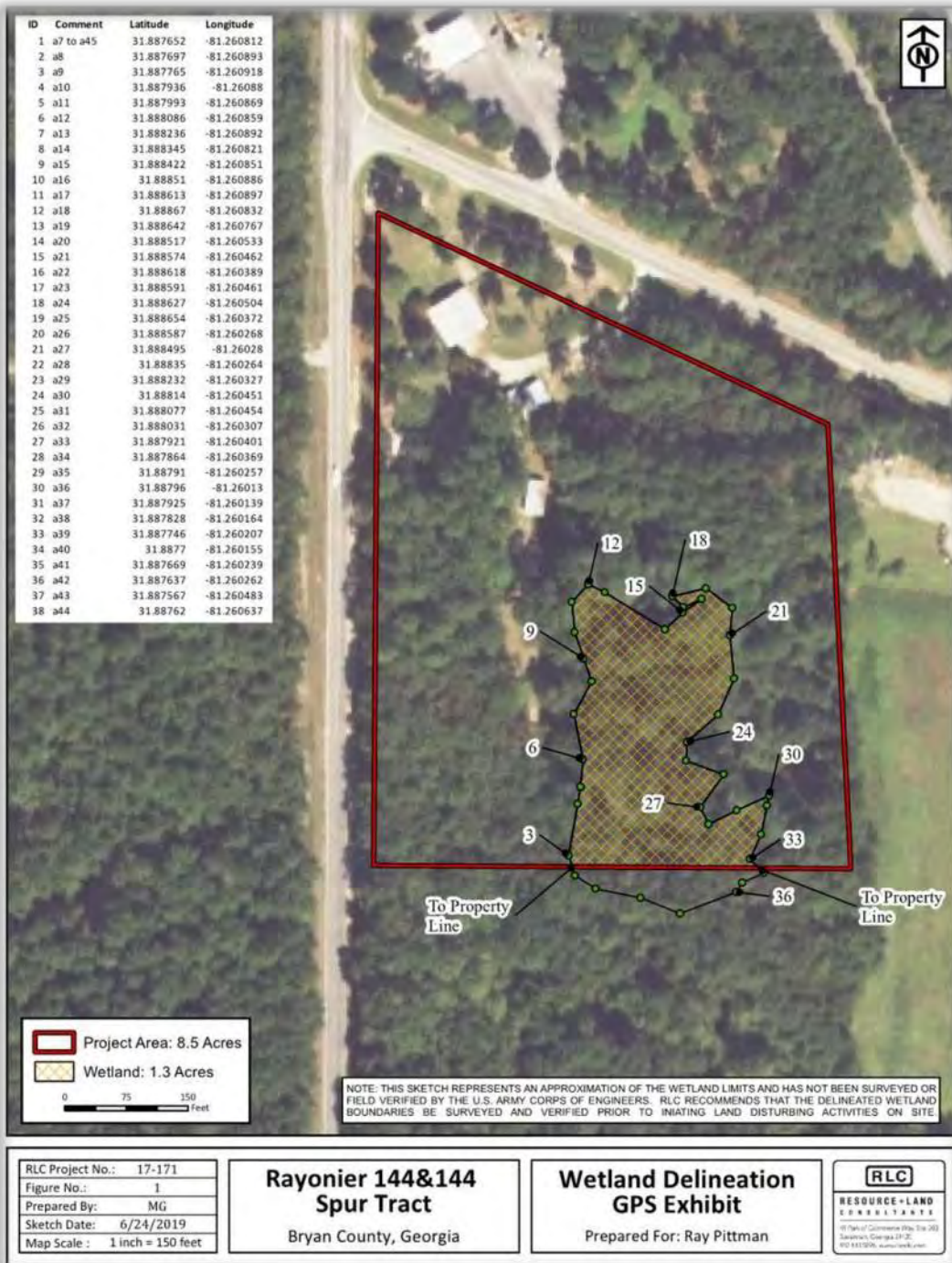
The 9.3-acre project contains approximately 1.3 acres of wetlands (see Figure 2). The topography ranges from elevation 14 to 18 (NAVD 88). The bulk of the property is in FEMA Flood Zone X and a slither of the southern boundary is in a FEMA Flood Zone A. The site boundary and wetland delineation are shown on the attached exhibits and the Master Plan. Please note the Commercial Master Plan Figure 3 is preliminary and is subject to change.

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

Figure 2. Wetland Map.

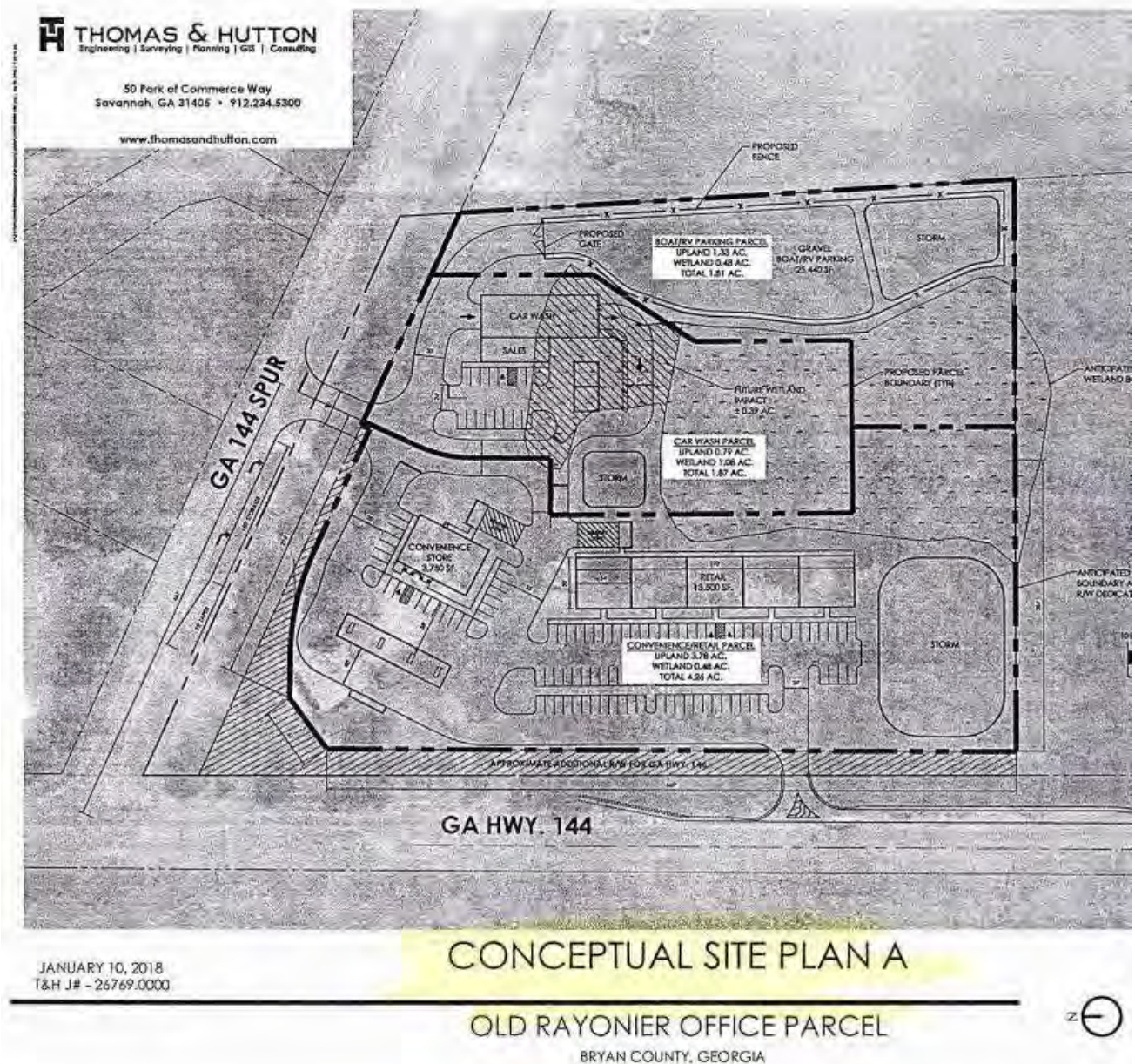


GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

Figure 3. Conceptual Site Plan



The proposed 9.3 commercial area is proposed to consist of all permitted uses of B-2 Zoning and we are also requesting conditional use approval for the uses of a Boat/RV Storage use, a Car Wash use, a shopping center use, service station use, convenience store/retail and customary accessory buildings and uses incidental to any conditional uses. The Bryan County Comprehensive Plan

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

states “Bryan County lacks the appropriate mixed used percentage when comparing commercial and residential”. The Comp plan also indicates this area is in a “Low Density Suburban Characteristic” area. However, due to its location at a major transportation intersection, it appears more appropriately located in a “Community Cross Road Characteristic” area. Also, the property owner met with Bryan County Staff in 2018 and discussed the Conceptual Site Plan.

Subsequently, the property owner has performed a marketing evaluation and concluded that the site is suited for the uses identified in the B-2 Zone plus the below listed conditional uses:

1. Boat/RV Storage
2. Service Station
3. Car Wash
4. Shopping Center
5. Convenience store/retail
6. Customary accessory buildings and uses incidental to any conditional uses.

Furthermore, the market review concluded there exists a demand for the proposed services and the intersection provided the best site locations.

The requested services are ideally located to serve the community with additional commercial retail. The location is also ideal for the future traffic improvements for the area. The GA 144 Spur and GA Hwy144 intersection is anticipated to be improved to either a signalized intersection or a traffic circle by 2030. Additionally, the Hwy 144 road widening project is anticipated to be completed in 2021 which will widen 144 to four lanes and also slightly adjust the Spur 144 intersection alignment. Attached please find a complete traffic study which concurs with the Conceptual Plans entrance locations and recommended turn lanes.

Additionally, the concept plan is in conformance with the Bryan County Comprehensive Land Plan, where B-2 zoning is viable within Community Cross Road Characteristic Areas.

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 Wetlands in the rear of the tract 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 wetlands. The commercial areas

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

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 Commercial Area is anticipated to extend from the existing water line on Hwy 144. Sewer generated by the PUD is anticipated to be collected and conveyed to the existing force main on Hwy 144. Both the existing force main and water line front the commercial property.

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 rezoning application per Bryan County's requirements. Based on the ITE Trip Generation manual, 10th edition, the Commercial Area is anticipated to generate 39 AM Peak-Hour trips and 120 PM Peak-Hour trips. The study recommended constructing the right turn deceleration lanes for both the Ga Hwy 144 and Ga Hwy Spur 144 entrances. Additionally, the Ga Hwy 144 entrance is recommended to be a right-in right-out and the Ga Hwy Spur 144 entrance to be full movement. Please see the Traffic Impact and Access Study for additional information.

Infrastructure Dedications to Bryan County

Water, Sewer and Storm Drainage Systems

The proposed water and sewer systems shall be designed and constructed to meet or exceed Bryan County Specifications. The systems are to be dedicated to Bryan County for Ownership. 15' easement shall be centered on the utility lines dedicated to Bryan County. Please note there is an existing 12" valve The storm drainage system shall be private and shall be owned and maintained by the Owner.

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

ANALYSIS OF IMPACT OF PROPOSED ZONING CHANGE FOR GA. HWY 144 & SPUR 144 COMMERCIAL SITE, BRYAN COUNTY, GEORGIA (Responses in italics)

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

The project is located at the intersection of Hwy 144 and Spur 144 which has adjacent existing businesses located in zones BN and B-2. The Bryan County Comprehensive Land Plan identifies the project area and the existing intersection businesses are all located in "Low Density Suburban Area". Low Density Suburban Area is identified for both existing and future Land Uses. However, due to the project area's location at a major transportation intersection, it appears the project is more appropriately located in a "Community Cross Road Characteristic/BN, B-1 or B-2" area. Community Cross Road Characteristic areas are inclusive of B-1 and BN Zonings. Also, note it doesn't appear that B-2 zoning is mentioned in any of the Bryan County Comprehensive Land Use "Character Area" uses. Thus, in keeping the existing intersection zoning consistency, the requested B-2 Conditional Zoning matches the neighboring properties across Spur 144.

The landowner wishes to be granted approval to potentially primarily be allowed to install the following types of businesses:

- a. Boat/RV Storage*
- b. Service Station*
- c. Car Wash*
- d. Shopping Center*
- e. Convenience store/retail*
- f. Customary accessory buildings and uses incidental to any conditional uses.*
- g. Day Care*

However, the current UDO has no zoning which allows for some of these uses. Some uses such as Boat/RV Storage is not mentioned in the UDO as being allowed in any zoning. Furthermore, it should be repeated that the property neighbors are Bryan County Landfill, Bryan County (primarily wetlands), Hwy 144 Right-of-way and Spur 144 Right-of-Way. Also, the B-2 Zoning is the only Zone which allows for storage as a land use and most of the primary requested uses are allowed by right and we are hoping the UDO will evolve to allow Day Care use in Zone B-2.

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

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

This proposed zoning change will improve the overall county zoning scheme by concentrating commercial development at a major transportation crossroad and across the street from existing Commercial and Business Development. The proposed concentration of development will allow for a sustainable development. Additionally, this area is also adjacent to existing water, sewer and road infrastructure. Plus, the project area neighbors consist of Bryan County Landfill, Bryan County (primarily wetlands), Hwy 144 R/W and Spur 144 R/W.

3. 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. Properties to the east and south of the project are owned by Bryan County. To the east is the Bryan County Landfill. The property to the south is a major wetland of Green Creek which is owned by Bryan County. On the North Side of Spur 144, BN and B-2 Zoning exist which consists of a service station and a storage facility.

4. 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 B-2 Conditional Zoning will have negligible impact on the existing public facilities and services. This statement is reiterated by the fact that the Belfast River Road Corridor has become the primary Bryan County Development Corridor due to the recently installed water and sewer systems, the Devaul Henderson Park, County Administration Building, McAllister Elementary School, Richmond Hill Middle School and the future Richmond Hill High School. For the B-2 Zoning, the only anticipated off-site infrastructure improvements include connecting to Bryan County water and sewer infrastructure and installing an entrance from GA Hwy 144 and GA Hwy Spur 144.

Upon 100% build out, the existing roadway network will be minimally impacted by the proposed development. The project's entrances shall be installed on Ga HWY 144 and Ga Hwy 144 Spur. The installation shall be in accordance with the attached Traffic Study which dictate the GA Hwy 144 entrance is to be a Right-in, Right-out with a turn lane. In addition, the Spur entrance is to be a full movement intersection and is also to have a turn.

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

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.

No students will be generated by this development.

The water supply for the Commercial Site is anticipated to extend from the existing 12-Inch water line which is stubbed out on Hwy 144.

Sewer generated by the Commercial Development is anticipated to be collected into an on-site sewer lift station which will connect to the existing 6" sewer force main stub-out on Hwy 144.

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

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

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

The project area does not have any known significant historical or cultural value to the local community, region, or state. Also, please note the Rayonier Timber Operations Office and Storage area occupied this site for many years and recently has been vacated and thus, currently there is no use for the property.

6. 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;

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

Most of the adjacent existing uses bordering the Project area are Business Zoning, the Bryan County Landfill and an expansive wetland owned by Bryan County. The opposite side of Hwy 144 is the entrance to McAllister Pointe, a residential neighborhood which will be separated by 144 being widened to four lanes. As previously mentioned, the Belfast River Road Corridor has become the primary Bryan County Development Corridor due to the recently installed water & sewer systems, the Devaul Henderson Park, County Administration Building, McAllister Elementary School and the Richmond Hill Middle School. Therefore, the Commercial Development 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. Plus, this area is located at a transportation crossroad ideally suited for the proposed development to serve the surrounding residential community.

7. 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.

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

Public facilities are expected to be minimally impacted as the size of the Commercial Area does not anticipate the need for the expansion of existing facilities. Recreational facilities and open spaces are not associated with the business use, but we anticipate having to continue the connectivity theme highlighted in the Comprehensive Plan.

Upon 100% build out, the existing roadway network as master planned by Bryan County is adequate to accommodate the proposed development. Hwy 144 is being widened to four lanes by the Georgia Department of Transportation. The Commercial Area will have entrances from both Ga Hwy 144 and Ga Hwy 144 Spur as shown on the Conceptual Plan. Right Turn lanes will be installed for entrance as recommended by the attached traffic study. Additionally, the Georgia DOT indicated "I have reviewed the drive locations along SR 144 Spur and SR 144 located in Bryan County. I concur with the locations. Please keep in mind that an encroachment permit will be required once plans are developed."

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

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 south Bryan County. The proposed zoning will have no impact to the schools but will provide much needed local jobs.

9. 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. The new Commercial Area will provide a needed local place to shop for the many surrounding neighborhood and supply local job opportunities. Furthermore, the Bryan County Transportation Plan highlights the intersection of Spur 144 and Hwy 144 to be upgraded by 2030.

10. The existing uses and zoning of nearby lots;

The existing uses of nearby lots are commercial, land fill and major transportation crossroad. The zoning of nearby lots consists of A-5, BN, B-2 and PUD.

11. 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 \$6.5 million. Without the reclassification, the existing Timber Operation building, and storage stockpile would continue to deteriorate and potentially have a short-term negative impact on the area.

12. 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;

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

There are no anticipated diminished property values.

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

There are not any known gains to the public regarding the existing zoning of this parcel. However, upon rezoning, the public will gain additional places to shop which are located at a major transportation crossroad. 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.

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

The existing use of the property is an abandoned Timber Operations Office and Material Stockpile area to accommodate timber operations. Thus, there are existing building material at the site and spill containment structures and other abandoned items. The rezoning to B-2 would be considered a higher and better use for the property. The rezoning is appropriately located at a Major transportation crossroad which could provide a new shopping location for the surrounding community. 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 Commercial area to schools, parks, water and sewer infrastructure, along with the transportation network proposed master plan upgrades, makes the site an ideal area for a B-2 Zoning Development.

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

The project site has been used as a Timber Operations Office area and a storage lay down area for over 30 years. For the past approximately 5 years, the use of the property has been abandoned except for storage of raw materials. 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 \$6 thousand versus \$6.5 million.

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

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 22, 2019, Revised Nov 25, 2019

The proposed rezoning will create compatible land uses. The nearby properties are used for business and a landfill.

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



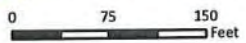
In order to provide the uses necessary to develop the Commercial Area as proposed, rezoning is necessary. The B-2 conditional zoning classification allows for the protection of the adjacent property owners and public, while allowing for creative alternatives to typical development patterns and zoning standards.

18. 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, with uses proposed for Service Station, Boat/RV storage, Car Wash and Convenience/Retail store(s) to provide local residence a new shopping opportunity. Upon further development, specific site development plans will be submitted to Bryan County for review and approval.

ID	Comment	Latitude	Longitude
1	a7 to a45	31.887652	-81.260812
2	a8	31.887697	-81.260893
3	a9	31.887765	-81.260918
4	a10	31.887936	-81.260888
5	a11	31.887993	-81.260869
6	a12	31.888086	-81.260859
7	a13	31.888236	-81.260892
8	a14	31.888345	-81.260821
9	a15	31.888422	-81.260851
10	a16	31.88851	-81.260886
11	a17	31.888613	-81.260897
12	a18	31.88867	-81.260832
13	a19	31.888642	-81.260767
14	a20	31.888517	-81.260533
15	a21	31.888574	-81.260462
16	a22	31.888618	-81.260389
17	a23	31.888591	-81.260461
18	a24	31.888627	-81.260504
19	a25	31.888654	-81.260372
20	a26	31.888587	-81.260268
21	a27	31.888495	-81.26028
22	a28	31.88835	-81.260264
23	a29	31.888232	-81.260327
24	a30	31.88814	-81.260451
25	a31	31.888077	-81.260454
26	a32	31.888031	-81.260307
27	a33	31.887921	-81.260401
28	a34	31.887864	-81.260369
29	a35	31.88791	-81.260257
30	a36	31.88796	-81.26013
31	a37	31.887925	-81.260139
32	a38	31.887828	-81.260164
33	a39	31.887746	-81.260207
34	a40	31.8877	-81.260155
35	a41	31.887669	-81.260239
36	a42	31.887637	-81.260262
37	a43	31.887567	-81.260483
38	a44	31.88762	-81.260637



 Project Area: 8.5 Acres
 Wetland: 1.3 Acres


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

RLC Project No.:	17-171
Figure No.:	1
Prepared By:	MG
Sketch Date:	6/24/2019
Map Scale :	1 inch = 150 feet

Rayonier 144&144
Spur Tract
 Bryan County, Georgia⁸⁹

Wetland Delineation
GPS Exhibit
 Prepared For: Ray Pittman


RESOURCE+LAND
CONSULTANTS
All Part of Commerce Way, Ste. 203
 Savannah, Georgia 31406
 912-443-5036 www.rlcinc.com

0 Hwy 144 Highway E Richmond Hill, GA 31324



Adv Subdivision:
Bedrooms:

Yr Built: 0
Baths:

Half Baths:

Section 1110. **“B-1” Neighborhood Commercial Districts:**

District Intent: The purpose of this district is to provide locations for small locally oriented businesses, serving primarily nearby residents. Businesses located here should not be heavy traffic generators.

(a) **Permitted Uses:**

Retail Stores.
Personal Services.
Day Care Center Facilities.
Drug Stores.
Gardening and Pet Grooming Services
Fruit and Vegetable Markets.
Professional Services Offices.
Offices.
Soda Fountains, Cafes or Restaurants (without drive-in facilities).
Clubs, Private.
Mortuaries.
Public Uses.
Lifetime Learning.
Medical Clinics.
Customary Accessory Buildings and Uses incidental to the above permitted Uses (no unenclosed outside storage).

(b) **Conditional Uses:** The following Uses may be permitted in this District On a conditional basis upon approval by the County Commission:
(Revised 3/3/98).

Banks.
Taverns.
Theaters (indoor).
Entertainment Facilities.
Drive –in commercial Uses (not including drive-in theaters).
Service stations.
Utilities (except for storage yards, generation or Treatment Facilities).
Shopping Centers (less than 65,000 Square Feet).
One residential dwelling Unit per lot as an Accessory Use within the same structure as the commercial activity. (Revised – 2/1/05)
Waste Water Treatment Plant and Land Application System (Revised – 10/14/14)
Customary Accessory Buildings and Uses incidental to any Conditional Uses (no unenclosed outside storage). (Revised 3/3/98)

(c) Lot and Building Requirements:

Principal and Accessory Buildings:

Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	150 Feet
Minimum Front Setback	75 Feet
Minimum Rear Setback	50 Feet
Minimum Side Setback, Interior	35 Feet
Minimum Side Setback, Street	45 feet
Maximum Building Height	35 Feet
(Revised 3/3/98)	

(d) Special Site Regulations:

Maximum percent of land to be covered	50%
Minimum open space required	50%

Section 1111. “B-2” General Commercial Districts:

District Intent: The purpose of this District is to provide locations for large and County-wide businesses. Those businesses which generate larger traffic volumes are appropriately located in this district.

(a) **Permitted Uses:**

Extermination, Pest Control, Fumigation, Septic Tank Pumping, Furnace Cleaning and Well Drilling Services.
Vehicle Sales and Support Center.
Design and Building Services.
Health and Support Services.
Lifetime Learning.
Service Stations.
Restaurants.
Motels, Hotels.
Tourists Homes.
Entertainment Facilities.
Retail Business.
Personal Services.
Offices, Banks, and Financial Institutions.
Professional Offices.
Radio Stations and Television Studios or Offices.
Garages for Service (excluding storing junked vehicles outdoors)
Drive –in Commercial Uses (not including theaters).
Mortuaries and Monument Sales.
Animal hospitals, clinics, or kennels.
Commercial greenhouses, and plant nurseries.
Golf-driving ranges and miniature golf, golf courses.
Public Utilities.
Mobile Home, Utility Building, and Trailer Sales Lots.
Business Services.
Billiard or Pool Rooms.
Commercial Recreation.
Lodges or Clubs.
(Delete Taverns Revised – 8/2/05).
Customary Accessory Buildings and Uses incidental to the above Permitted Uses.

(b) **Conditional Uses:** The following Uses may be permitted in this district on a conditional basis upon approval by the County Commission, after recommendation by the Planning Commission:

Radio and Television Transmission, Antennas and Towers.
Taxi Stands.

Bus Stations.
 Auctions.
 Offstreet Parking Lot/ Garage.
 Adult Uses.
 Lumber Yards.
 Tire Retreading and Recapping.
 Food Processing.
 Research and Testing Facilities.
 Printing, Lithographing or Publishing Plants.
 Amusement Parks.
 Feed and Grain, Sales and Storage.
 Wholesale Businesses.
 Equipment Sales and Repair.
 Truck Terminals.
 Cleaning, Laundry and Dry Cleaning Plants.
 Drive In Theaters.
 Machine Shops.
 Taverns. (Revised – 8/2/05)
 Shopping Centers.
 Mini Warehouse(s). (Revised 8/1/00)
 Churches (add as a Conditional Use) (Revised – 10/14/14)
 Waste Water treatment Plant and Land Application System (/revised – 10/14/14)
 Customary Accessory Buildings and Uses incidental to any approved Conditional Uses. (Revised 3/3/98)

(c) **Lot and Building Requirements:**

Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	150 Feet
Minimum Front Setback	75 Feet
Minimum Rear Setback	50 Feet
Minimum Side Setback, Road	35 Feet
Minimum Side Setback, Interior	30 Feet
Maximum Building Height	35 Feet
(Revised 2/9/99)	

(d) **Special Site Requirements:**

- (i) Maximum percent of gross land to be covered 60%
(Revised 3/3/98)
- (ii) Minimum open space required 25%
- (iii) Lots which currently have frontage along the southbound portion of US 17 from the Richmond Hill City Limits to Bryce Street, served by Public Sewer and Water, not serviced by a through

TRAFFIC IMPACT AND ACCESS STUDY

**MIXED-USE COMMERCIAL DEVELOPMENT
GAS/C-STORE, RETAIL, CAR-WASH & BOAT/RV STORAGE
BRYAN NECK ROAD AT FORT McALLISTER ROAD
SOUTH BRYAN COUNTY, GEORGIA**

Prepared for:

**Pittman Engineering
Richmond Hill, GA 31324**

**Submitted
June, 2019
*Finalized October 2019***

June 13, 2019
Finalized October 17, 2019

Mr. Ray Pittman, PE
Pittman Engineering Co.
PO Box 822
Richmond Hill, GA 31324

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

**RE: Traffic Impact and Access Study
Mixed-Use Commercial Development
Gas-Station/Convenience-Store, Retail, Car Wash & RV/Boat Storage
Bryan Neck Road at Fort McAllister Road
South Bryan County, GA**

Dear Mr. Pittman:

As requested, we have completed an assessment of the traffic impacts associated with the development of a new mixed-use commercial development to be located east of SR 144 (Bryan Neck Road) and south of the SR 144 Spur (Ft McAllister Road) in South Bryan County, Georgia. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The project site is located in the southeast quadrant of the intersection of SR 144 and SR 144 Spur in South Bryan County, GA. The site is currently undeveloped but used to contain a prior Rayonier Timber Operation office which has been removed. The project proposal is to construct a mixed-use commercial site containing the following:

1. Gas-Station/C-Store which will provide 8-fueling positions along with an approximate 3,750 square-foot (sf) convenience store (C-store);
2. A small retail plaza of 13,500 sf;
3. An automated car wash with one tunnel; and
4. Boat/RV storage area estimates at 10 spaces.

As scheduled, this project is planned to be constructed and fully operational by 2021. **Figure 1** depicts the site location in relation to the regional roadway system (Figures located at end of report.).

As planned, direct access to/from the site will be provided via two access drives, a right-in/right-out (RIRO) access to/from SR 144 and a full-access drive to/from SR 144 Spur. **Figure 2** depicts the current development plan proposal.

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

- SR 144 at SR 144 Spur;
- SR 144 at Site Access (RIRO); and
- SR 144 Spur at Site Access (Full-Movement).

Figure 3 illustrates the existing geometrics and traffic control for the study area intersection 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 existing study area intersection. **Figure 4** graphically depicts the respective Existing AM and PM peak-hour traffic volumes at the study area intersection. Summarized count sheets are included in the Appendix of this report.

FUTURE CONDITIONS

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, McAllister Point and Buckhead East should be included as background developments in the future year analyses. These "developments by others" are located south/east of the project site (along Belfast River Road) and one opposite SR 144 Spur 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 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/SR 144 Spur intersection.

Buckhead East PUD: Located to the south along SR 144, a portion of the Buckhead East PUD is not yet constructed/occupied. Based on information provided by the development manager, 220 units with Buckhead East are in the early development stages and not yet occupied. Please note that within the PUD, the Lenox project also has been accounted for which plans an additional 86 single-family residential units.

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. Studies for both McAllister Point and Buckhead East were requested but unavailable from County staff. Trip generation projections and assignments were completed for these two projects. Assignments of project trips for all five of the above background developments included in the future conditions are contained in the Appendix.

Planned Roadway Improvements

As part of the *Richmond Hill South Bryan Transportation Study*, a multitude of infrastructure improvements have been identified which will (currently under construction) affect the study area intersection.

SR 144 is currently being widened to a 4-lane divided facility between Timber Trail and Belfast River Road to a point just north of the existing round-a-bout at Belfast River Road/Captain Matthew Freeman Drive. Included in this widening project, the intersection of SR 144 at SR 144 Spur/McAllister Point (new approach caused by approved development) is expected to be placed under traffic signal control based on conversation with County staff (See exhibit in Appendix from Richmond Hill Transportation Study identifying intersection to be improved.). Based on the current schedule of this infra-structure project, the widening of SR 144 to a multi-lane cross-section has been included in the future year analyses. It should be noted that County staff has requested additional analyses in order to determine operations assuming a traffic signal is, or is not installed at the SR 144 at SR 144 Spur/McAllister Point intersection. As requested, this scenario has been included in this report.

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 4½-percent annual growth rate has been defined. This 4½-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 4½-percent annual growth rate as well as traffic expected to be generated by the identified background developments, are shown in **Figure 5**.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed project were forecasted using the Tenth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. After reviewing the multiple uses planned on site, project and prospective services provided, four separate land-use codes have been used to estimate the specific site-generated traffic. **Table 1** depicts the anticipated site-generated traffic.

Table 1
PROJECT TRIP-GENERATION SUMMARY¹
Mixed Commercial Project- SR 144 @ SR 144 Spur

Time Period	8 Fueling Positions, 3,750 sf C-Store (a)	63 and 66 Percent Gas/C-Store Pass-By² (b)	Retail 13,500 sf (c)	25 Percent Retail Pass-By² (d)	Automated Car Wash Single Tube (e)	Rv/Boat Storage 10 Spaces (f)	Total Project Trips (Prior to Pass-by) (a+c+e+f)	Total Pass-By Trips (b+d)	Total New Trips (a-b+c-d+e+f)
Weekday Daily	2,580	1,677	510	128	150	10	3,250	1,805	1,446
AM Peak-Hour									
Enter	83	52	8	0	0	1	92	52	40
Exit	83	52	5	0	0	1	89	52	37
Total	166	104	13	0	0	2	181	104	77
PM Peak-Hour									
Enter	92	61	23	6	39	1	155	67	88
Exit	92	61	27	6	39	1	159	67	92
Total	184	122	51	12	78	2	314	134	180

1. ITE *Trip Generation* manual, 10th Ed. 2017, LUC's #853, 820, 948, & 151 .
 2. Sixty-three and sixty-five percent pass-by percentage assumed for gas/c-store AM and PM peak hour respectively based on ITE Handbook methodologies.
 3. Twenty-five percent pass-by percentage assumed for retail based on prior discussion with county staff and used on prior projects.

As shown, the proposed development will be comprised of a mix of commercial uses with a gas-station/C-store, retail shops, automated carwash and Boat/RV storage. Using the ITE reference, the project can be expected to generate a total of 3,250 two-way daily trips of which a total of 181 trips (92 entering and 89 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 314 trips (155 entering, 159 exiting) are expected.

The majority of vehicle trips generated by this type of land-use attracted to the site from the traffic passing on the adjacent street, are referred to as *pass-by* or *impulse* trips. Pass-by trips are trips made to the proposed development as intermediate stops on the way from an origin to a primary trip destination. It is important to note that pass-by trips do not reduce the amount of traffic generated by the site, and the “total trips” generated are expected to enter and exit the site no matter what percentage

of pass-by trips is used. Pass-by trips are simply that portion of the site-generated traffic that are not a function of the land uses in the area, but are only a function of the type of use proposed on the site and the volume of traffic on the adjacent roadways. For this particular project, a *pass-by* reduction of 63 and 65-percent (AM and PM respectively) has been used for the gas stations/C-store and 25-percent for the retail shops (PM peak-hour only) which is based on both ITE Handbook methodologies as well as the high volume of peak-hour traffic flow on SR 144 (pass-by volumes are shown in red).

Once the pass-by reduction was applied to the anticipated external trips, the proposed development can be expected to generate 1,446 *new* external trips on a weekday daily basis, of which a total of 77 *new* trips (40 entering, 37 exiting) can be expected the AM peak-hour and a total of 180 *new* trips (88 entering, 92 exiting) can be expected PM peak-hour.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns along SR 144 (and to a lesser extent SR 144 Spur) which will contribute the greatest percentages of site-generated traffic. The 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 **Figure 6**.

Table 2
TRIP DISTRIBUTION PATTERN
Mixed Commercial Project- SR 144 @ SR 144 Spur

Roadways	Direction To/From	Percent of Trips Enter/Exit
SR 144 (Bryan Neck Road)	North	35
	South	55
SR 144 Spur	East	10
	Total	100

Note: Based on the existing traffic patterns.

Primary/new trips generated by the site are expected to follow the above referenced pattern. Pass-by trips, as presented in Table 1, have been assigned to the roadway network based on the weighted average of the directional traffic flow on both SR 144 and SR 144 Spur, specific to the AM and PM peak-hours.

Future Build Traffic Conditions

The site-generated traffic, as depicted in Figure 6, has been added to the respective 2021 No-Build traffic volumes shown in Figure 5. This results in the peak-hour Build traffic volumes, which are graphically depicted in **Figure 7**. 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 SUMMARY¹
Mixed Commercial Project- SR 144 @ SR 144 Spur

<u>Unsignalized Intersections</u>	<u>Time Period</u>	<u>Existing</u>		<u>2021 No-Build</u>		<u>2021 Build</u>	
		<u>Delay^a</u>	<u>LOS^b</u>	<u>Delay</u>	<u>LOS</u>	<u>Delay</u>	<u>LOS</u>
SR 144 at Ft McAllister Rd (SR 144 Spur)	AM	29.4	D	>300.0	F	>300.0	F
	PM	70.5	F	>300.0	F	>300.0	F
SR 144 at Site Access (RIRO)	AM	To be Constructed by Development				15.0	C
	PM	To be Constructed by Development				11.8	B
SR 144 Spur at Site Access	AM	To be Constructed by Development				11.8	B
	PM	To be Constructed by Development				12.5	B
<u>Signalized Intersection</u>							
SR 144 at Ft McAllister Rd (SR 144 Spur)	AM	See Unsignalized		14.7	B	14.8	B
	PM	Above		9.2	A	10.6	B

a. Delay in seconds-per-vehicle.

b. LOS = Level-of-Service.

GENERAL NOTES:

1. Signalized intersections, Delay is a weighted average of each lane group/approach.
2. For unsignalized intersections, Delay is representative of critical movement/lane group/approach.

As shown in Table 3, under Existing traffic volume conditions, the study area intersection of SR 144 at SR 144 Spur operates at a LOS D during the AM peak-hour and a LOS F during the PM peak-hour. As was indicated by the Existing traffic volume exhibit, SR 144 is a heavily traveled commuter route in South Bryan County serving many residential areas to the southeast. It should be noted that the Existing condition analyses do not include the widening under way on SR 144 nor the future improvement in traffic control as is identified in the County's Transportation Plan.

Under 2021 No-Build traffic volume conditions, which account for the addition of a normal annual growth (4½% per-year), traffic generated by approved developments and roadway infra-structure improvements along SR 144, operations at the study area intersection of SR 144 at SR 144 Spur will operate at a LOS F (delays greater than 300-sec) during both peak hours if this intersections continues to operate under STOP sign control. If signalization is installed, LOS B and LOS A can be expected during the respective AM and PM peak hours. It should be noted that either of these future service levels (F under STOP sign and A/B under signal control) include traffic generated by the proposed development. They are due to a combination of existing and approved development traffic as well as the geometric features of the intersection once the widening project is completed.

Under 2021 Build conditions, with the addition of traffic related to the proposed mixed-use commercial development, the SR 144 at SR 144 Spur intersection is expected to continue to operate at either poor service levels (unsignalized) or good service levels under signalized conditions (LOS A/B) during both peak hours.

The site access drive to/from SR 144 (RIRO) and the access to the SR 144 Spur are both expected to continue to operate either poorly under STOP sign control, or at good conditions assuming traffic signal control.

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.

Proposed Site Access Drives

As planned, access to/from the site will be provided via two driveways, one each to/from SR 144 as a RIRO and to/from SR 144 Spur as a full-movement. The specific geometric and traffic control requirements for each proposed access driveway are discussed in detail below:

SR 144 Access (RIRO)

This access is to be located along SC 144, approximately 540-feet south of SR 144 Spur. Recommended geometrics and traffic control are as follows:

- **Northbound (SR 144):** Based on *Table 4-6 of the GDOT Regulations for Driveway and Encroachment Control*, a separate right-turn deceleration lane entering the site is required. This lane should provide a full width length of 250-feet and a taper of 100-feet in accordance with *Table 4-8 (55 mph)*;

- ***Eastbound (Site Access) Approach:*** Construct site access to provide a two-lane approach with one lane entering the site and one lane exiting designated as a right-turn. This access will be designed as a RIRO with a raised delta median separating directional flow. It should be noted that the planned median within SR 144 (landscaped) will prohibit left-turn movements from entering and exiting the site; and
- ***Traffic Control:*** Install STOP sign control for site access approach where right-turn movements will be required to stop prior to entering the intersection.

SR 144 Spur Access

- ***Northbound (Site Access) Approach:*** Construct site access to provide a three-lane approach with one lane entering the site and two lanes exiting the site designated as a left-turn lane and a separate right-turn lane;
- ***Eastbound SR 144 Spur:*** Based on *Table 4-6*, a separate right-turn lane entering the site is required. This lane should provide a full width length of 175-feet and a taper of 100-feet in accordance with *Table 4-8 (45 mph)*;
- ***Westbound SR 144 Spur:*** The future geometry of a single through lane will accommodate the traffic movements given the expected low volume of left-turn movements; and
- ***Traffic Control:*** Install STOP sign control for site access approach.

Throat Distance/Interior Drives

GDOT recommends a 100-foot minimum distance between the abutting State Route and first drive internal of the site (*Fig. 3-1.2*). Both access drives should be reviewed assuming the completed SR 144 project and adjusted as needed.

Sight Distance Considerations

All previously-cited access drive intersections should be designed/constructed to meet current applicable GDOT standards and/or guidelines in terms of sight distance. It is assumed that this will be the responsibility of the project's civil engineer and will be depicted by the site plan/submittal information.

Off-Site Study Area Intersection

As shown in Table 3, the project has only a minimal impact on the adjacent study area intersection of SR 144 at SR 144 Spur is expected as a majority of site-generated traffic is currently already on the roadway. Operations are expected to be extremely poor (LOS F) if STOP sign control is maintained, or good service levels (LOS A/B) if signalized. Based on this, no mitigation is recommended at this time.

SUMMARY

We have completed a Traffic Impact Study relative to the development of a new mixed-use commercial development to be located at the intersection of SR 144 and SR 144 Spur in South Bryan County, GA. This project is expected to be constructed and operational in 2021.

As planned, the development will contain a gas/c-store facility which will provide 8-fueling positions along with an approximately 3,750-sf convenience store, retail shops totaling 13,500 sf, an automated car wash and boat/RV storage. Access to/from the site will be provided via two access drives, one full-movement access to/from SR 144 Spur and one RIRO access to/from SR 144.

Assuming the future SR 144 widening improvements in place for the future Build condition, recommendations for site access geometrics and traffic control have been made which entail cross-sections for both the SR 144 and SR 144 Spur access drives. Assuming these access configurations and limitation to RIRO movements only for the SR 144 access, good operations are expected under the future Build condition for both site access points.

The intersection of SR 144 at SR 144 Spur/McAllister Point shows that if the County's plan of traffic control enhancement is implemented, operations can be expected to be very good however, if STOP sign control continues, poor service levels can be expected with or without the proposed development.

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.

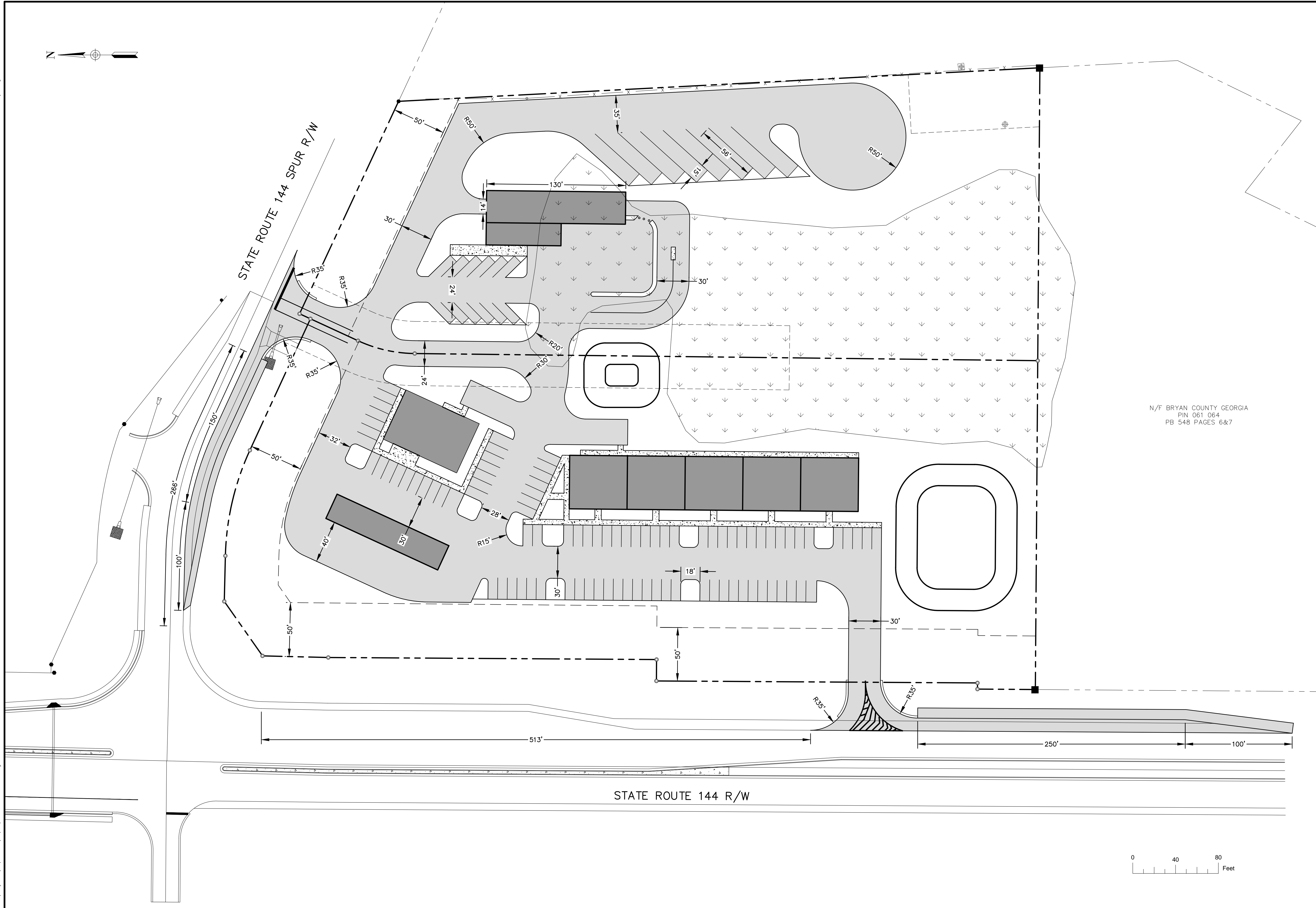
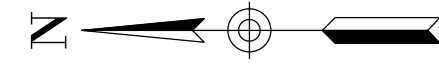


Attachments



NOT TO SCALE

Figure 1
SITE LOCATION MAP
Mixed-Use Commercial
Richmond Hill/S. Bryan County, GA



N/F BRYAN COUNTY GEORGIA
 PIN 061 064
 PB 548 PAGES 6&7

REV	REVISIONS	BY	DATE



Pittman Engineering Co., LLC
 2591 Hwy 17S Suite 303
 Richmond Hill, GA 31324
 912-445-0578
 www.PittmanEngineeringCo.com

CONCEPT PLAN
COMMERCIAL AT INTERSECTION
OF SR 144 AND SR 144 SPUR
 Prepared For
DILIP PATEL

Project No: 1BD
 Drawn By: JJB
 Designed By: JJB
 Checked By: RAP
 Scale: 1"=40'
 Date: 8/14/19

SHEET
EX 1

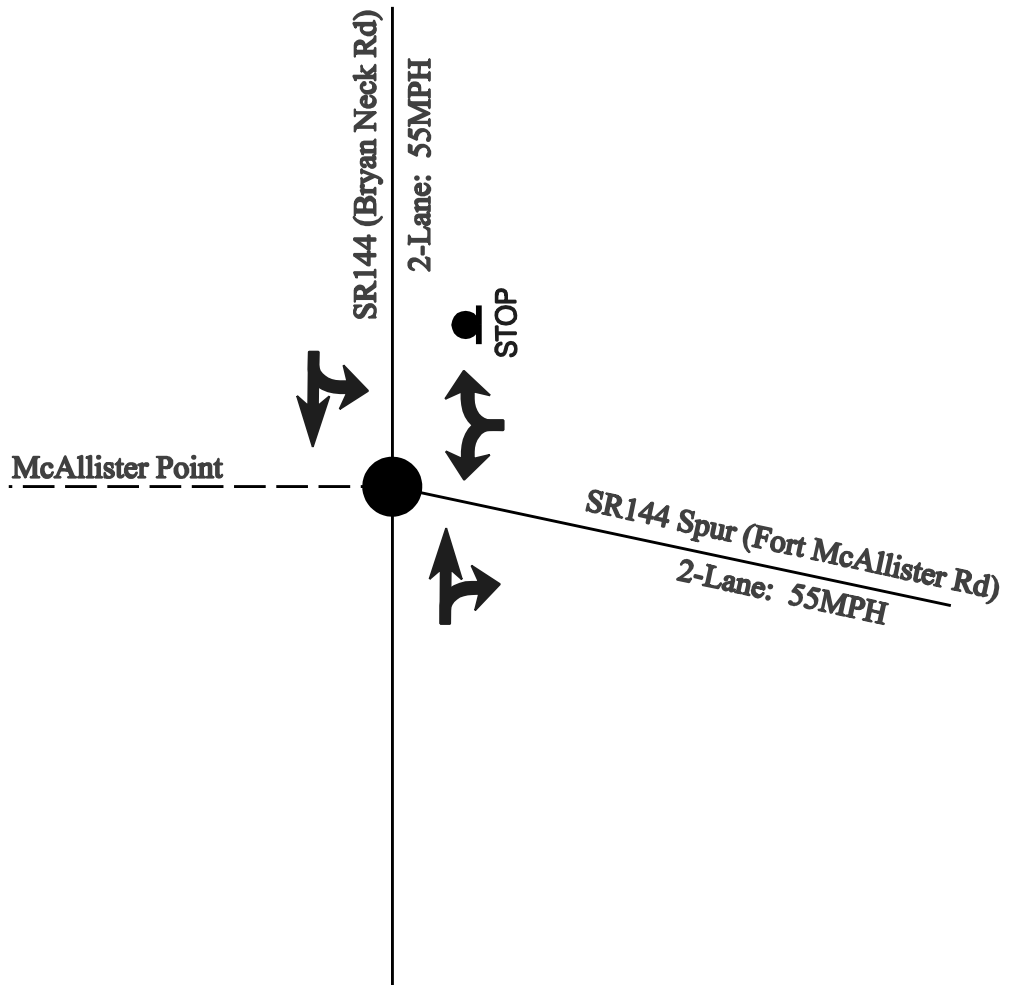
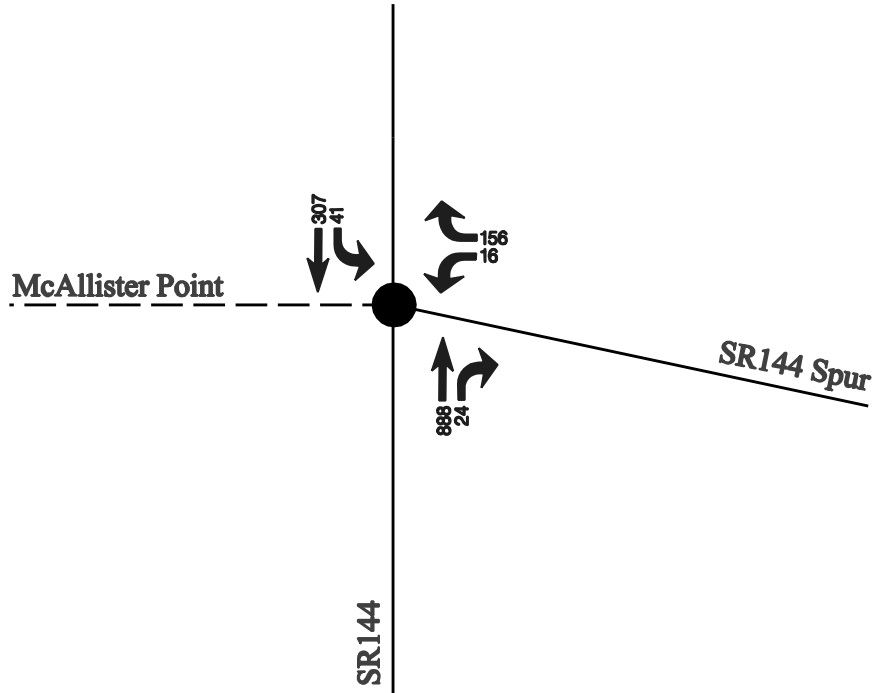


Figure 3

EXISTING GEOMETRICS & TRAFFIC CONTROL

*Mixed Use Development
SR144 at SR144 Spur: South Bryan County, GA*

AM PEAK-HOUR



PM PEAK-HOUR

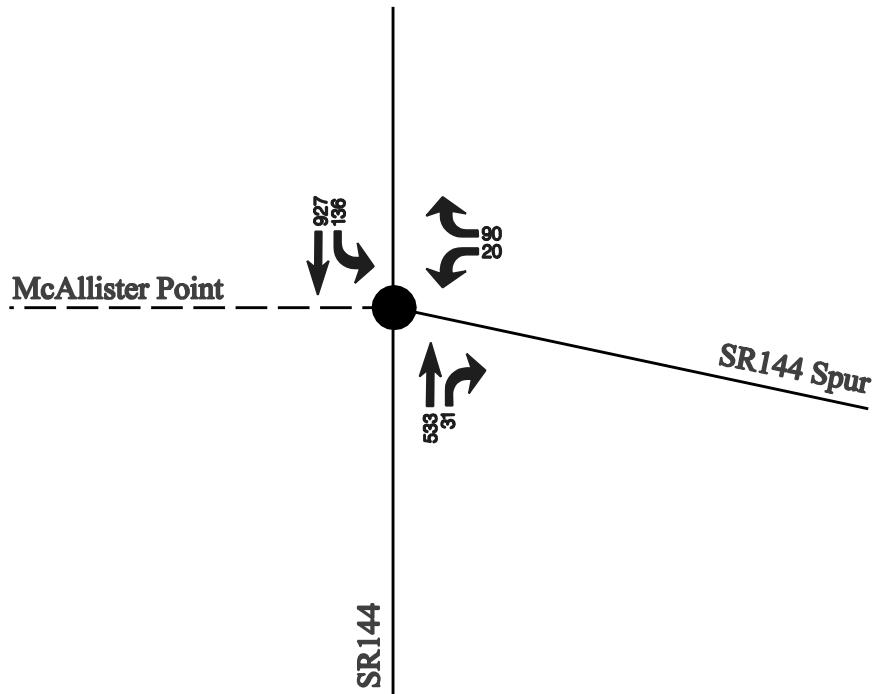
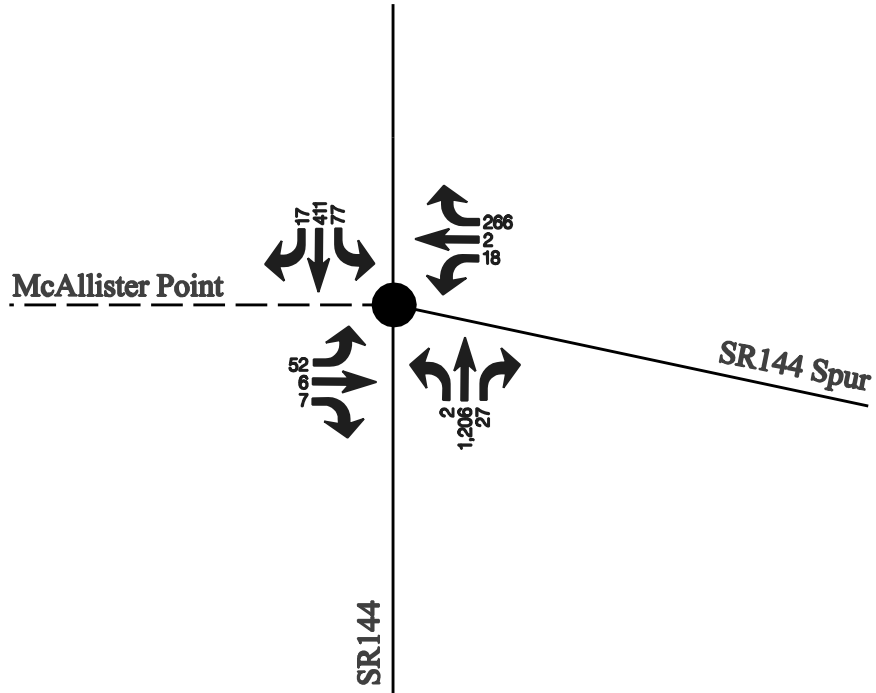


Figure 4

2019 EXISTING PEAK HOUR TRAFFIC VOLUMES

*Mixed Use Development
SR144 at SR144 Spur: South Bryan County, GA*

AM PEAK-HOUR



PM PEAK-HOUR

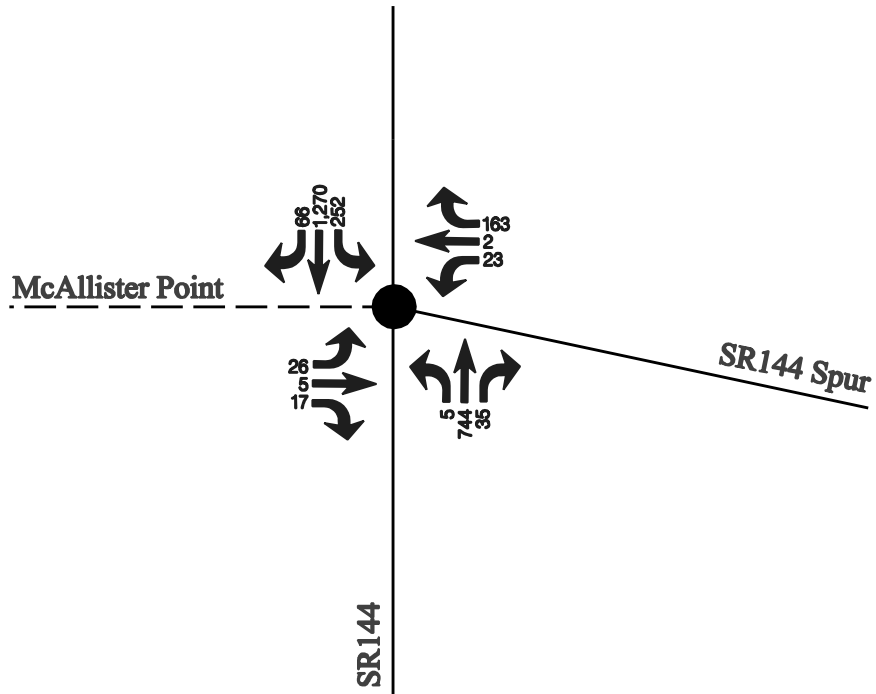
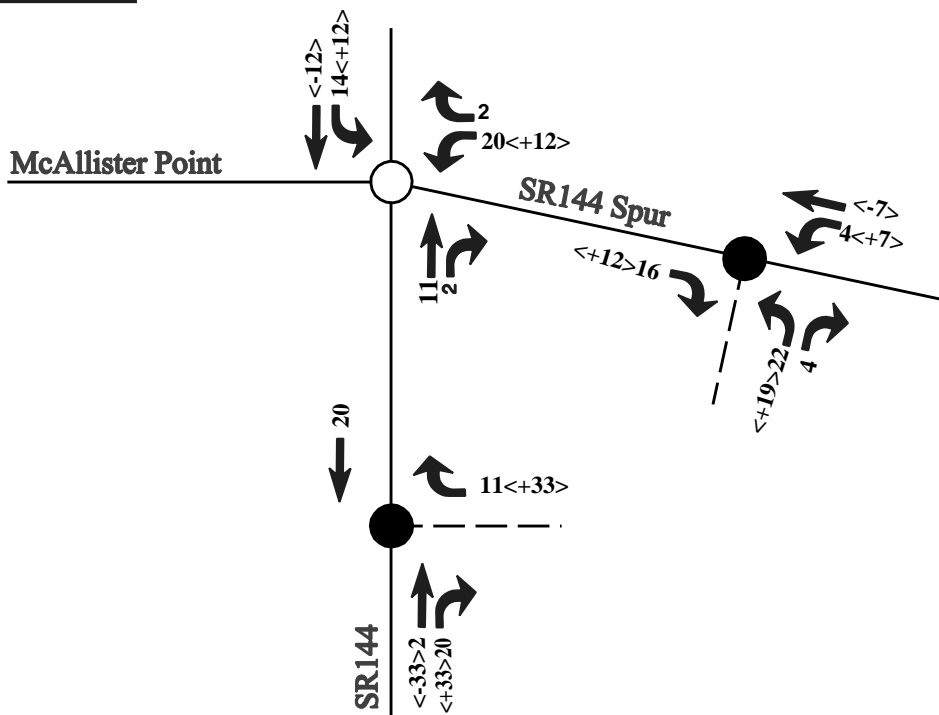


Figure 5

2021 NO BUILD PEAK HOUR TRAFFIC VOLUMES

Mixed Use Development
 SR144 at SR144 Spur: South Bryan County, GA

AM PEAK-HOUR



PM PEAK-HOUR

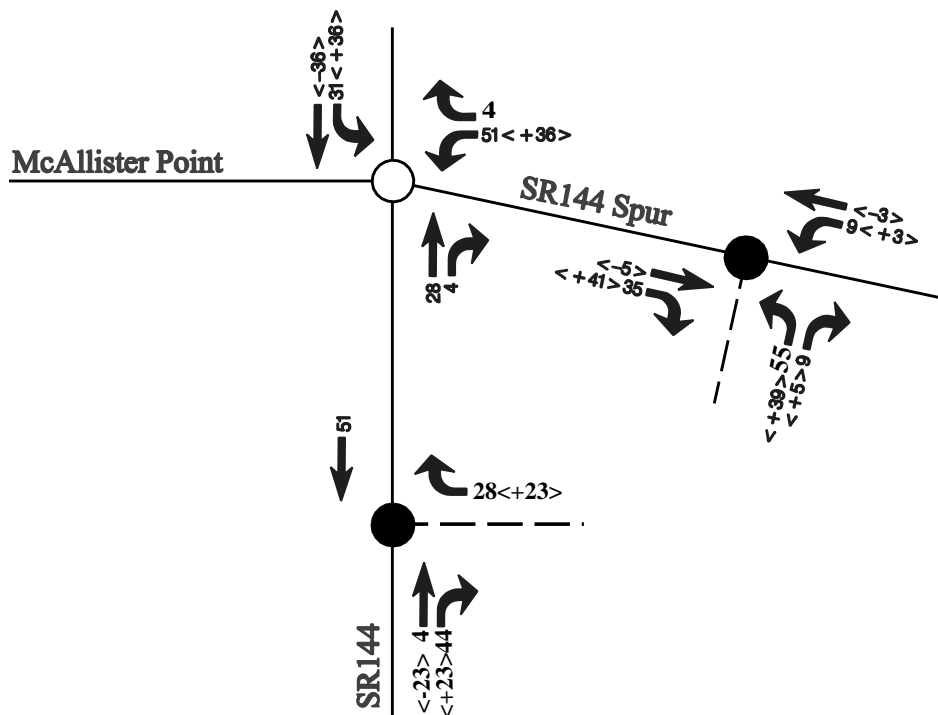
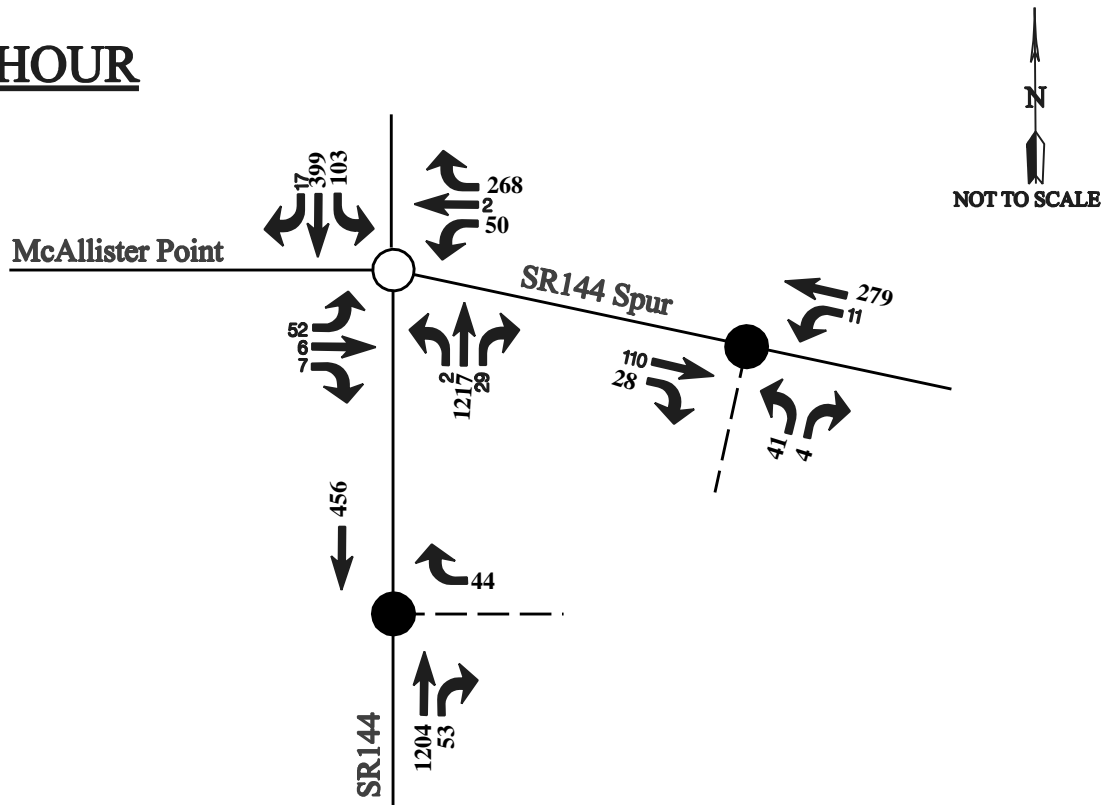


Figure 6

SITE GENERATED PEAK HOUR TRAFFIC VOLUMES

Mixed Use Development
 SR144 at SR144 Spur: South Bryan County, GA

AM PEAK-HOUR



PM PEAK-HOUR

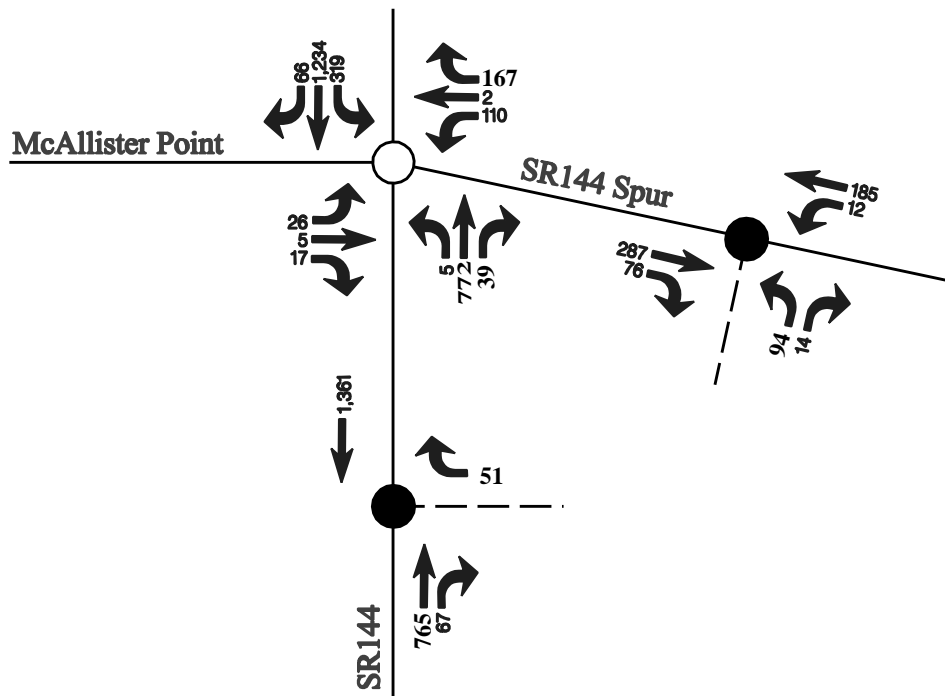


Figure 7

2021 BUILD PEAK HOUR TRAFFIC VOLUMES

Mixed Use Development
 SR144 at SR144 Spur: South Bryan County, GA

COUNT DATA

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary	Count Name	Notes	U = U Turn L = Left Turn T = Thru R = Right Turn P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2 Veh = Total Vehicles for Approach	Peak Hour Volume	
	SR 144 at McAllister Rd (144 Spur) AM Peak Hour			1406	
	Location			% Bank 1	% Bank 2
	S. Bryan County, GA Richmond Hill			96.9%	3.1%
	Performed By			% Bank 3	% Bank 4
	Jim			0.0%	0.0%
	Date			Pedestrians Volume	
Thursday, April 12, 2018	0				

Peak Hour Data

Time Period	WB McAllister Rd (144 Spur)							NB SR 144							SB SR 144							Total Vehicles	Total Pedestrians							
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh									
7:00 AM	0	0	0	0	0	0	0	0	3	0	44	0	0	47	0	0	247	6	0	0	253	0	3	54	0	0	0	57	357	0
7:15 AM	0	0	0	0	0	0	0	0	4	0	45	0	0	49	0	0	203	6	0	0	209	0	10	69	0	0	0	79	337	0
7:30 AM	0	0	0	0	0	0	0	0	5	0	29	0	0	34	0	0	227	8	0	0	235	0	11	74	1	0	0	86	355	0
7:45 AM	0	0	0	0	0	0	0	0	4	0	38	0	0	42	0	0	211	4	0	0	215	0	17	83	0	0	0	100	357	0

Vehicle Movement Summary

Movement / Details	WB McAllister Rd (144 Spur)							NB SR 144							SB SR 144							Entire Intersection								
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians							
Movement Volume	0	0	0	0	0	0	0	0	16	0	156	0	0	172	0	0	888	24	0	0	912	0	41	280	1	0	0	322	1406	0
PHF	-	-	-	-	-	-	-	-	0.80	-	0.87	-	-	0.88	-	-	0.90	0.75	-	-	0.90	-	0.60	0.84	0.25	-	-	0.81	0.98	-
% Bank 1	0.0%	0.0%	0.0%	0.0%				0.0%	81.3%	0.0%	98.7%				0.0%	0.0%	98.3%	87.5%				0.0%	95.1%	93.2%	100.0%	Need a custom report? Contact: support@portablestudies.com				
% Bank 2	0.0%	0.0%	0.0%	0.0%				0.0%	18.8%	0.0%	1.3%				0.0%	0.0%	1.7%	12.5%				0.0%	4.9%	6.8%	0.0%					
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary	Count Name	Notes	U = U Turn L = Left Turn T = Thru R = Right Turn P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2 Veh = Total Vehicles for Approach	Peak Hour Volume	
	SR 144 at McAllister Rd PM Peak Hour			1737	
	Location			% Bank 1	% Bank 2
	S Byran County Richmond Hill			99.0%	1.0%
	Performed By			% Bank 3	% Bank 4
	Jim			0.0%	0.0%
	Date			Pedestrians Volume	
Thursday, April 12, 2018	0				

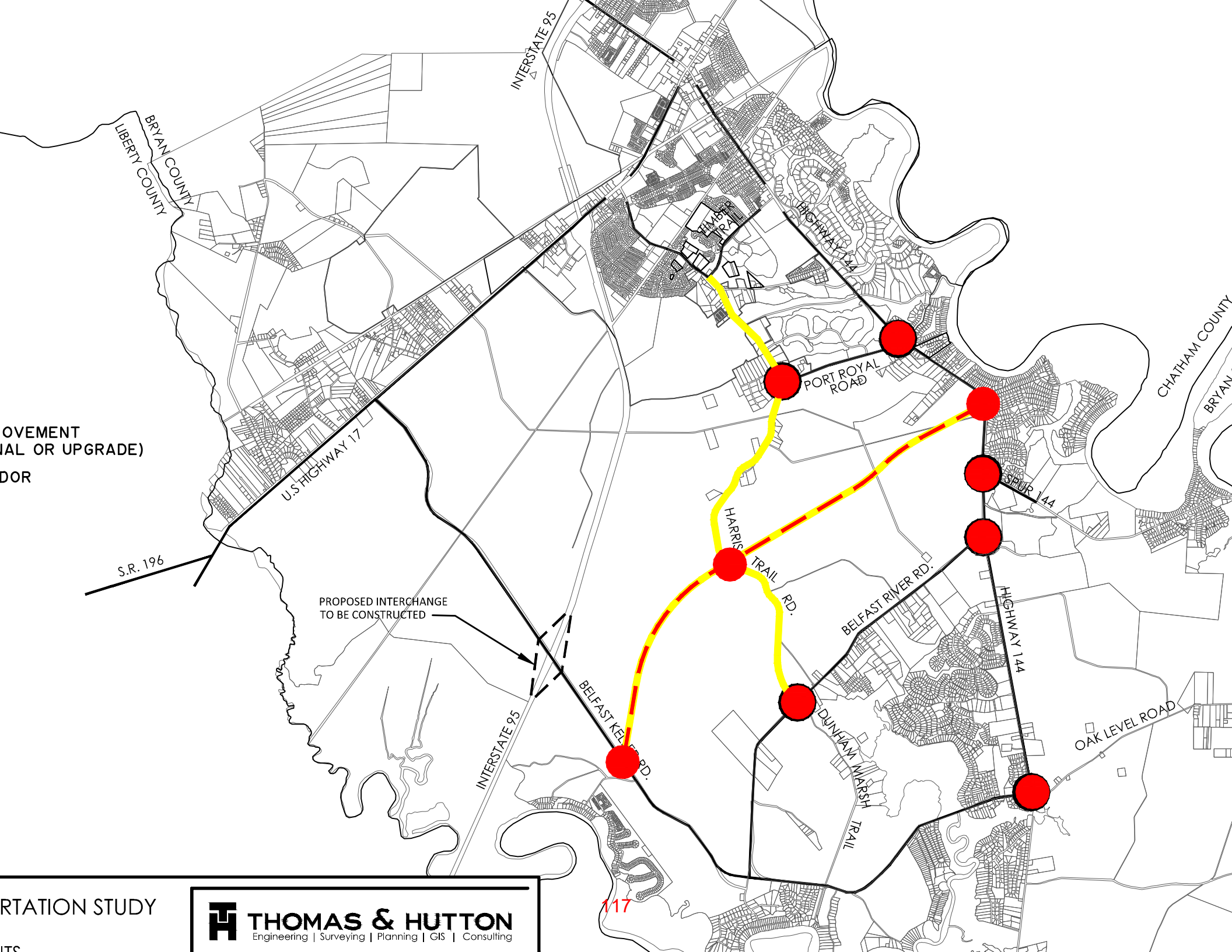
Peak Hour Data

Time Period	WB McAllister Rd			NB SR 144			SR 144			Total Vehicles	Total Pedestrians			
	U	L	T	U	L	T	U	L	T					
5:00 PM	0	0	0	0	3	0	0	0	152	0	0	238	432	0
5:15 PM	0	0	0	0	5	0	0	0	123	0	0	260	415	0
5:30 PM	0	0	0	0	4	0	0	0	135	0	0	263	436	0
5:45 PM	0	0	0	0	8	0	0	0	123	0	0	302	454	0

Vehicle Movement Summary

Movement / Details	WB McAllister Rd			NB SR 144			SR 144			Entire Intersection			
	U	L	T	U	L	T	U	L	T	Vehicles	Pedestrians		
Movement Volume	0	0	0	0	20	0	0	0	533	0	136	1737	0
PHF	-	-	-	-	0.63	-	-	-	0.88	-	0.85	0.96	-
% Bank 1	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	98.3%	0.0%	98.5%	Need a custom report? Contact: support@portablestudies.com	
% Bank 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	1.5%		
% Bank 3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
% Bank 4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		

COUNTY DATA



MOVEMENT
(REPAIR OR UPGRADE)
CORRIDOR

PROPOSED INTERCHANGE
TO BE CONSTRUCTED

BACKGROUND DEVELOPMENT INFORMATION



McAllister
PT

5
1
L
7
1
L

SZ144

80
1
L
7

FT McAllister
RD

7
1
L
38

Bryan Neck Rd

Am
Pm

80
1
L
7
1
L

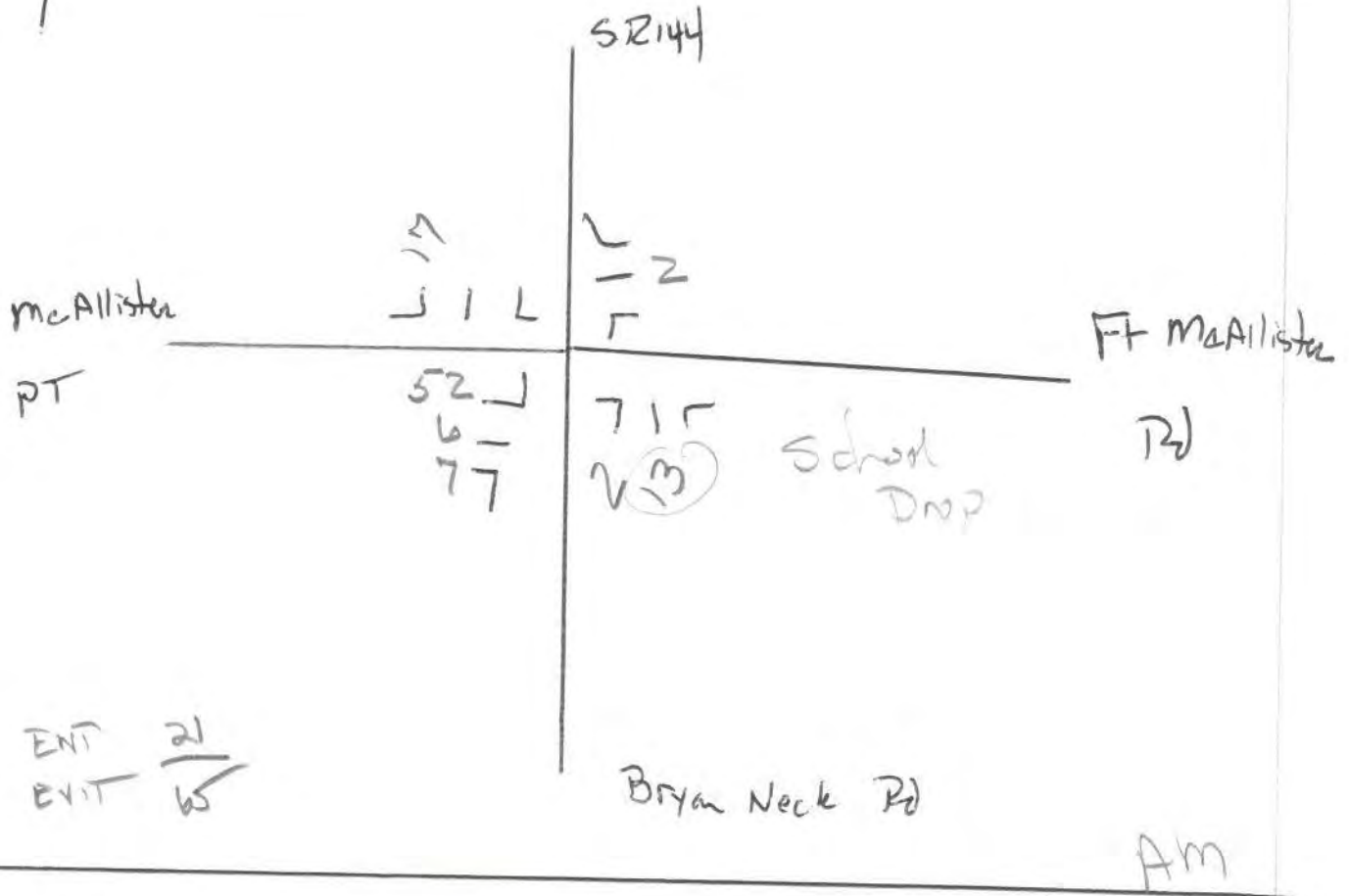
54
1
L
7

7
1
L

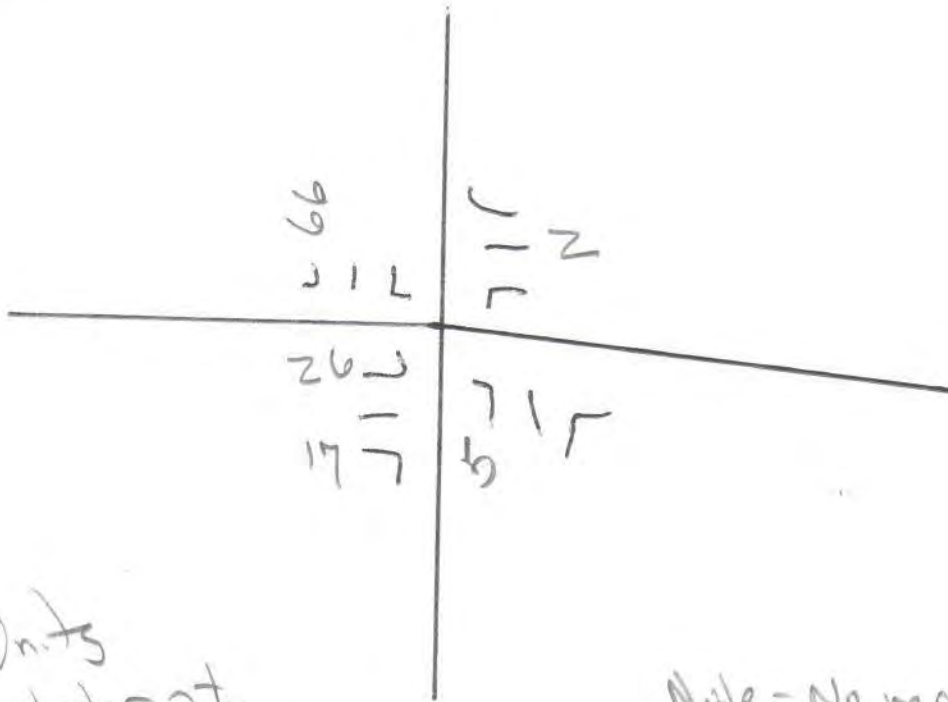
7
1
L
5

Buckhead East
220 units to be
built/occupied

Note - No report



$\frac{73}{43}$



115 Units
McAllister pt.

Note - No report

pm



McAllister
PT

[8] (911e) [8]
711

SR144
711

FT McAllister
RD

[25] (23) [61]
[25] [52]

Bryan Neck Rd

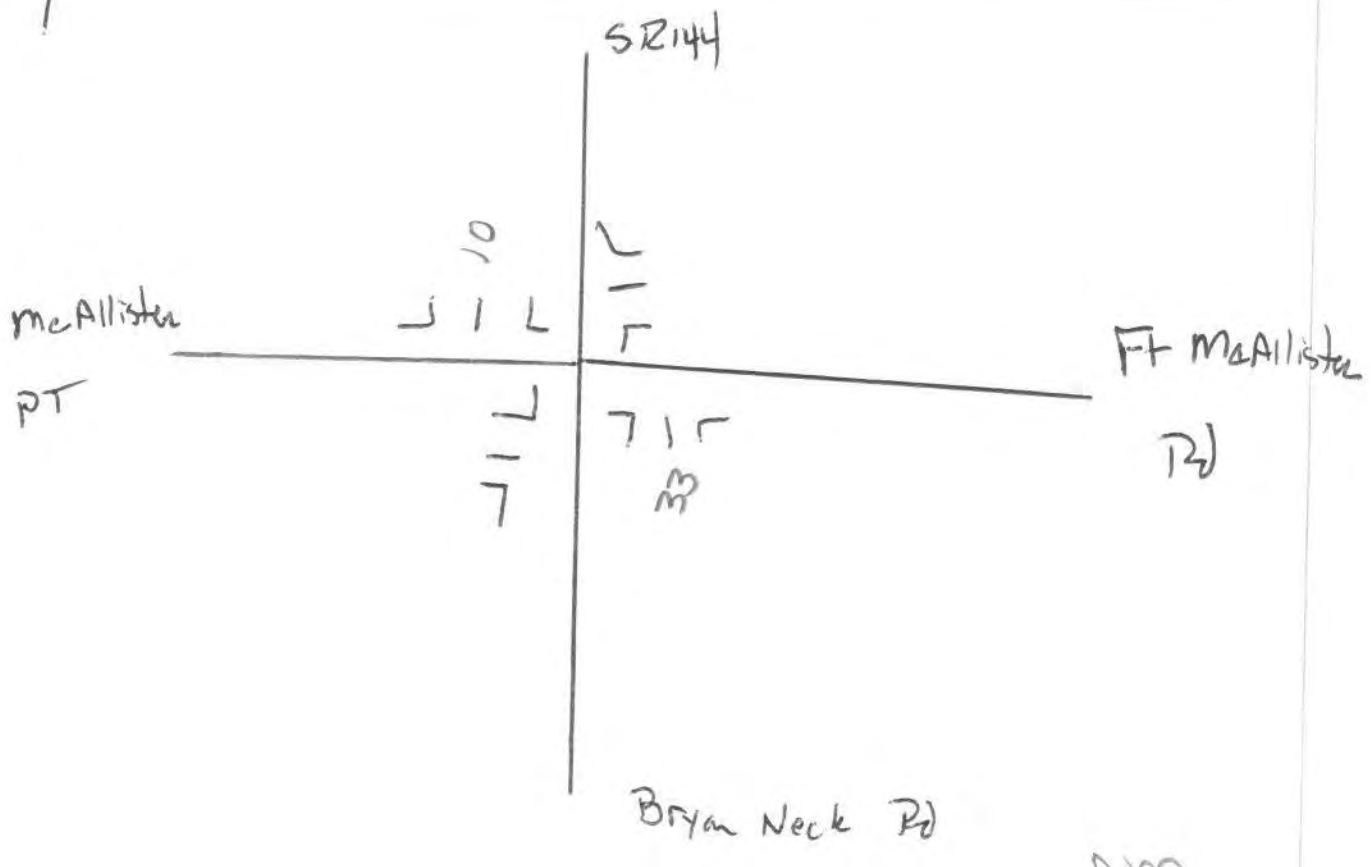
AM
PM

[9e] (9e) [98]
711

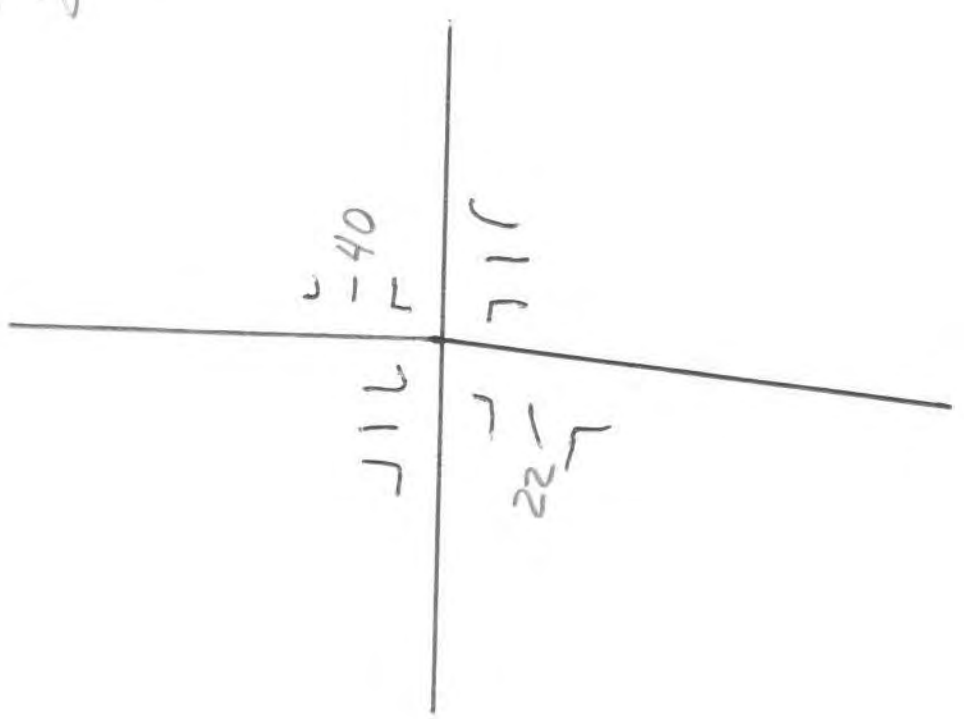
711

[17] (55) [41]
711

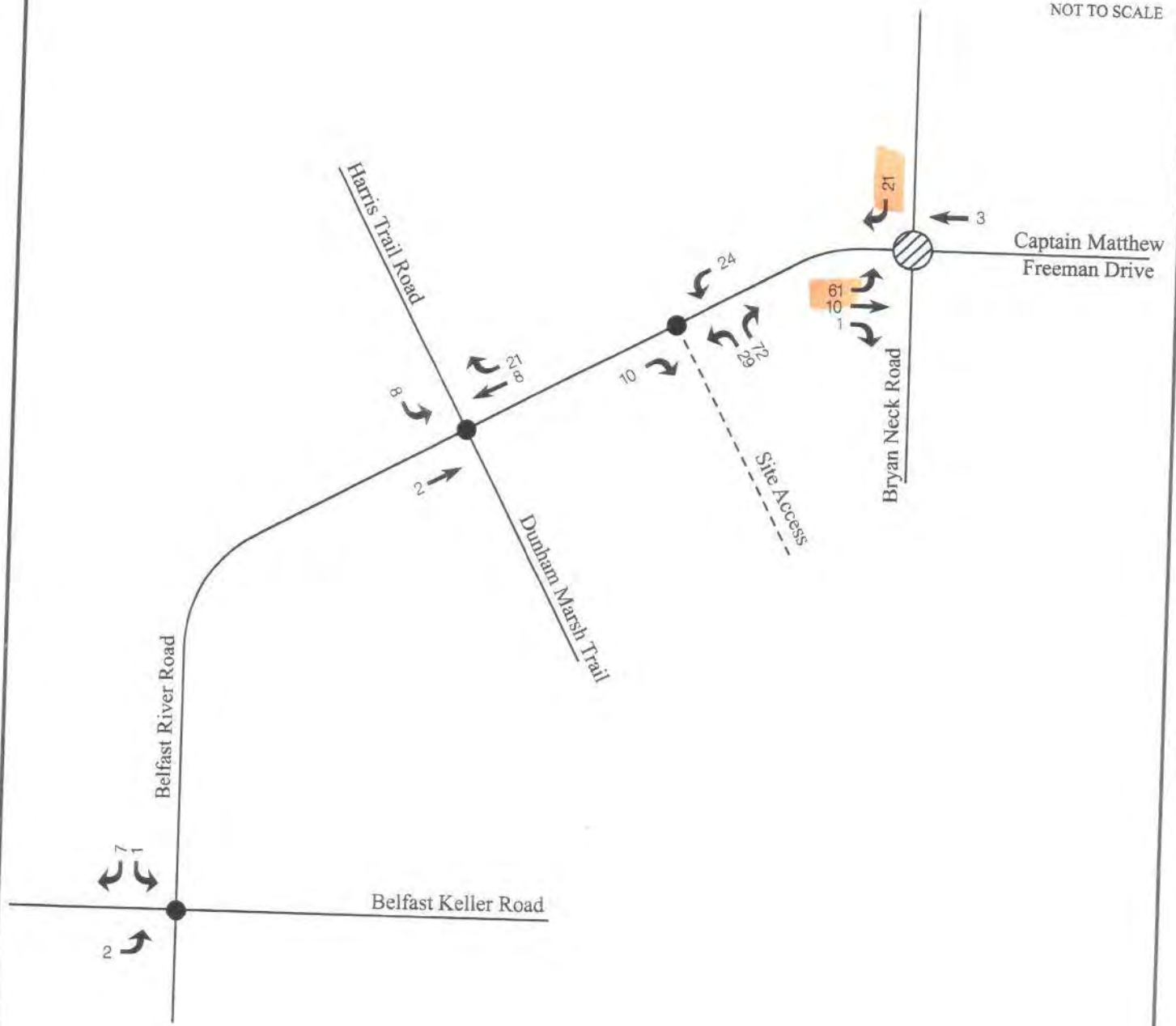
Wexford
(Water Grass)
[Magnolia Hill]



Remnant
Exp. of Backhead



Am
Pm



- = Round-a-bout
- = Unsignalized Intersection

Figure 8
SITE-GENERATED TRAFFIC VOLUMES
AM PEAK HOUR
Wexford Plantation : South Bryan County, GA

SHORT

ENGINEERING & CONSULTING, LLC

Traffic & Transportation Engineering - Parking Operations & Design

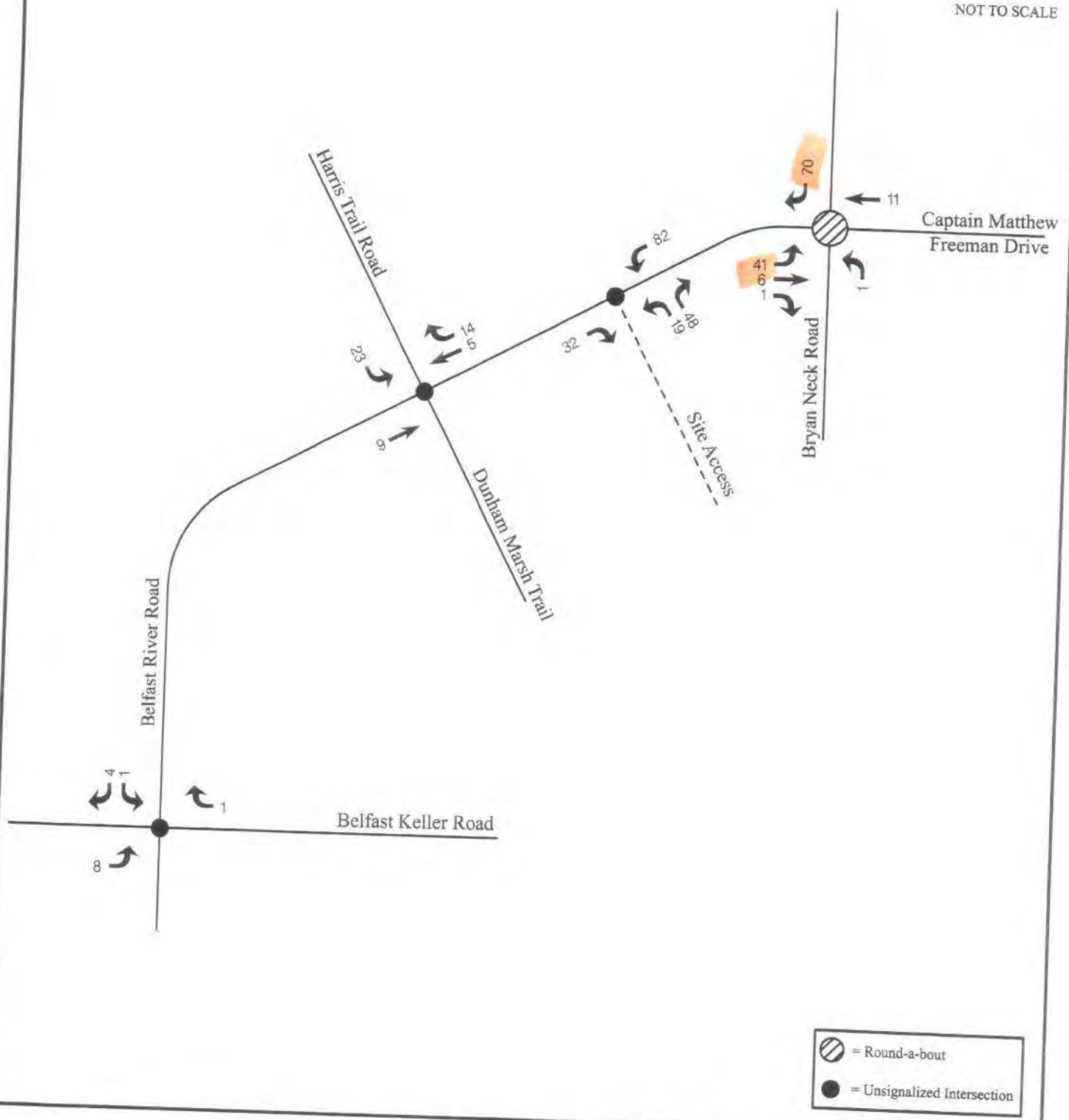
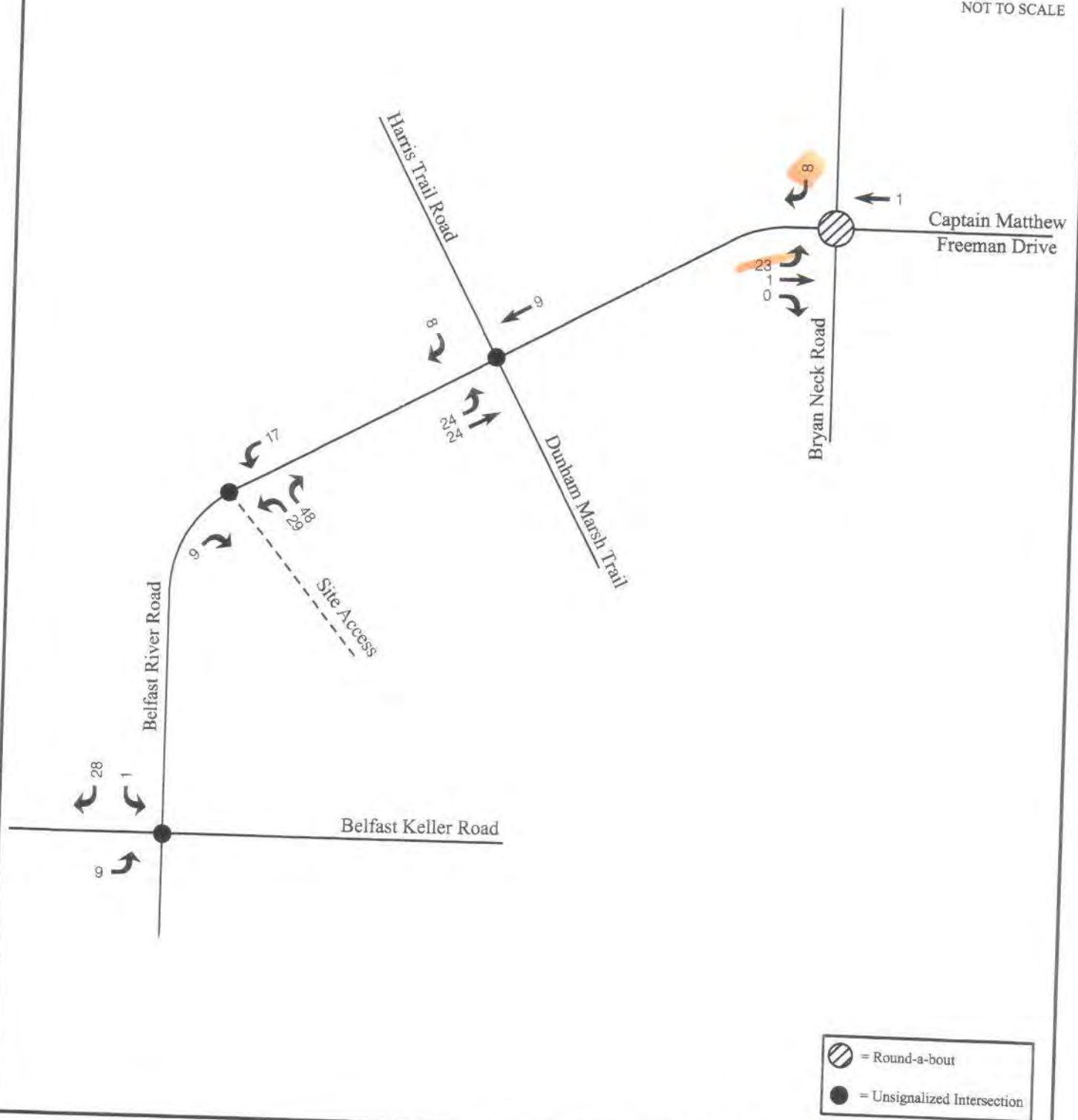


Figure 9
SITE-GENERATED TRAFFIC VOLUMES
PM PEAK HOUR
Wexford Plantation : South Bryan County, GA







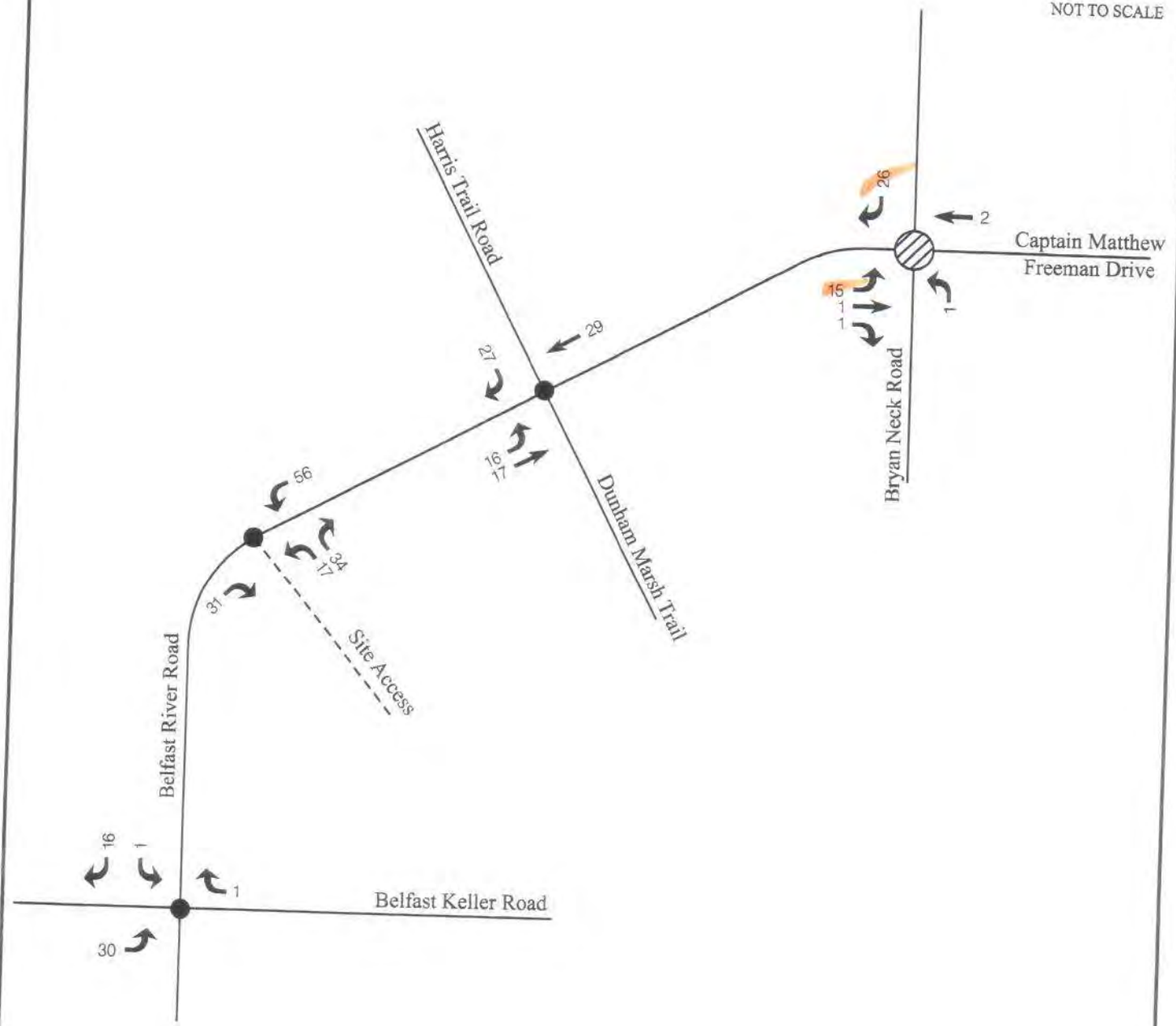
-  = Round-a-bout
-  = Unsignalized Intersection

Figure 8
SITE-GENERATED TRAFFIC VOLUMES
AM PEAK HOUR
Water Grass Residential Development : South Bryan County, GA







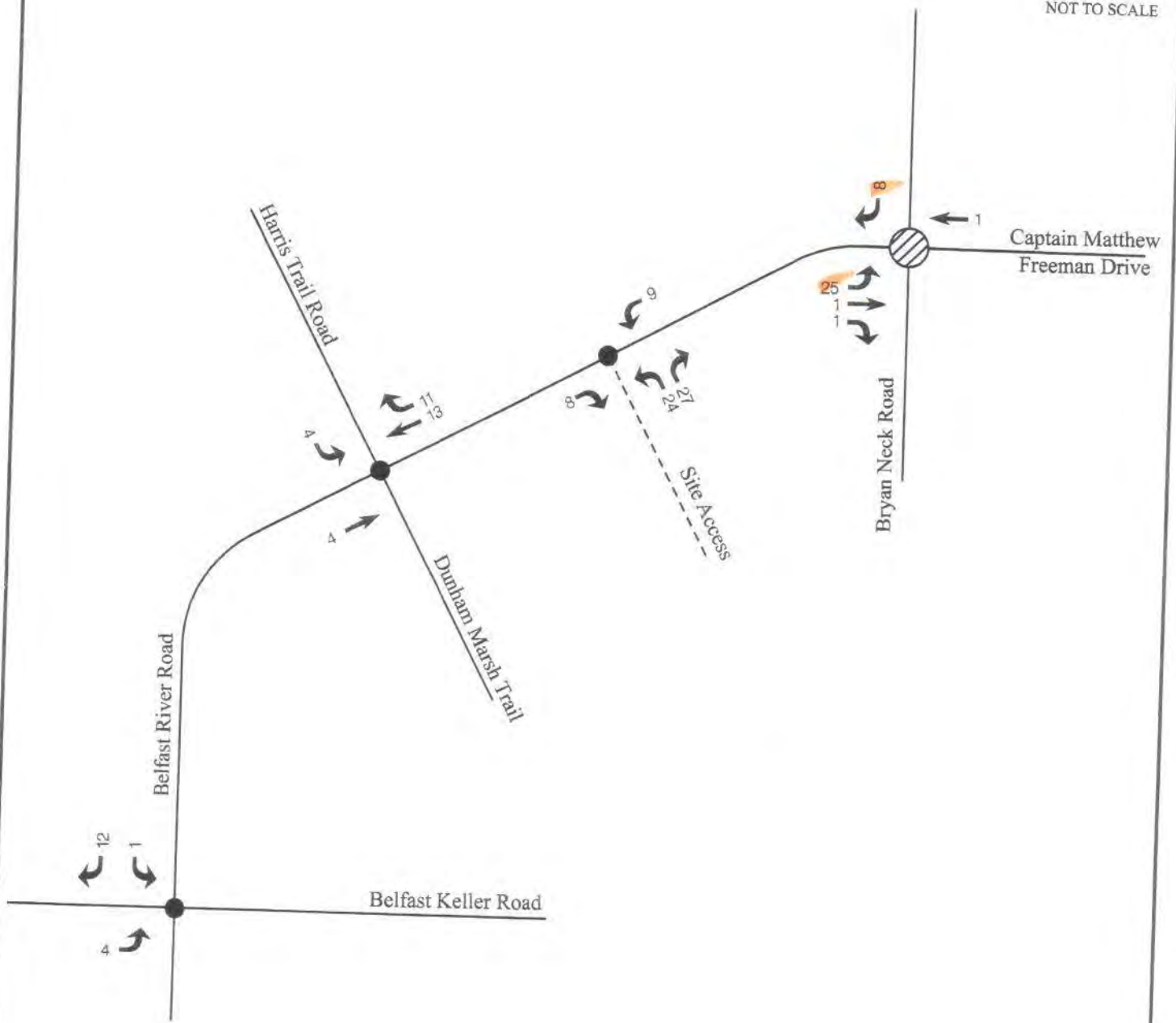
-  = Round-a-bout
-  = Unsignalized Intersection

Figure 9
SITE-GENERATED TRAFFIC VOLUMES
PM PEAK HOUR
Water Grass Residential Development : South Bryan County, GA







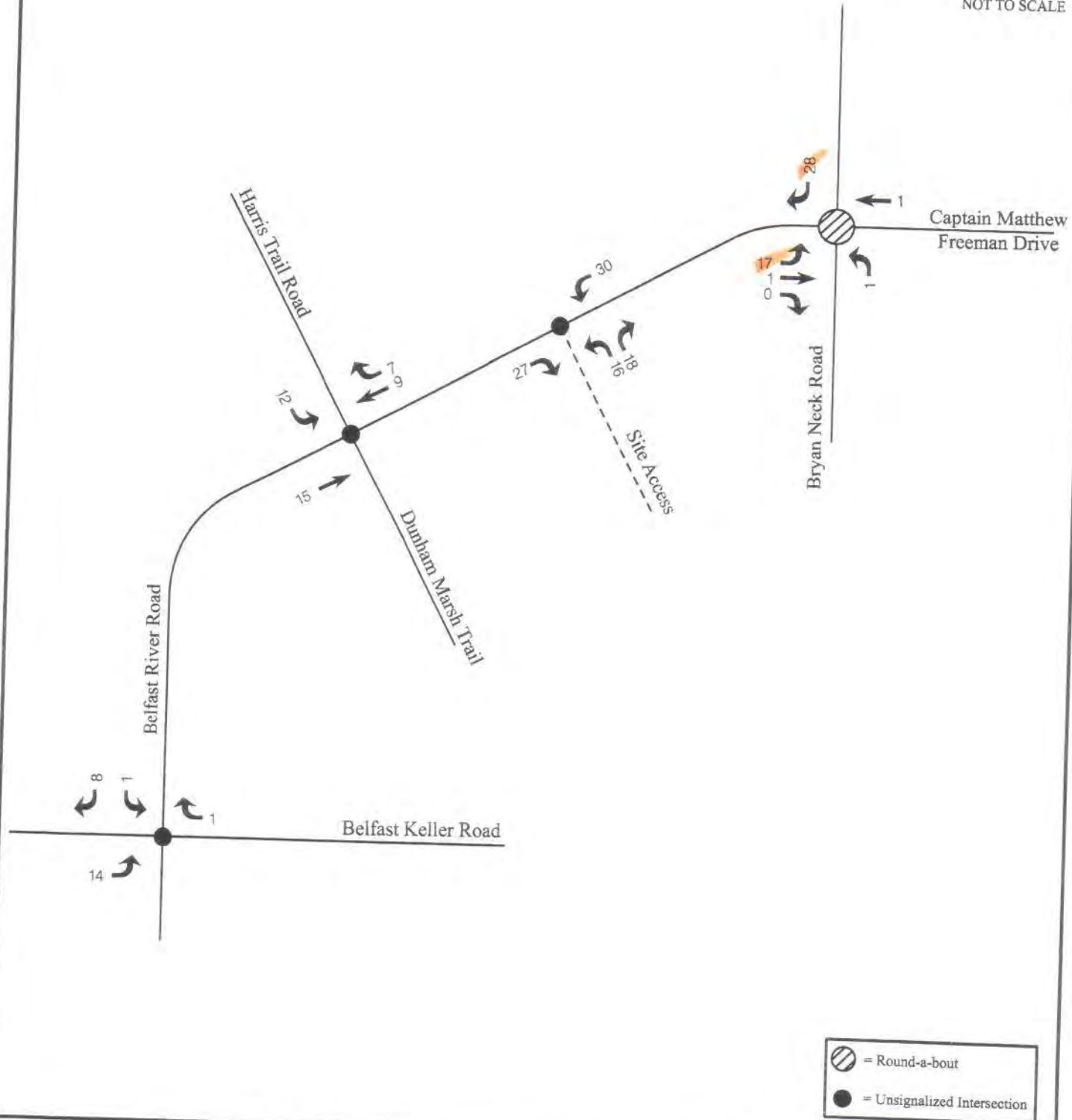
 = Round-a-bout
 = Unsignalized Intersection

Figure 8
 SITE-GENERATED TRAFFIC VOLUMES
 AM PEAK HOUR

Magnolia Hill Residential Development : South Bryan County, GA

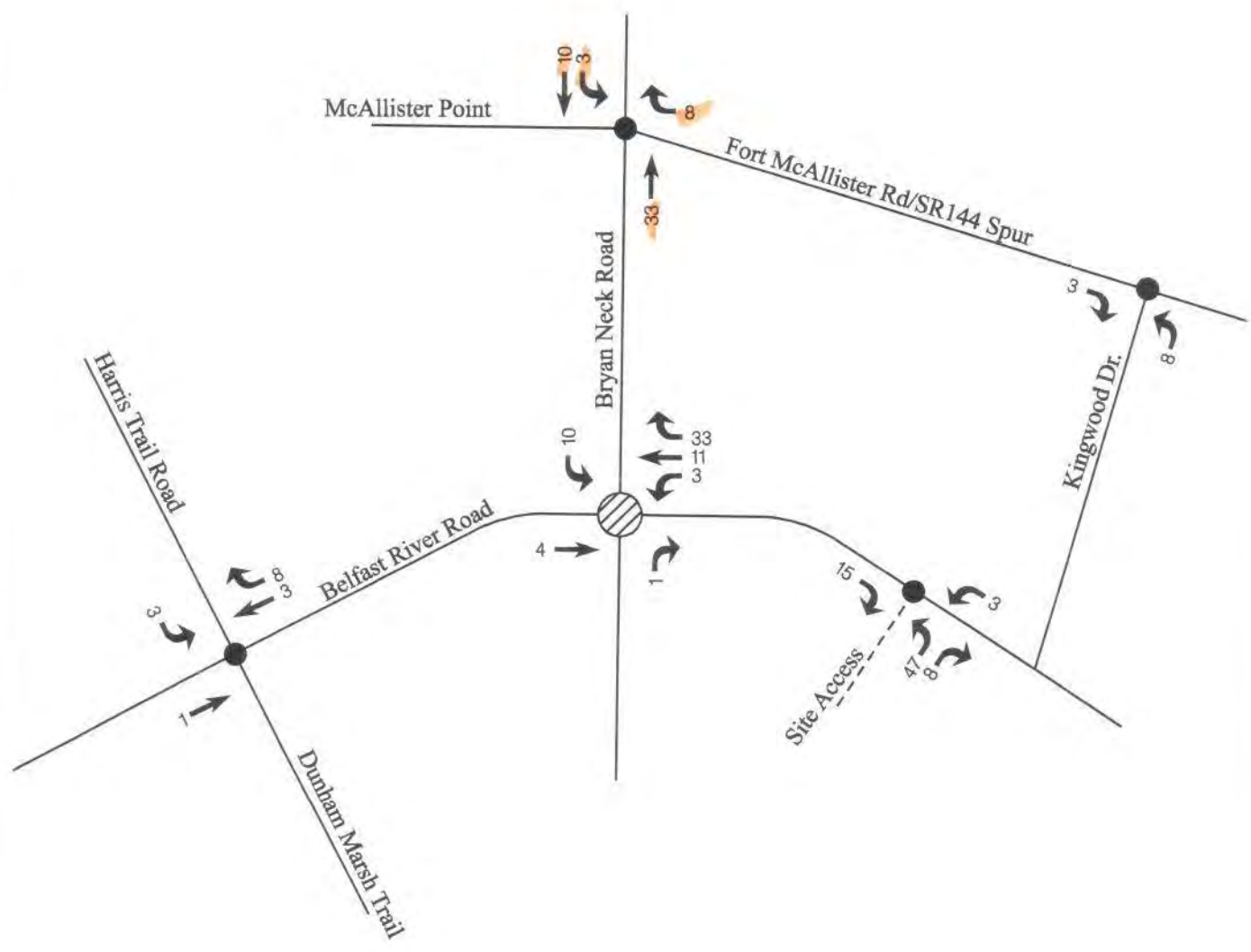
N
NOT TO SCALE



⊘ = Round-a-bout
● = Unsignalized Intersection

Figure 9
SITE-GENERATED TRAFFIC VOLUMES
PM PEAK HOUR
Magnolia Hill Residential Development : South Bryan County, GA



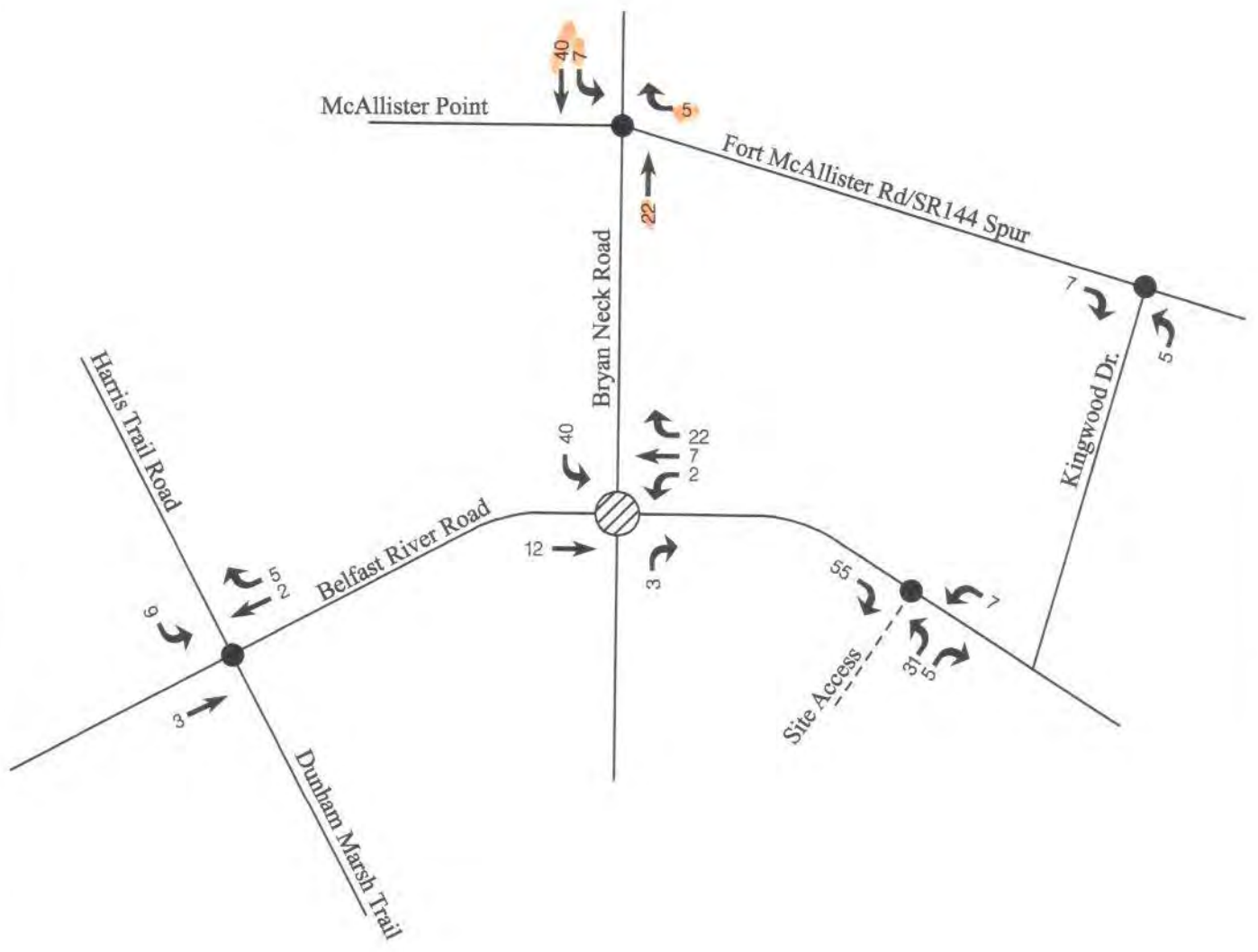


= Lane Assignment
 = Unsignalized Intersection
 = Round-a-bout

KNOW KNOWN AS
LENOX

Figure 8
 SITE-GENERATED TRAFFIC VOLUMES
 AM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA



= Lane Assignment
 = Unsignalized Intersection
 = Round-a-bout

WENOX

Figure 9
SITE-GENERATED TRAFFIC VOLUMES
PM PEAK HOUR
Buckhead East Expansion : South Bryan County, GA

CAPACITY ANALYSIS

- **Existing**
- **2021 No-Build**
- **2021 Build**

Intersection						
Int Delay, s/veh	3.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	156	888	24	41	307
Future Vol, veh/h	16	156	888	24	41	307
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Free	-	None
Storage Length	0	25	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	5	7	2	13	19	2
Mvmt Flow	16	159	906	24	42	313

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1303	906	0	-	906
Stage 1	906	-	-	-	-
Stage 2	397	-	-	-	-
Critical Hdwy	6.45	6.27	-	-	4.29
Critical Hdwy Stg 1	5.45	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-
Follow-up Hdwy	3.545	3.363	-	-	2.371
Pot Cap-1 Maneuver	175	327	-	0	685
Stage 1	389	-	-	0	-
Stage 2	673	-	-	0	-
Platoon blocked, %			-		-
Mov Cap-1 Maneuver	164	327	-	-	685
Mov Cap-2 Maneuver	164	-	-	-	-
Stage 1	389	-	-	-	-
Stage 2	632	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	26.3	0	1.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBTWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	164	327	685
HCM Lane V/C Ratio	-	0.1	0.487	0.061
HCM Control Delay (s)	-	29.4	26	10.6
HCM Lane LOS	-	D	D	B
HCM 95th %tile Q(veh)	-	0.3	2.5	0.2

Intersection						
Int Delay, s/veh	2.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗	↖		↖	↗
Traffic Vol, veh/h	20	90	533	31	136	927
Future Vol, veh/h	20	90	533	31	136	927
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Free	-	None
Storage Length	0	25	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	94	555	32	142	966

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1805	555	0	-	555	0
Stage 1	555	-	-	-	-	-
Stage 2	1250	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	87	531	-	0	1015	-
Stage 1	575	-	-	0	-	-
Stage 2	270	-	-	0	-	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	75	531	-	-	1015	-
Mov Cap-2 Maneuver	75	-	-	-	-	-
Stage 1	575	-	-	-	-	-
Stage 2	232	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.6	0	1.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBTWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	75	531	1015
HCM Lane V/C Ratio	-	0.278	0.177	0.14
HCM Control Delay (s)	-	70.5	13.2	9.1
HCM Lane LOS	-	F	B	A
HCM 95th %tile Q(veh)	-	1	0.6	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	52	6	7	18	2	266	2	1206	27	77	411	17
Future Volume (veh/h)	52	6	7	18	2	266	2	1206	27	77	411	17
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1815	1776	1863	1858	1900	1597	1863	1900
Adj Flow Rate, veh/h	57	7	8	18	2	271	2	1231	0	79	419	18
Adj No. of Lanes	1	1	0	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.98	0.92	0.98	0.92	0.98	0.98	0.98	0.98	0.92
Percent Heavy Veh, %	2	2	2	2	2	7	2	2	2	19	2	2
Cap, veh/h	314	160	183	346	33	390	555	1665	0	268	2141	92
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.20	0.47	0.47	0.00	0.06	0.62	0.62
Sat Flow, veh/h	1102	795	908	1209	164	1509	948	3624	0	1521	3458	148
Grp Volume(v), veh/h	57	0	15	20	0	271	2	1231	0	79	214	223
Grp Sat Flow(s),veh/h/ln	1102	0	1703	1373	0	1509	948	1765	0	1521	1770	1837
Q Serve(g_s), s	3.0	0.0	0.5	0.5	0.0	10.8	0.1	18.9	0.0	1.6	3.5	3.5
Cycle Q Clear(g_c), s	3.9	0.0	0.5	1.0	0.0	10.8	0.1	18.9	0.0	1.6	3.5	3.5
Prop In Lane	1.00		0.53	0.90		1.00	1.00		0.00	1.00		0.08
Lane Grp Cap(c), veh/h	314	0	342	379	0	390	555	1665	0	268	1095	1137
V/C Ratio(X)	0.18	0.00	0.04	0.05	0.00	0.69	0.00	0.74	0.00	0.29	0.20	0.20
Avail Cap(c_a), veh/h	389	0	459	474	0	494	705	2223	0	454	1592	1652
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.3	0.0	21.5	21.7	0.0	22.3	9.3	14.3	0.0	10.9	5.5	5.5
Incr Delay (d2), s/veh	0.3	0.0	0.1	0.1	0.0	3.0	0.0	0.9	0.0	0.6	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	0.2	0.3	0.0	4.8	0.0	9.3	0.0	0.7	1.7	1.8
LnGrp Delay(d),s/veh	23.5	0.0	21.5	21.7	0.0	25.3	9.3	15.2	0.0	11.5	5.6	5.6
LnGrp LOS	C		C	C		C	A	B		B	A	A
Approach Vol, veh/h		72			291			1233			516	
Approach Delay, s/veh		23.1			25.1			15.2			6.5	
Approach LOS		C			C			B			A	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	9.8	37.4		19.4		47.3		19.4				
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s	12.0	42.0		18.0		60.0		18.0				
Max Q Clear Time (g_c+I1), s	3.6	20.9		5.9		5.5		12.8				
Green Ext Time (p_c), s	0.1	10.6		1.0		14.7		0.6				
Intersection Summary												
HCM 2010 Ctrl Delay				14.7								
HCM 2010 LOS				B								

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	5	17	23	2	163	5	744	35	252	1270	66
Future Volume (veh/h)	26	5	17	23	2	163	5	744	35	252	1270	66
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	28	5	18	24	2	170	5	775	0	262	1323	72
Adj No. of Lanes	1	1	0	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.96	0.92	0.96	0.92	0.96	0.96	0.96	0.96	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	256	47	171	278	19	393	294	1548	0	524	2244	122
Arrive On Green	0.13	0.13	0.13	0.13	0.13	0.13	0.44	0.44	0.00	0.12	0.66	0.66
Sat Flow, veh/h	1208	356	1281	1181	139	1583	385	3632	0	1774	3414	185
Grp Volume(v), veh/h	28	0	23	26	0	170	5	775	0	262	685	710
Grp Sat Flow(s),veh/h/ln	1208	0	1637	1321	0	1583	385	1770	0	1774	1770	1830
Q Serve(g_s), s	1.2	0.0	0.7	0.7	0.0	5.2	0.4	9.0	0.0	4.1	12.4	12.4
Cycle Q Clear(g_c), s	2.6	0.0	0.7	1.4	0.0	5.2	0.4	9.0	0.0	4.1	12.4	12.4
Prop In Lane	1.00		0.78	0.92		1.00	1.00		0.00	1.00		0.10
Lane Grp Cap(c), veh/h	256	0	218	297	0	393	294	1548	0	524	1163	1203
V/C Ratio(X)	0.11	0.00	0.11	0.09	0.00	0.43	0.02	0.50	0.00	0.50	0.59	0.59
Avail Cap(c_a), veh/h	475	0	514	552	0	680	348	2040	0	970	1854	1918
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.3	0.0	21.8	22.2	0.0	18.1	9.2	11.6	0.0	7.4	5.5	5.5
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.1	0.0	0.8	0.0	0.3	0.0	0.7	0.5	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.3	0.4	0.0	2.4	0.0	4.5	0.0	2.0	6.0	6.3
LnGrp Delay(d),s/veh	23.5	0.0	22.0	22.4	0.0	18.9	9.2	11.9	0.0	8.2	6.0	6.0
LnGrp LOS	C		C	C		B	A	B		A	A	A
Approach Vol, veh/h		51			196			780			1657	
Approach Delay, s/veh		22.8			19.3			11.8			6.3	
Approach LOS		C			B			B			A	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	12.6	31.1		13.6		43.6		13.6				
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s	21.0	33.0		18.0		60.0		18.0				
Max Q Clear Time (g_c+I1), s	6.1	11.0		4.6		14.4		7.2				
Green Ext Time (p_c), s	0.6	14.0		0.7		20.8		0.6				
Intersection Summary												
HCM 2010 Ctrl Delay			9.2									
HCM 2010 LOS			A									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↖	↖	↖	↖↗		↖	↖↗	
Traffic Volume (veh/h)	52	6	7	50	2	268	2	1217	29	103	399	17
Future Volume (veh/h)	52	6	7	50	2	268	2	1217	29	103	399	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1870	1796	1870	1870	1870	1618	1870	1870
Adj Flow Rate, veh/h	57	7	8	51	2	273	2	1242	0	105	407	18
Peak Hour Factor	0.92	0.92	0.92	0.98	0.92	0.98	0.92	0.98	0.98	0.98	0.98	0.92
Percent Heavy Veh, %	2	2	2	5	2	7	2	2	2	19	2	2
Cap, veh/h	332	159	182	375	373	404	549	1611		276	2125	94
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.20	0.45	0.45	0.00	0.07	0.61	0.61
Sat Flow, veh/h	1104	796	910	1365	1870	1522	962	3647	0	1541	3467	153
Grp Volume(v), veh/h	57	0	15	51	2	273	2	1242	0	105	208	217
Grp Sat Flow(s),veh/h/ln	1104	0	1707	1365	1870	1522	962	1777	0	1541	1777	1843
Q Serve(g_s), s	2.8	0.0	0.5	2.0	0.1	10.3	0.1	18.8	0.0	2.1	3.3	3.3
Cycle Q Clear(g_c), s	2.8	0.0	0.5	2.5	0.1	10.3	0.1	18.8	0.0	2.1	3.3	3.3
Prop In Lane	1.00		0.53	1.00		1.00	1.00		0.00	1.00		0.08
Lane Grp Cap(c), veh/h	332	0	341	375	373	404	549	1611		276	1089	1130
V/C Ratio(X)	0.17	0.00	0.04	0.14	0.01	0.67	0.00	0.77		0.38	0.19	0.19
Avail Cap(c_a), veh/h	422	0	480	486	526	528	744	2331		463	1665	1727
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.7	0.0	20.7	21.7	20.5	21.0	9.6	14.7	0.0	11.6	5.4	5.4
Incr Delay (d2), s/veh	0.2	0.0	0.1	0.2	0.0	2.2	0.0	1.0	0.0	0.9	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.0	0.2	0.6	0.0	3.3	0.0	5.7	0.0	0.5	0.7	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.9	0.0	20.7	21.8	20.5	23.2	9.6	15.7	0.0	12.4	5.5	5.5
LnGrp LOS	C	A	C	C	C	C	A	B		B	A	A
Approach Vol, veh/h		72			326			1244	A		530	
Approach Delay, s/veh		21.7			23.0			15.7			6.9	
Approach LOS		C			C			B			A	
Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	10.2	35.0		18.8		45.3		18.8				
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s	12.0	42.0		18.0		60.0		18.0				
Max Q Clear Time (g_c+I1), s	4.1	20.8		4.8		5.3		12.3				
Green Ext Time (p_c), s	0.1	8.2		0.2		2.2		0.5				

Intersection Summary

HCM 6th Ctrl Delay	14.8
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

MIXED USED COMMERCIAL
5: Bryan Neck Rd & McAllister Point/Ft McAllister (144 Spur)

AM NO BUILD 2021 NO SIGNAL
10/17/2019

Intersection												
Int Delay, s/veh	16.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗			↖	↗	↖	↗		↖	↗	
Traffic Vol, veh/h	52	6	7	18	2	266	2	1206	27	77	411	17
Future Vol, veh/h	52	6	7	18	2	266	2	1206	27	77	411	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	Free	-	-	None
Storage Length	100	-	-	-	-	25	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	98	92	98	92	98	98	98	98	92
Heavy Vehicles, %	2	2	2	5	2	7	2	2	13	19	2	2
Mvmt Flow	57	7	8	18	2	271	2	1231	28	79	419	18

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1207	1821	219	1606	1830	616	437	0	-	1231	0	0
Stage 1	586	586	-	1235	1235	-	-	-	-	-	-	-
Stage 2	621	1235	-	371	595	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.6	6.54	7.04	4.14	-	-	4.48	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.6	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.6	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.55	4.02	3.37	2.22	-	-	2.39	-	-
Pot Cap-1 Maneuver	139	77	785	68	76	421	1119	-	0	476	-	-
Stage 1	463	495	-	182	247	-	-	-	0	-	-	-
Stage 2	442	247	-	613	491	-	-	-	0	-	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	~ 42	64	785	54	63	421	1119	-	-	476	-	-
Mov Cap-2 Maneuver	~ 42	64	-	54	63	-	-	-	-	-	-	-
Stage 1	462	413	-	182	247	-	-	-	-	-	-	-
Stage 2	155	247	-	498	409	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	334.8		33.2		0		2.1	
HCM LOS	F		D					

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1119	-	42	127	55	421	476	-	-
HCM Lane V/C Ratio	0.002	-	1.346	0.111	0.373	0.645	0.165	-	-
HCM Control Delay (s)	8.2	-	\$ 409.3	36.9	105.2	27.8	14.1	-	-
HCM Lane LOS	A	-	F	E	F	D	B	-	-
HCM 95th %tile Q(veh)	0	-	5.6	0.4	1.4	4.4	0.6	-	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗	↖	↖	↗		↖	↗	
Traffic Volume (veh/h)	26	5	17	110	2	167	5	772	39	319	1234	66
Future Volume (veh/h)	26	5	17	110	2	167	5	772	39	319	1234	66
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	28	5	18	115	2	174	5	804	0	332	1285	72
Peak Hour Factor	0.92	0.92	0.92	0.96	0.92	0.96	0.92	0.96	0.96	0.96	0.96	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	317	51	183	327	267	484	278	1173		526	2101	118
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.33	0.33	0.00	0.16	0.61	0.61
Sat Flow, veh/h	1209	356	1283	1388	1870	1585	401	3647	0	1781	3421	191
Grp Volume(v), veh/h	28	0	23	115	2	174	5	804	0	332	666	691
Grp Sat Flow(s),veh/h/ln	1209	0	1639	1388	1870	1585	401	1777	0	1781	1777	1836
Q Serve(g_s), s	1.0	0.0	0.6	3.9	0.0	4.2	0.4	9.7	0.0	5.3	11.4	11.5
Cycle Q Clear(g_c), s	1.1	0.0	0.6	4.5	0.0	4.2	0.4	9.7	0.0	5.3	11.4	11.5
Prop In Lane	1.00		0.78	1.00		1.00	1.00		0.00	1.00		0.10
Lane Grp Cap(c), veh/h	317	0	234	327	267	484	278	1173		526	1091	1128
V/C Ratio(X)	0.09	0.00	0.10	0.35	0.01	0.36	0.02	0.69		0.63	0.61	0.61
Avail Cap(c_a), veh/h	585	0	597	635	682	835	389	2158		1102	2158	2230
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.6	0.0	18.4	20.4	18.2	13.4	11.2	14.3	0.0	9.1	5.9	5.9
Incr Delay (d2), s/veh	0.1	0.0	0.2	0.6	0.0	0.5	0.0	0.7	0.0	1.3	0.6	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	0.0	0.2	1.0	0.0	1.1	0.0	2.8	0.0	1.1	1.5	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.7	0.0	18.6	21.0	18.2	13.8	11.2	15.0	0.0	10.4	6.4	6.4
LnGrp LOS	B	A	B	C	B	B	B	B		B	A	A
Approach Vol, veh/h		51			291			809	A		1689	
Approach Delay, s/veh		18.7			16.7			15.0			7.2	
Approach LOS		B			B			B			A	
Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	14.0	22.3		13.1		36.3		13.1				
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s	24.0	30.0		18.0		60.0		18.0				
Max Q Clear Time (g_c+I1), s	7.3	11.7		3.1		13.5		6.5				
Green Ext Time (p_c), s	0.8	4.6		0.1		10.4		0.6				

Intersection Summary

HCM 6th Ctrl Delay	10.6
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Intersection												
Int Delay, s/veh	26											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗			↖	↗	↖	↗		↖	↗	
Traffic Vol, veh/h	26	5	17	23	2	163	5	744	35	252	1270	66
Future Vol, veh/h	26	5	17	23	2	163	5	744	35	252	1270	66
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	Free	-	-	None
Storage Length	100	-	-	-	-	25	50	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	96	92	96	92	96	96	96	96	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	5	18	24	2	170	5	775	36	263	1323	72

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	2284	2670	698	1975	2706	388	1395	0	-	775	0	0
Stage 1	1885	1885	-	785	785	-	-	-	-	-	-	-
Stage 2	399	785	-	1190	1921	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	~ 21	22	383	37	21	611	486	-	0	837	-	-
Stage 1	73	118	-	352	402	-	-	-	0	-	-	-
Stage 2	598	402	-	199	113	-	-	-	0	-	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	~ 10	15	383	~ 19	14	611	486	-	-	837	-	-
Mov Cap-2 Maneuver	~ 10	15	-	~ 19	14	-	-	-	-	-	-	-
Stage 1	72	81	-	348	398	-	-	-	-	-	-	-
Stage 2	425	398	-	121	78	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	897.2		102.3		0.1		1.8	
HCM LOS	F		F					

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	486	-	10	58	18	611	837	-	-
HCM Lane V/C Ratio	0.011	-	2.826	0.412	1.452	0.278	0.314	-	-
HCM Control Delay (s)	12.5	-	\$ 1567.5	105.1	\$ 682.1	13.1	11.3	-	-
HCM Lane LOS	B	-	F	F	F	B	B	-	-
HCM 95th %tile Q(veh)	0	-	4.6	1.5	3.7	1.1	1.3	-	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection						
Int Delay, s/veh	0.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↕	↗		↕
Traffic Vol, veh/h	0	44	1204	53	0	456
Future Vol, veh/h	0	44	1204	53	0	456
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	Free	-	None
Storage Length	-	0	-	150	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	48	1309	58	0	496

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	655	0	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	409	-	0	0	-
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	-	409	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBTWBLn1	SBT
Capacity (veh/h)	- 409	-
HCM Lane V/C Ratio	- 0.117	-
HCM Control Delay (s)	- 15	-
HCM Lane LOS	- C	-
HCM 95th %tile Q(veh)	- 0.4	-

Intersection

Int Delay, s/veh 0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↕	↗		↕
Traffic Vol, veh/h	0	51	765	67	0	1361
Future Vol, veh/h	0	51	765	67	0	1361
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Free	-	None
Storage Length	-	0	-	150	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	55	832	73	0	1479

Major/Minor

	Minor1	Major1	Major2
Conflicting Flow All	-	416	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	6.94	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	3.32	-
Pot Cap-1 Maneuver	0	585	-
Stage 1	0	-	-
Stage 2	0	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	585	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach

	WB	NB	SB
HCM Control Delay, s	11.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt

	NBTWBLn1	SBT
Capacity (veh/h)	- 585	-
HCM Lane V/C Ratio	- 0.095	-
HCM Control Delay (s)	- 11.8	-
HCM Lane LOS	- B	-
HCM 95th %tile Q(veh)	- 0.3	-

Intersection

Int Delay, s/veh 1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	110	28	11	279	41	4
Future Vol, veh/h	110	28	11	279	41	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	150	100	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	8	15	8	2	2	11
Mvmt Flow	138	35	14	349	51	5

Major/Minor

	Major1	Major2	Minor1		
Conflicting Flow All	0	0	173	0	515
Stage 1	-	-	-	-	138
Stage 2	-	-	-	-	377
Critical Hdwy	-	-	4.18	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.272	-	3.518
Pot Cap-1 Maneuver	-	-	1368	-	520
Stage 1	-	-	-	-	889
Stage 2	-	-	-	-	694
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1368	-	515
Mov Cap-2 Maneuver	-	-	-	-	578
Stage 1	-	-	-	-	889
Stage 2	-	-	-	-	687

Approach

	EB	WB	NB
HCM Control Delay, s	0	0.3	11.6
HCM LOS			B

Minor Lane/Major Mvmt

	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	578	887	-	-	1368	-
HCM Lane V/C Ratio	0.089	0.006	-	-	0.01	-
HCM Control Delay (s)	11.8	9.1	-	-	7.7	-
HCM Lane LOS	B	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-

Intersection						
Int Delay, s/veh	2.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	287	76	12	185	94	14
Future Vol, veh/h	287	76	12	185	94	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	150	100	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	5	2
Mvmt Flow	305	81	13	197	100	15

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	386	0	528
Stage 1	-	-	-	-	305
Stage 2	-	-	-	-	223
Critical Hdwy	-	-	4.12	-	6.45
Critical Hdwy Stg 1	-	-	-	-	5.45
Critical Hdwy Stg 2	-	-	-	-	5.45
Follow-up Hdwy	-	-	2.218	-	3.545
Pot Cap-1 Maneuver	-	-	1172	-	506
Stage 1	-	-	-	-	741
Stage 2	-	-	-	-	807
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1172	-	500
Mov Cap-2 Maneuver	-	-	-	-	578
Stage 1	-	-	-	-	741
Stage 2	-	-	-	-	798

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	12.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	578	735	-	-	1172	-
HCM Lane V/C Ratio	0.173	0.02	-	-	0.011	-
HCM Control Delay (s)	12.5	10	-	-	8.1	-
HCM Lane LOS	B	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	0.1	-	-	0	-

“B” Exhibits – Agency Comments



BRYAN COUNTY
COMMUNITY DEVELOPMENT 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
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # Z#217-19 & CUP#160-19

Zoning Request: Request to rezone property from A-5 to B-1, with conditional uses for a service station, car wash, shopping center, and outdoor storage
Filed by: Dilip Patel, 14 Iron Gate Court, Pooler, GA 31322
Owners: Same
Property address: Parcel 1 & 2, 9.3 acres at the corner of Spur 144 and Hwy 144
Map and Parcel # 055-60-022-001 and 055-60-022-002

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: • Submit GDOT CONCURRENCE/APPROVAL for the PROPOSED REZONING REQUEST AND DRIVEWAY LOCATIONS.
• MUST SUBMIT ESCROW FUNDS FOR OUTSIDE REVIEW OF TIA by T&H.
• WATER AND SEWER SERVICES SHALL BE PROVIDED BY BRYAN COUNTY
• A MINIMUM 50' WIDE STRIP OF LAND MUST BE DEDICATED TO BRYAN COUNTY ALONG THE LAND FILL PROPERTY LINE. FINAL DIMENSIONS SHALL BE APPROVED BY COUNTY CONSULTANT AND GA EPD.

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Kate J. Coonan Date: 8-12-19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
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Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: _____

Engineering Director **Fire Chief** **County Health Director**

Public Works Director **Bryan County Schools (optional)**

Signature: _____

Date: _____

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 055-60-022-001 & 055-60-022-002
- Parcels



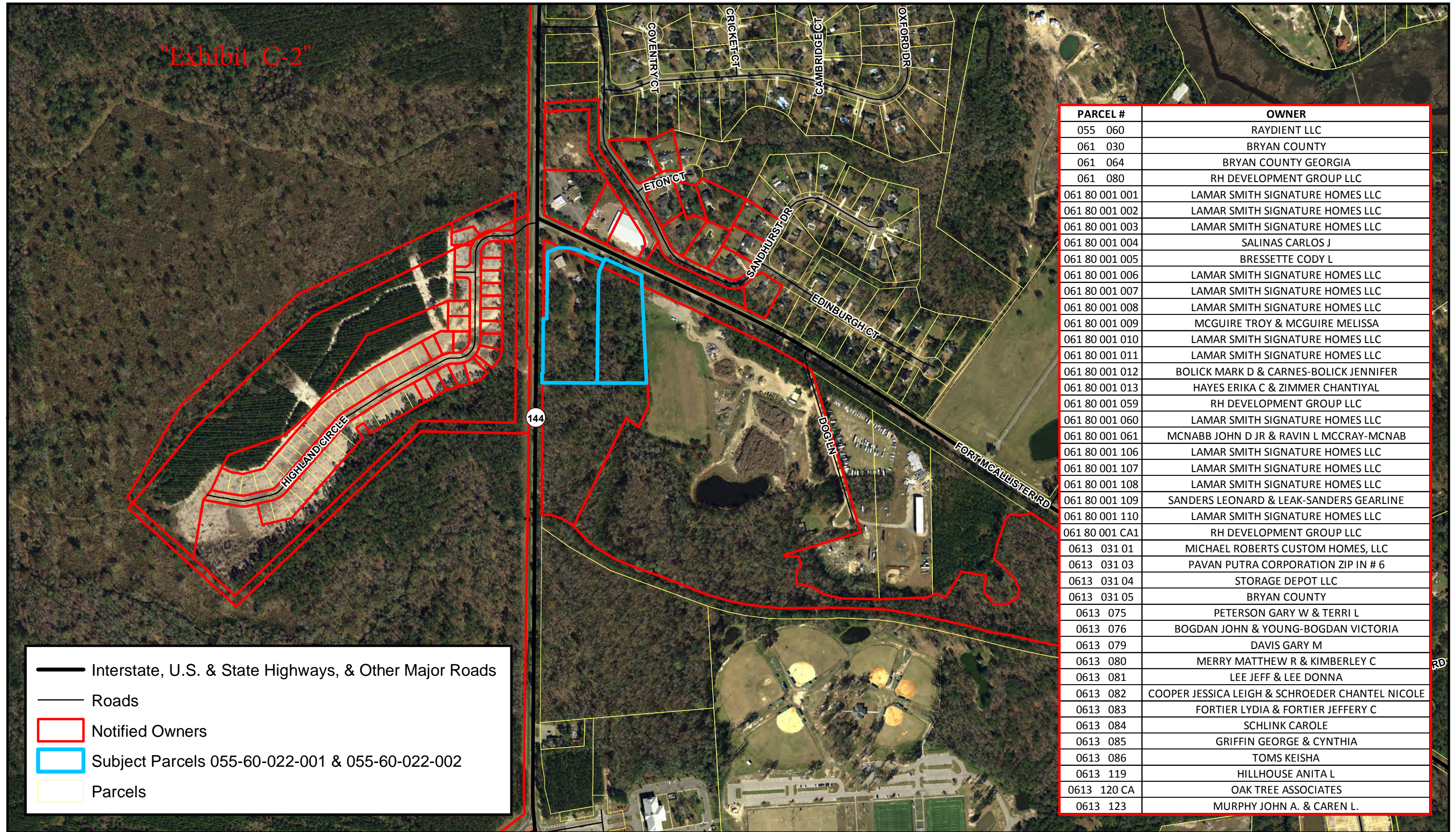
Produced by Bryan County GIS
November 2019



Location Map
Dilip M Patel
Case Z# 217-19

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"Exhibit C-2"

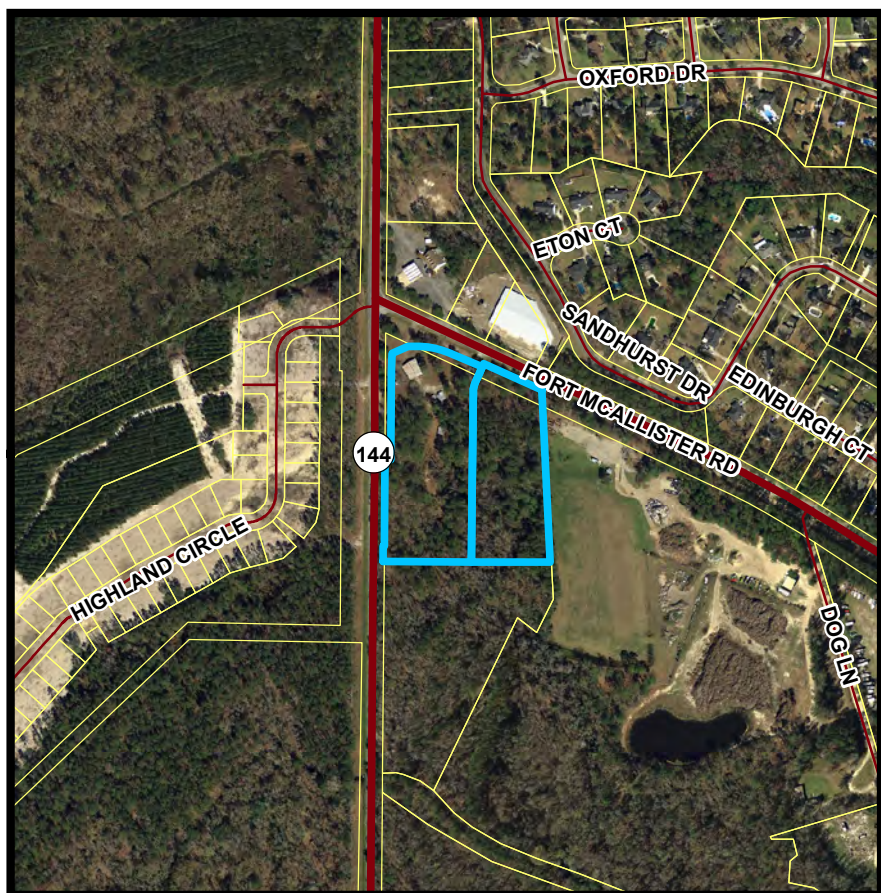


Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcels 055-60-022-001 & 055-60-022-002
 Parcels

PARCEL #	OWNER
055 060	RAYDIENT LLC
061 030	BRYAN COUNTY
061 064	BRYAN COUNTY GEORGIA
061 080	RH DEVELOPMENT GROUP LLC
061 80 001 001	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 002	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 003	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 004	SALINAS CARLOS J
061 80 001 005	BRESSETTE CODY L
061 80 001 006	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 007	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 008	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 009	MCGUIRE TROY & MCGUIRE MELISSA
061 80 001 010	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 011	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 012	BOLICK MARK D & CARNES-BOLICK JENNIFER
061 80 001 013	HAYES ERIKA C & ZIMMER CHANTIYAL
061 80 001 059	RH DEVELOPMENT GROUP LLC
061 80 001 060	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 061	MCNABB JOHN D JR & RAVIN L MCCRAY-MCNAB
061 80 001 106	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 107	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 108	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 109	SANDERS LEONARD & LEAK-SANDERS GEARLINE
061 80 001 110	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 CA1	RH DEVELOPMENT GROUP LLC
0613 031 01	MICHAEL ROBERTS CUSTOM HOMES, LLC
0613 031 03	PAVAN PUTRA CORPORATION ZIP IN # 6
0613 031 04	STORAGE DEPOT LLC
0613 031 05	BRYAN COUNTY
0613 075	PETERSON GARY W & TERRI L
0613 076	BOGDAN JOHN & YOUNG-BOGDAN VICTORIA
0613 079	DAVIS GARY M
0613 080	MERRY MATTHEW R & KIMBERLEY C
0613 081	LEE JEFF & LEE DONNA
0613 082	COOPER JESSICA LEIGH & SCHROEDER CHANTEL NICOLE
0613 083	FORTIER LYDIA & FORTIER JEFFERY C
0613 084	SCHLINK CAROLE
0613 085	GRIFFIN GEORGE & CYNTHIA
0613 086	TOMS KEISHA
0613 119	HILLHOUSE ANITA L
0613 120 CA	OAK TREE ASSOCIATES
0613 123	MURPHY JOHN A. & CAREN L.



"Exhibit C-3"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 055-60-022-001 & 055-60-022-002
- Surrounding Parcels



Produced by Bryan County GIS
November 2019



Overview Map
Dilip M. Patel
Case Z# 217-19


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"Exhibit C-4"

**PRESENT ZONING = A-5
REQUESTED = B-2**

**EXISTING STRUCTURE AND/OR USE OF PROPERTY:
Former Rayonier woodland's office complex**

**PROPOSED USE INCLUDING THE NUMBER OF LOTS:
Retail and Service Center**

-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcels 055-60-022-001 & 055-60-022-002
-  Parcels

-  A-5 - AGRICULTURAL
-  B-1 - NEIGHBORHOOD COMMERCIAL
-  B-2 - GENERAL COMMERCIAL
-  B-2 COND - CONDITIONAL USE
-  BN - NEIGHBORHOOD BUSINESS
-  MULTI DM - MULTIPLE DUNES AND MARSHLANDS
-  PUD - PLANNED UNIT DEVELOPMENT
-  R-1 - SINGLE FAMILY RESIDENTIAL



“D” Exhibits – Public Comment

BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

CASE CUP#160-19

Public Meeting Date: December 3, 2019

REGARDING THE APPLICATION OF: Dilip M. Patel, requesting a conditional use for property located at the intersection of Highway 144 and Spur 144 (Fort McAllister Road), PIN# 055-60-022-001 and 055-60-022-002, in unincorporated Bryan County, Georgia.	Staff Report By: Amanda Clement Dated: November 26, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of a conditional use application. The application by Dilip M. Patel, proposes the use for a *Shopping Center* and an *Off-street Parking Lot* on property located at the intersection of Highway 144 and Spur 144 (Fort McAllister Road), PIN# 055-60-022-001 and 055-60-022-002, in unincorporated Bryan County, Georgia.

Applicant: Dilip M. Patel
14 Iron Gate Court
Pooler, Ga 31322

Representative: Raymond Pittman
Pittman Engineering Co., LLC
2591 Hwy 17S, Suite 303
Richmond Hill, Ga 31324

Owner: Same

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 submitted by Raymond Pittman, on behalf of Dilip M. Patel, on July 30, 2019. After reviewing the application, the Director certified the application as being generally complete on October 28, 2019.

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

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

B. Notice was sent to Surrounding Land Owners on **November 18, 2019**.

C. The site was posted for Public Hearing on **November 18, 2019**.

3. Background: The subject property is located in the southeast corner of the intersection at Highway 144 and Spur 144 (Fort McAllister Road). This site was originally 9.3 acres in size; however, the Georgia Department of Transportation acquired approximately 0.55 acres in 2015 for the realignment of Fort McAllister Road in coordination with the Highway 144 widening. This site now consists of two parcels, totaling 8.75 acres combined. It is mostly wooded, with approximately 1.3 acres of wetland area in the middle of the southern half of the site. An off-site monitoring well is located in the southeast corner of the site.

According to the application materials, the property was formally the site of an office and maintenance/supply yard for Rayonier's forestry operations, but has been vacant for approximately 5 years. The applicant is seeking a rezoning to "B-2" under an associated application (Z#217-19) to permit the use of the property for a *Service Station, Retail Businesses* (convenience and liquor stores), and *Drive-in Commercial Uses* (carwash). In addition to these permitted uses, the applicant filed this conditional use application to allow for a *Shopping Center, an Off-Street Parking Lot* for the overnight parking and long-term storage of boats and RVs, and *Customary accessory buildings and uses incidental to any approved conditional uses*.

The submitted conceptual site plan dated January 10, 2018, shows a 3,750 square foot convenience store with gas pumps and 13,500 square feet of retail space to front along Highway 144; a car wash to front along Spur 144 (Fort McAllister Road); and a boat/RV storage lot in the rear of the property.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on July 30, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Conditional Use Application Dated July 29, 2019; Revised November 12, 2019 (received 11-12-19)

“B” Exhibits- Agency Comments:

B-1 Engineering Comments (dated 10-8-19)
B-2 Public Health Comments (dated 10-9-19)

“C” Exhibits- Bryan County Supplements

C-1 Location Map
C-2 Notification Map
C-3 Overview Map
C-4 Zoning Map

“D” Exhibits- Public Comment:

None presented

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

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

Staff findings: The use of *Shopping Center, an Off-Street Parking Lot, and Customary accessory buildings and uses incidental to any approved conditional uses* are listed as conditional uses for lots zoned “B-2”.

(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: In general, the commercial development of the site will be subject to the County’s Site and Building Design Guidelines for non-residential development, which will govern the architectural design, site layout, landscaping, lighting, etc. In addition to these standards, the subject property is also included in the Arterial Road Development Standards Overlay District and is subject to Section 1020 – Arterial Roads of the Bryan County Zoning Ordinance. It is noted that changes to the general layout of the submitted conceptual plan may be required based on the requirements in effect at the time of site plan submittal. Each of the three requested conditional uses are discussed below:

- a) *Shopping center:* The submitted conceptual plan proposes a traditional 13,500 square foot strip center with associated on-site parking shown in front of the stores and fronting on Highway 144. The estimated parking count provided assumes a minimum parking requirement based on 1 space for each 200 square feet of gross floor area, and proposes 68 parking spaces. The development of a small, neighborhood strip center should help achieve some of the goals of the Comprehensive Plan by providing a mix of goods and services to the surrounding neighborhoods. Additionally, its proposed location fronting a major, arterial highway helps carry out the purpose of the “B-2” zoning district by locating this type of use adjacent to roads with the capacity to serve them. Staff does note however, that the parking established for retail strip centers can often be burdened if the mix of tenant uses are altered in such a way that one use demands a parking ratio beyond the 1 space per 200 square foot requirement. For this reason, parking should be planned based on the specific mix of retail and/or service establishments which may be occupy the same.
- b) *Off-street parking lot:* An off-street parking lot is proposed for the overnight parking and long-term outdoor storage of boats and recreational vehicles. The submitted conceptual plan shows this parking to be located in the rear of the site closest to the County’s waste drop-off facility. The outdoor storage area shows a 25,440 square foot, fenced-in, gravel parking surface with a gate. Given the site’s proximity to existing and developing residential subdivisions, which may have limitations from either County ordinances or Homeowners Association restricting the location and parking of boats and recreational vehicles, the use for off-street parking and storage could provide a needed service to the area. However, some consideration should be made to the aesthetics of the use and the visual impact it could have on the arterial corridor if not property screened and buffered. The site’s location to the rear of the development area should help lessen the visual impact of this use from Highway 144 and Spur 144 (Fort McAllister Road) and the Arterial Road Development Standards Overlay District will require a 50-foot wide street bufferyard; however, given the nature of the use for outdoor parking and storage, additional buffering may be required in order to further promote the intent of the Arterial Roads Development Overlay District, the purpose of which is to preserve and enhance the appearance and operational characteristics of

arterial roads. It is further noted that all areas devoted to off-street parking for non-residential uses are required to be improved with asphalt or concrete. Alternative paving surfaces may be considered under the Arterial Road Development Standards Overlay District, but this will require the developer to submit a formal request to the Community Development and Engineering Departments for approval.

- c) *Customary accessory buildings and uses incidental to any approved conditional uses:* The application submitted did not specify the customary accessory buildings or uses intended for the above specified conditional uses.

IV. Staff Recommendation

Based on the above findings, staff makes the following recommendations:

- a) *Shopping center:* Staff recommends approval of the *shopping center* subject to the following conditions:
 - 1. At the time of site plan submittal, or prior to, the developer shall specify the type of retail and/or service uses which may occupy the shopping center, so that appropriate parking ratios can be provided.
- b) *Off-street parking lot:* Staff recommends approval of the *off-street parking lot* subject to the following conditions:
 - 1. The boat and RV storage area shall be fenced and buffered so as to be visually screened from adjacent properties and the public of right-of-way. A buffer plan must be submitted to the Community Development Department for approval prior to the issuance of any site development plan approvals.
 - 2. The final location of the boat and RV storage area shall generally conform to the size and location as shown on the conceptual site plan submitted.
- c) *Customary accessory buildings and uses incidental to any approved conditional uses:* Staff recommends denial of the *customary accessory buildings and uses incidental to any approved conditional use* as more details are required. Without relevant information on the range of uses that may be included, staff recommends having these considered on a case by case basis.

V. Planning & Zoning Commission 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 conditions, 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 conditions/denial of the proposed conditional use.

“A” Exhibits – Application

Pittman Engineering Co., LLC

"Exhibit A-1"

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

July 29, 2019
Revised November 12, 2019

Ms. Audra Miller,
Community Development Director
Bryan County Board of Commissioners
66 Captain Matthew Freeman Drive, Suite 201
Richmond Hill, GA 31324

RE: Dilip Patel, 9.3 Acre 144/Spur 144
B-2 Conditional Use Rezoning Application
Bryan County, Georgia

Dear Audra,

On behalf of our client, Dilip Patel, please find attached the following information for consideration to rezone 9.3 acres located at the intersection of Ga Hwy 144 and Ga Hwy 144 Spur from A-5 to B-2 with conditional usage. The tract was formally the Rayonier Timber Operations Office and Storage Yard. The requested conditional uses are boat/rv storage, service station, car wash, shopping center, convenient store/retail and customary accessory buildings and uses incidental to any conditional uses. Included in the submittal please find:

1. Check in the amount of \$150.
2. Conditional Use Application (signed Application).
3. Signed and notarized Authorization by Property Owner.
4. Signed Verification of Current Paid Property Taxes.
5. Disclosure Statement
6. Conceptual Plan
7. Proof of Ownership
8. Written Narrative
9. Property Plats
10. Traffic Impact Analysis

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,

PITTMAN ENGINEERING CO. LLC



Raymond A. Pittman, P.E.

Bryan County
Board of Commissioners

Community Development Department



CONDITIONAL USE APPLICATION

Refer to Article VII of the Zoning Regulations for additional information regarding Conditional Use requirements.

Application Fee: \$150.00

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: Dilip M. Patel
Address: 14 Iron Gate Court, Pooler, Ga 31322
City: Pooler **State:** Ga **Zip:** 31322
Phone: 912-441-9249 **Email:** Dilip1369@gmail.com

Property Owner (if not applicant): _____
Address: _____
City: _____ **State:** _____ **Zip:** _____ **Phone:** _____

PROPERTY INFORMATION

Property Address or General Location: Parcel 1 & 2, 9.3 Acre corner of Spur 144 and Hwy 144
PIN Number (Map & Parcel): Bk 2017, Pg 75-75, Parcel 1&2 **Current Zoning District(s):** A-5 to be rezoned to B-2
Parent Parcel #055 060

CONDITIONAL USE REQUESTED:

Property is requested to be rezoned from A-5 to B-2 with Conditional Uses for Service Station, Car Wash, Shopping Center and customary accessory buildings and uses incidental to any conditional uses. In addition, we are requesting conditional use for the outdoor storage use as shown on the conceptual plan dated January 10, 2018 prepared by T&H and presented to County Staff and two County Commissioners.

FOR OFFICE USE ONLY

Case #: CUP#160-19 Date Received: 7/30/19 Fee Paid Initial: SF

Conditional Use Review and Timing

The typical process and timeframe for reviewing conditional use applications is as follows. The initial 30-60 day review period will not begin until the submitted application is certified as being complete. Conditional Use

Completeness Review	5 business days after Application Submittal
Development Review Committee	Within 30 days following Completeness Certification
Planning & Zoning (P&Z) Commission Public Hearing	30-60 days after Completeness Certification
Board of Commissioners (BOC) Public Hearing	Within 60 days following P&Z Recommendation

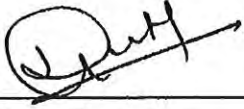
Conditional Use Application Checklist

The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

- Completed Application
- Proof of Ownership
- Verification of Paid Taxes
- Disclosure Statement
- Authorization by Property Owner
- Written narrative describing the proposed conditional use and its impact on the surrounding area
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed site plan in conformance with Section 701(a)
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

I hereby certify that I am the owner or authorized agent of the property being proposed for a conditional use, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.



Applicant Signature

7.28.19

Date

If you have questions, contact the Community Development Department at one of our office locations.

51 North Courthouse Street
Pembroke, GA 31321
Phone: 912-653-3893
Fax: 912-653-3864

66 Capt. Matthew Freeman Drive
Richmond Hill, GA 31324
Phone: 912-756-3177
Fax: 912-756-7951

FOR OFFICE USE ONLY

Completeness Cr'd: 04/28/2019 DRC Meeting Date: 8/8/19 P&Z Hearing Date: 12/3/19

BOC Hearing Date: 12/10/19

* Meeting scheduling delayed for Associated Rezoning Application *

Bryan County
Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

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

Raymond Pittman
Applicant (Print)

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

This 26th day of July 2019

Kristina Flores
Notary Public



Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, Dilip M. Patel, 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

I authorize the person named below to act as applicant in the pursuit of a Rezoning application. Further, I authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions of the rezoning, if the application is approved.

Name of Applicant: Raymond Pittman , Pittman Engineering Co., LLC

Address: 2591 Hwy 17S, Suite 303

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: 912-445-0578 Email: ray@pittmanengineeringco.com

Signature of Owner

7-26-19
Date

Dilip M. Patel
Owners Name (Print)

Personally appeared before me
Dilip M. Patel
Owner (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 Day 26th of July 2019

Notary Public



GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 26, 2019-revised Nov. 12, 2019

The GA Hwy 144 & Spur 144 Conditional Use Application is for approximately 9.3 Acres, located at the south east quadrant of the intersection of Georgia Highway 144 and Spur 144 in unincorporated Bryan County, Georgia. The current zoning for the property is A-5, which is also being requested to be rezoned B-2. The requested zoning is B-2 Conditional. The property was formally the Rayonier Office and Maintenance/Supply Yard for their Forestry Operations. The Vicinity Map is shown below in Figure 1. The project area is highlighted in red.



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

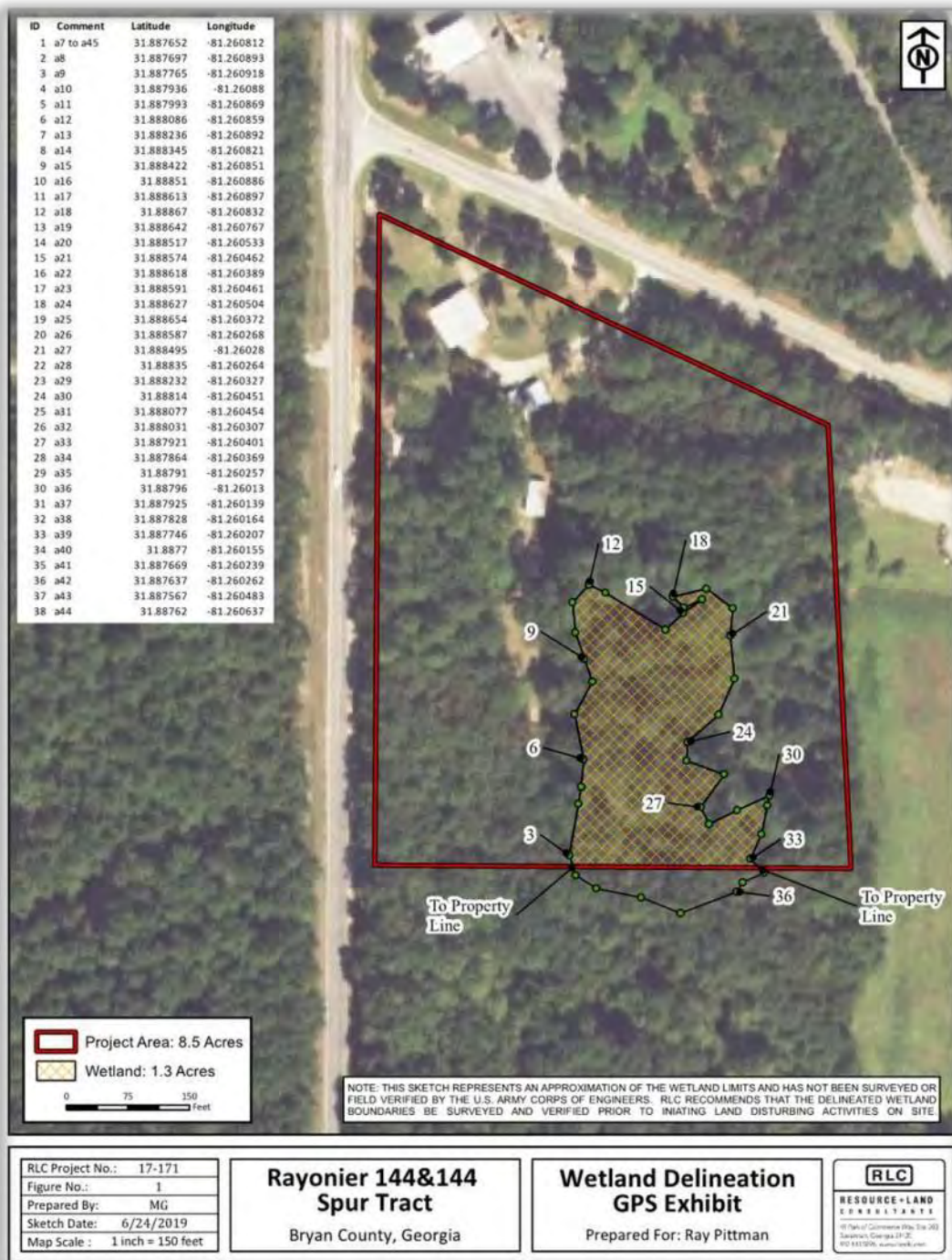
The 9.3-acre project contains approximately 1.3 acres of wetlands (see Figure 2). The topography ranges from elevation 14 to 18 (NAVD 88). The bulk of the property is in FEMA Flood Zone X and a slither of the southern boundary is in a FEMA Flood Zone A. The site boundary and wetland delineation are shown on the attached exhibits and the Master Plan. Please note the Commercial Master Plan Figure 3 is preliminary and is subject to change.

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 26, 2019-revised Nov. 12, 2019

Figure 2. Wetland Map.

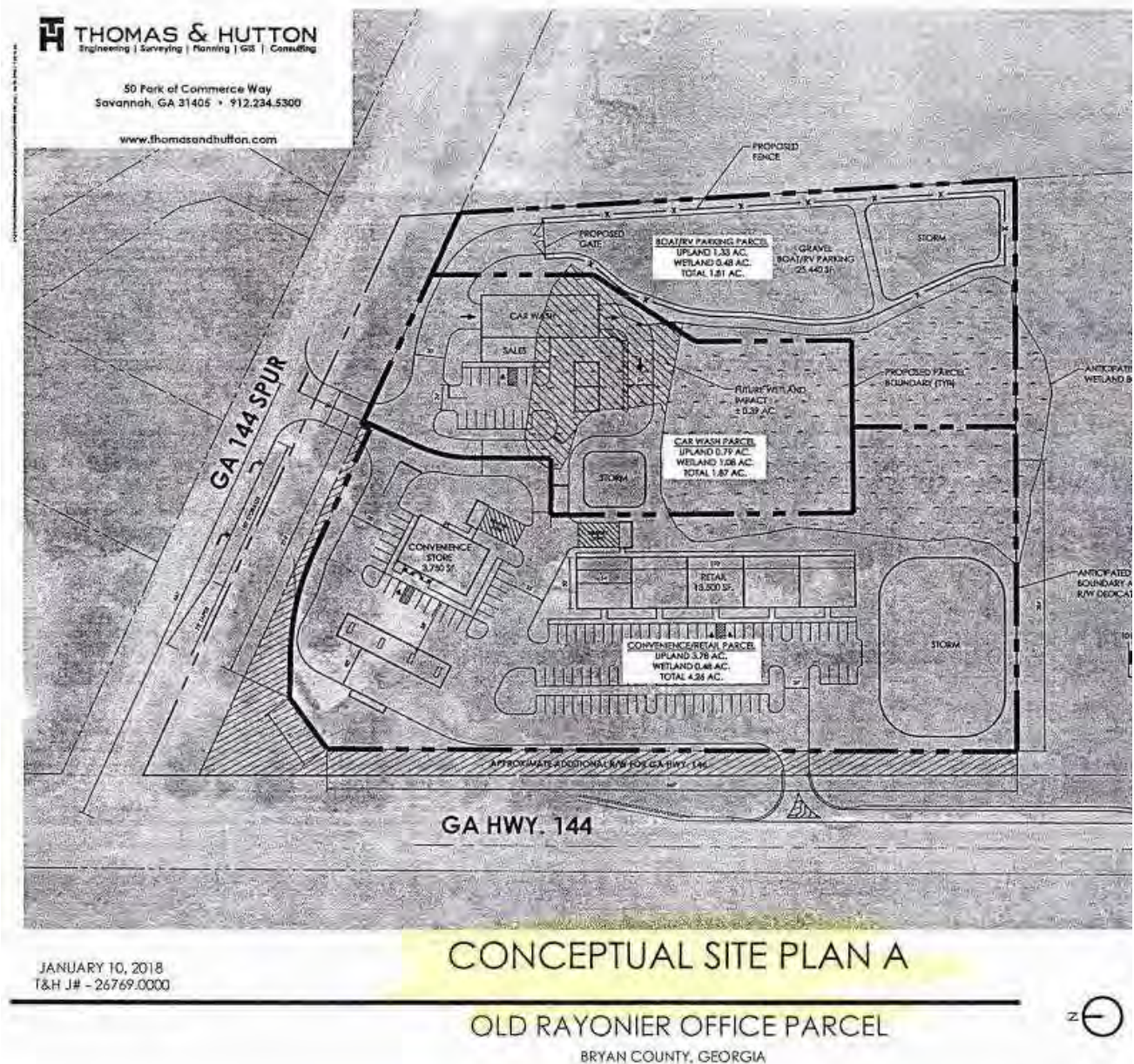


GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 26, 2019-revised Nov. 12, 2019

Figure 3. Conceptual Site Plan



The proposed 9.3 commercial area is proposed to consist of all permitted uses of B-2 Zoning and we are also requesting conditional use approval for the uses of a Boat/RV Storage use, a Car Wash use, a shopping center use, service station use, convenience store/retail and customary accessory buildings and uses incidental to any conditional uses. The Bryan County Comprehensive Plan

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 26, 2019-revised Nov. 12, 2019

states “Bryan County lacks the appropriate mixed used percentage when comparing commercial and residential”. The Comp plan also indicates this area is in a “Low Density Suburban Characteristic” area. However, due to its location at a major transportation intersection, it appears more appropriately located in a “Community Cross Road Characteristic” area. Also, the property owner met with Bryan County Staff in 2018 and discussed the Conceptual Site Plan.

Subsequently, the property owner has performed a marketing evaluation and concluded that the site is suited for the uses identified in the B-2 Zone plus the below listed conditional uses:

1. Boat/RV Storage
2. Service Station
3. Car Wash
4. Shopping Center
5. Convenience store/retail
6. Customary accessory buildings and uses incidental to any conditional uses.

Furthermore, the market review concluded there exists a demand for the proposed services and the intersection provided the best site locations.

The requested services are ideally located to serve the community with additional commercial retail. The location is also ideal for the future traffic improvements for the area. The GA 144 Spur and GA Hwy144 intersection is anticipated to be improved to either a signalized intersection or a traffic circle by 2030. Additionally, the Hwy 144 road widening project is anticipated to be completed in 2021 which will widen 144 to four lanes and also slightly adjust the Spur 144 intersection alignment. Attached please find a complete traffic study which concurs with the Conceptual Plans entrance locations and recommended turn lanes.

Additionally, the concept plan is in conformance with the Bryan County Comprehensive Land Plan, where B-2 zoning is viable within Community Cross Road Characteristic Areas.

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 Wetlands in the rear of the tract 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 wetlands. The commercial areas

GA Hwy 144 & Spur 144 Commercial Site B-2, Conditional Use Application

Dilip M. Patel | Bryan County, Georgia

Analysis of Impact of Proposed Zoning | July 26, 2019-revised Nov. 12, 2019

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 Commercial Area is anticipated to extend from the existing water line on Hwy 144. Sewer generated by the PUD is anticipated to be collected and conveyed to the existing force main on Hwy 144. Both the existing force main and water line front the commercial property.

Wetlands

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

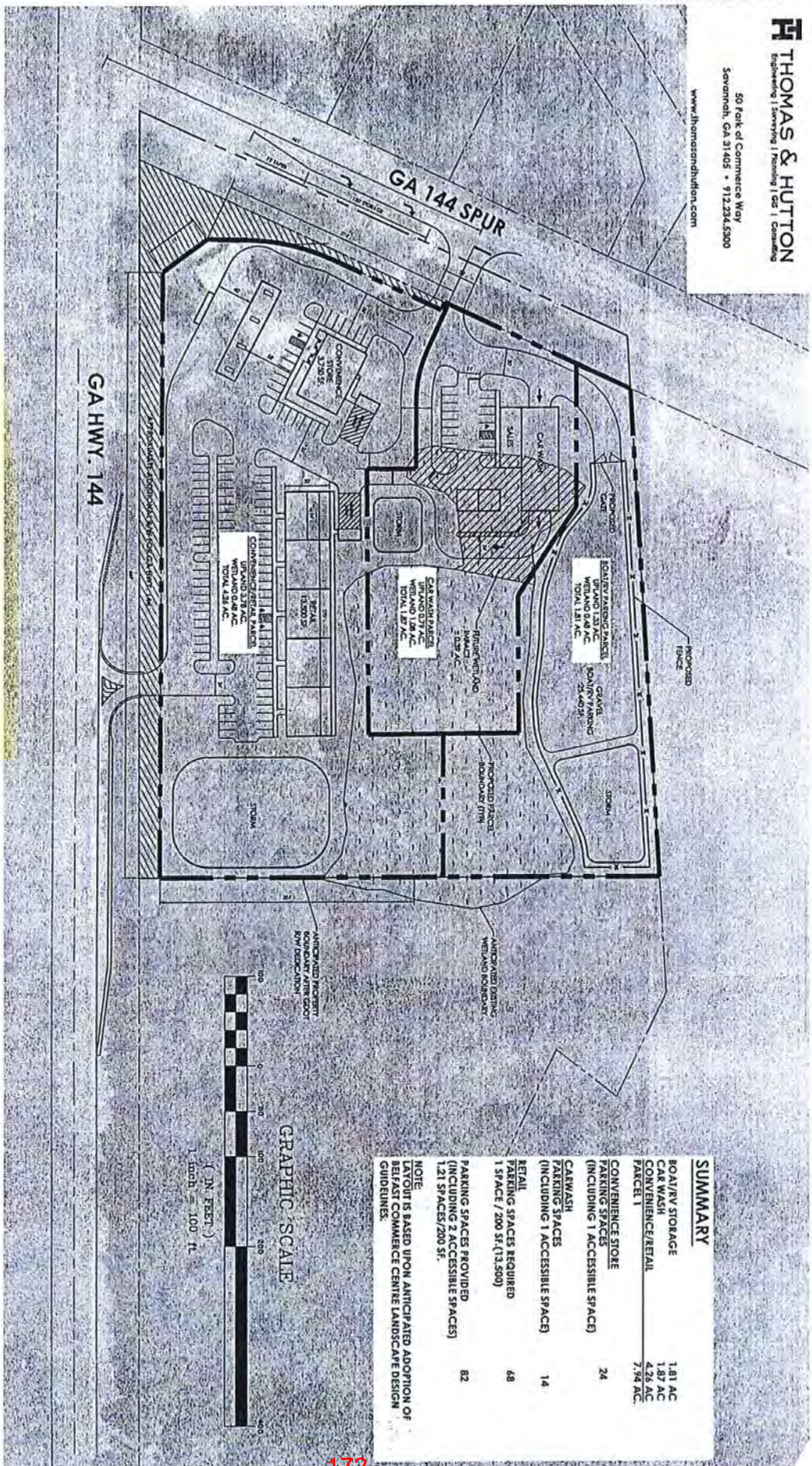
Traffic

A traffic impact and access study were prepared for the rezoning application per Bryan County's requirements. Based on the ITE Trip Generation manual, 10th edition, the Commercial Area is anticipated to generate 39 AM Peak-Hour trips and 120 PM Peak-Hour trips. The study recommended constructing the right turn deceleration lanes for both the Ga Hwy 144 and Ga Hwy Spur 144 entrances. Additionally, the Ga Hwy 144 entrance is recommended to be a right-in right-out and the Ga Hwy Spur 144 entrance to be full movement. Please see the Traffic Impact and Access Study for additional information.

Infrastructure Dedications to Bryan County

Water, Sewer and Storm Drainage Systems

The proposed water and sewer systems shall be designed and constructed to meet or exceed Bryan County Specifications. The systems are to be dedicated to Bryan County for Ownership. 15' easement shall be centered on the utility lines dedicated to Bryan County. Please note there is an existing 12" valve The storm drainage system shall be private and shall be owned and maintained by the Owner.

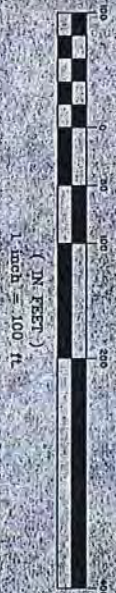


SUMMARY

ROATRY STORAGE	1.81 AC
CAR WASH	1.87 AC
CONVENIENCE/RETAIL	4.26 AC
PARKING SPACES	7.94 AC
CONVENIENCE STORE (INCLUDING 1 ACCESSIBLE SPACE)	24
PARKING SPACES (INCLUDING 1 ACCESSIBLE SPACE)	14
CARWASH (INCLUDING 1 ACCESSIBLE SPACE)	68
RETAIL PARKING SPACES REQUIRED 1.5 SPACE / 200 SF (13,500)	82
PARKING SPACES PROVIDED (INCLUDING 2 ACCESSIBLE SPACES)	82
RETAIL PARKING SPACES PROVIDED 1.21 SPACES/200 SF	

NOTE
 LAYOUT IS BASED UPON ANTICIPATED ADOPTION OF
 BELFAST COMMERCIAL CENTRINE LANDSCAPE DESIGN
 GUIDELINES.

GRAPHIC SCALE



JANUARY 10, 2018
 T&H J# - 26769.0000

CONCEPTUAL SITE PLAN A
 OLD RAYONIER OFFICE PARCEL
 BRYAN COUNTY, GEORGIA





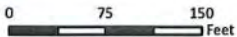
- NOTES**
- 1) PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.
 - 2) BASE INFORMATION IS FROM TAX PARCEL INFORMATION, AERIAL PHOTOGRAPHY AND PRELIMINARY WETLANDS ASSESSMENT BY R/C.

ID	Comment	Latitude	Longitude
1	a7 to a45	31.887652	-81.260812
2	a8	31.887697	-81.260893
3	a9	31.887765	-81.260918
4	a10	31.887936	-81.260888
5	a11	31.887993	-81.260869
6	a12	31.888086	-81.260859
7	a13	31.888236	-81.260892
8	a14	31.888345	-81.260821
9	a15	31.888422	-81.260851
10	a16	31.88851	-81.260886
11	a17	31.888613	-81.260897
12	a18	31.88867	-81.260832
13	a19	31.888642	-81.260767
14	a20	31.888517	-81.260533
15	a21	31.888574	-81.260462
16	a22	31.888618	-81.260389
17	a23	31.888591	-81.260461
18	a24	31.888627	-81.260504
19	a25	31.888654	-81.260372
20	a26	31.888587	-81.260268
21	a27	31.888495	-81.26028
22	a28	31.88835	-81.260264
23	a29	31.888232	-81.260327
24	a30	31.88814	-81.260451
25	a31	31.888077	-81.260454
26	a32	31.888031	-81.260307
27	a33	31.887921	-81.260401
28	a34	31.887864	-81.260369
29	a35	31.88791	-81.260257
30	a36	31.88796	-81.26013
31	a37	31.887925	-81.260139
32	a38	31.887828	-81.260164
33	a39	31.887746	-81.260207
34	a40	31.8877	-81.260155
35	a41	31.887669	-81.260239
36	a42	31.887637	-81.260262
37	a43	31.887567	-81.260483
38	a44	31.88762	-81.260637



To Property Line

To Property Line

 Project Area: 8.5 Acres
 Wetland: 1.3 Acres


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

RLC Project No.:	17-171
Figure No.:	1
Prepared By:	MG
Sketch Date:	6/24/2019
Map Scale :	1 inch = 150 feet

**Rayonier 144&144
Spur Tract**
 Bryan County, Georgia

**Wetland Delineation
GPS Exhibit**
 Prepared For: Ray Pittman


**RESOURCE+LAND
CONSULTANTS**
31 Park Ct Commerce Way, Ste. 203
Suwanee, Georgia 30088
904-543-5676 www.rlc.com

Recorded Plat

FILED IN OFFICE
CLERK OF COURT
08/24/2017 04:03 PM
BECKY CROWNE, CLERK
SUPERIOR COURT
BRYAN COUNTY, GA

Rebecca G. Crowne
THIS SPACE RESERVED FOR THE
CLERK OF SUPERIOR COURT

BK:2017 PG:75-75

APPROVED FOR RECORDATION
Rebecca G. Crowne
DATE OF REVIEW
08/24/17
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA

CONVEY	MAP NO.	LIBRARY	BOOK	PAGE	DATE	REMARKS

LINE	BEARING	DISTANCE	AREA
1	S 89° 58' 12" W	100.00	100.00
2	S 89° 58' 12" W	100.00	100.00
3	S 89° 58' 12" W	100.00	100.00
4	S 89° 58' 12" W	100.00	100.00
5	S 89° 58' 12" W	100.00	100.00
6	S 89° 58' 12" W	100.00	100.00
7	S 89° 58' 12" W	100.00	100.00
8	S 89° 58' 12" W	100.00	100.00
9	S 89° 58' 12" W	100.00	100.00
10	S 89° 58' 12" W	100.00	100.00



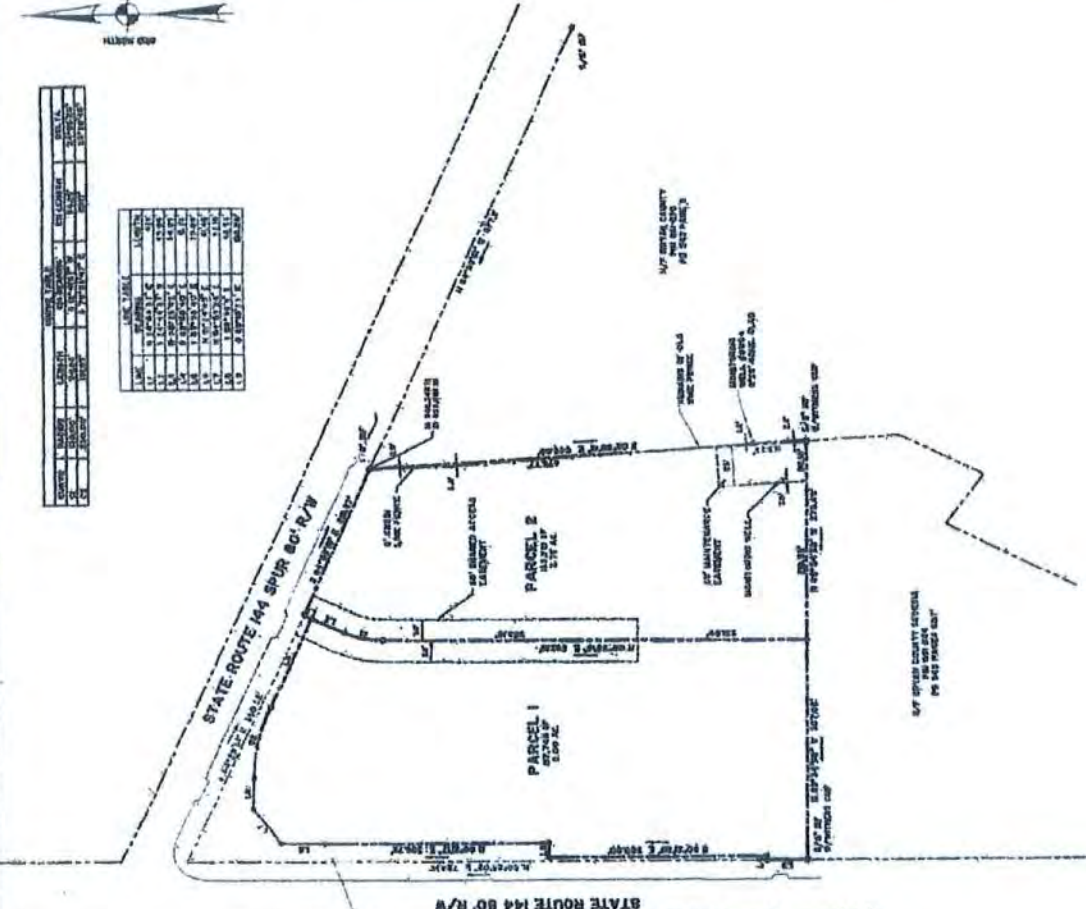
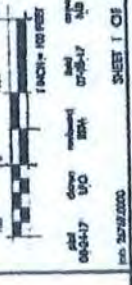
VICINITY MAP See 10-20-2016
The location of the property shown on this map is shown on the vicinity map. The location of the property is shown on the vicinity map. The location of the property is shown on the vicinity map.



MINOR SUBDIVISION
PARCEL 1 & PARCEL 2
FORMERLY A 9.30 ACRE TRACT
OF A PORTION OF RAYONIER
FOREST RESOURCES, L.P. TRACT

THIS PLAN WAS PREPARED BY THE SURVEYOR AND THE SURVEYOR'S CERTIFICATE IS ON FILE WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA. THE SURVEYOR'S CERTIFICATE IS ON FILE WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA.

THOMAS & HUTTON
Surveyors
100 West of Commerce Way
Lawrenceville, GA 30046 • 770.234.3300
www.thomasandhutton.com



LEGEND
 1. Local unimproved road
 2. State right-of-way
 3. Survey line
 4. Survey boundary

NOTES
 1. FIELD NOTES FOR THIS SURVEY OF TOTAL STATION.
 2. THE FIELD NOTES FOR THIS SURVEY OF TOTAL STATION ARE ON FILE WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA.
 3. ALL CONVEYANCES MUST BE FILED WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA.
 4. THE SURVEYOR'S CERTIFICATE IS ON FILE WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA.
 5. THE SURVEYOR'S CERTIFICATE IS ON FILE WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA.
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 8. THE SURVEYOR'S CERTIFICATE IS ON FILE WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA.
 9. THE SURVEYOR'S CERTIFICATE IS ON FILE WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA.
 10. THE SURVEYOR'S CERTIFICATE IS ON FILE WITH THE CLERK OF SUPERIOR COURT, BRYAN COUNTY, GA.

0 Hwy 144 Highway E Richmond Hill, GA 31324



Adv Subdivision:
Bedrooms:

Yr Built: 0
Baths:

Half Baths:

Section 1110. **“B-1” Neighborhood Commercial Districts:**

District Intent: The purpose of this district is to provide locations for small locally oriented businesses, serving primarily nearby residents. Businesses located here should not be heavy traffic generators.

(a) **Permitted Uses:**

Retail Stores.
Personal Services.
Day Care Center Facilities.
Drug Stores.
Gardening and Pet Grooming Services
Fruit and Vegetable Markets.
Professional Services Offices.
Offices.
Soda Fountains, Cafes or Restaurants (without drive-in facilities).
Clubs, Private.
Mortuaries.
Public Uses.
Lifetime Learning.
Medical Clinics.
Customary Accessory Buildings and Uses incidental to the above permitted Uses (no unenclosed outside storage).

(b) **Conditional Uses:** The following Uses may be permitted in this District On a conditional basis upon approval by the County Commission: (Revised 3/3/98).

Banks.
Taverns.
Theaters (indoor).
Entertainment Facilities.
Drive –in commercial Uses (not including drive-in theaters).
Service stations.
Utilities (except for storage yards, generation or Treatment Facilities).
Shopping Centers (less than 65,000 Square Feet).
One residential dwelling Unit per lot as an Accessory Use within the same structure as the commercial activity. (Revised – 2/1/05)
Waste Water Treatment Plant and Land Application System (Revised – 10/14/14)
Customary Accessory Buildings and Uses incidental to any Conditional Uses (no unenclosed outside storage). (Revised 3/3/98)

(c) **Lot and Building Requirements:**

Principal and Accessory Buildings:

Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	150 Feet
Minimum Front Setback	75 Feet
Minimum Rear Setback	50 Feet
Minimum Side Setback, Interior	35 Feet
Minimum Side Setback, Street	45 feet
Maximum Building Height (Revised 3/3/98)	35 Feet

(d) Special Site Regulations:

Maximum percent of land to be covered	50%
Minimum open space required	50%

Section 1111. “B-2” General Commercial Districts:

District Intent: The purpose of this District is to provide locations for large and County-wide businesses. Those businesses which generate larger traffic volumes are appropriately located in this district.

(a) **Permitted Uses:**

Extermination, Pest Control, Fumigation, Septic Tank Pumping, Furnace Cleaning and Well Drilling Services.
Vehicle Sales and Support Center.
Design and Building Services.
Health and Support Services.
Lifetime Learning.
Service Stations.
Restaurants.
Motels, Hotels.
Tourists Homes.
Entertainment Facilities.
Retail Business.
Personal Services.
Offices, Banks, and Financial Institutions.
Professional Offices.
Radio Stations and Television Studios or Offices.
Garages for Service (excluding storing junked vehicles outdoors)
Drive –in Commercial Uses (not including theaters).
Mortuaries and Monument Sales.
Animal hospitals, clinics, or kennels.
Commercial greenhouses, and plant nurseries.
Golf-driving ranges and miniature golf, golf courses.
Public Utilities.
Mobile Home, Utility Building, and Trailer Sales Lots.
Business Services.
Billiard or Pool Rooms.
Commercial Recreation.
Lodges or Clubs.
(Delete Taverns Revised – 8/2/05).
Customary Accessory Buildings and Uses incidental to the above Permitted Uses.

(b) **Conditional Uses:** The following Uses may be permitted in this district on a conditional basis upon approval by the County Commission, after recommendation by the Planning Commission:

Radio and Television Transmission, Antennas and Towers.
Taxi Stands.

Bus Stations.
 Auctions.
 Offstreet Parking Lot/ Garage.
 Adult Uses.
 Lumber Yards.
 Tire Retreading and Recapping.
 Food Processing.
 Research and Testing Facilities.
 Printing, Lithographing or Publishing Plants.
 Amusement Parks.
 Feed and Grain, Sales and Storage.
 Wholesale Businesses.
 Equipment Sales and Repair.
 Truck Terminals.
 Cleaning, Laundry and Dry Cleaning Plants.
 Drive In Theaters.
 Machine Shops.
 Taverns. (Revised – 8/2/05)
 Shopping Centers.
 Mini Warehouse(s). (Revised 8/1/00)
 Churches (add as a Conditional Use) (Revised – 10/14/14)
 Waste Water treatment Plant and Land Application System (/revised – 10/14/14)
 Customary Accessory Buildings and Uses incidental to any approved Conditional Uses. (Revised 3/3/98)

(c) **Lot and Building Requirements:**

Minimum Lot Area	30,000 Square Feet
Minimum Lot Width at Building Line	150 Feet
Minimum Front Setback	75 Feet
Minimum Rear Setback	50 Feet
Minimum Side Setback, Road	35 Feet
Minimum Side Setback, Interior	30 Feet
Maximum Building Height	35 Feet
(Revised 2/9/99)	

(d) **Special Site Requirements:**

- (i) Maximum percent of gross land to be covered 60%
(Revised 3/3/98)
- (ii) Minimum open space required 25%
- (iii) Lots which currently have frontage along the southbound portion of US 17 from the Richmond Hill City Limits to Bryce Street, served by Public Sewer and Water, not serviced by a through

Access Road shall have the following Lot and Building Requirements:

Minimum Lot Area	17,500 Square Feet
Minimum Lot width at Building Line	95 Feet
Minimum front yard setback from road	
Right-of-way	50 Feet
Minimum side yard setback from Property line	15 Feet
Minimum rear yard setback from Property line	15 Feet

(Revised – 3/13/12)

“B” Exhibits – Agency Comments



**BRYAN COUNTY
COMMUNITY DEVELOPMENT 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
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # Z#217-19 & CUP#160-19

Zoning Request: Request to rezone property from A-5 to B-1, with conditional uses for a service station, car wash, shopping center, and outdoor storage
Filed by: Dilip Patel, 14 Iron Gate Court, Pooler, GA 31322
Owners: Same
Property address: Parcel 1 & 2, 9.3 acres at the corner of Spur 144 and Hwy 144
Map and Parcel # 055-60-022-001 and 055-60-022-002

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: • Submit GDOT CONCURRENCE/APPROVAL for the PROPOSED REZONING REQUEST AND DRIVEWAY LOCATIONS.
• MUST SUBMIT ESCROW FUNDS FOR OUTSIDE REVIEW OF TIA by T&H.
• WATER AND SEWER SERVICES SHALL BE PROVIDED BY BRYAN COUNTY
• A MINIMUM 50' WIDE STRIP OF LAND MUST BE DEDICATED TO BRYAN COUNTY ALONG THE LAND FILL PROPERTY LINE. FINAL DIMENSIONS SHALL BE APPROVED BY COUNTY CONSULTANT AND GA EPD.

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Kate J. Coonan Date: 8-12-19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
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Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: _____

Engineering Director **Fire Chief** **County Health Director**

Public Works Director **Bryan County Schools (optional)**

Signature: _____

Date: _____

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 055-60-022-001 & 055-60-022-002
- Parcels

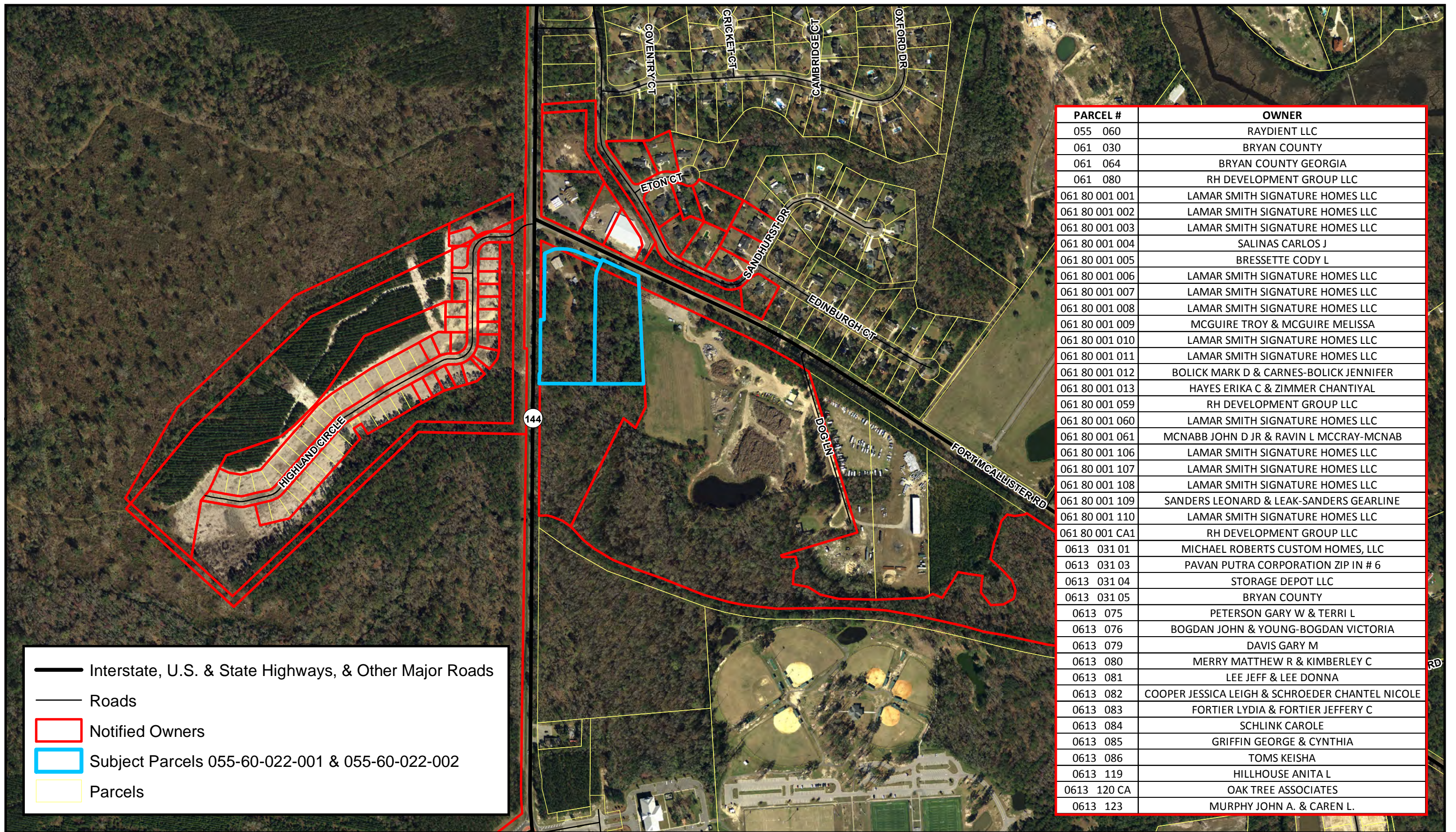


Produced by Bryan County GIS
November 2019



Location Map
Dilip M Patel
Case CUP# 160-19

DISCLAIMER
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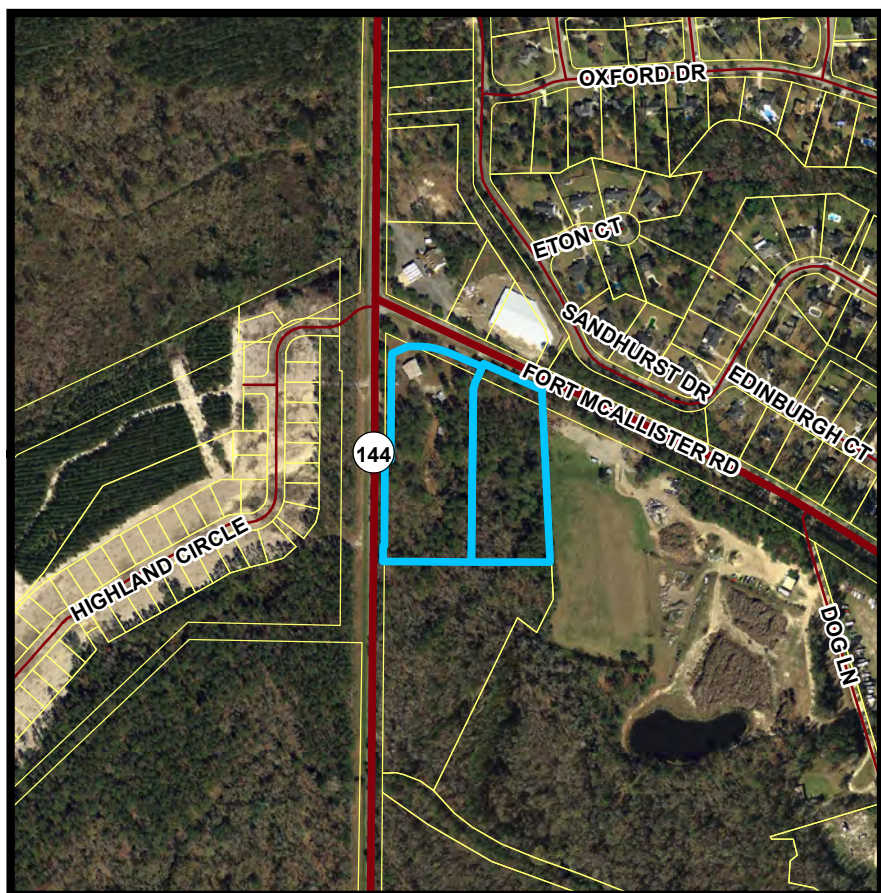
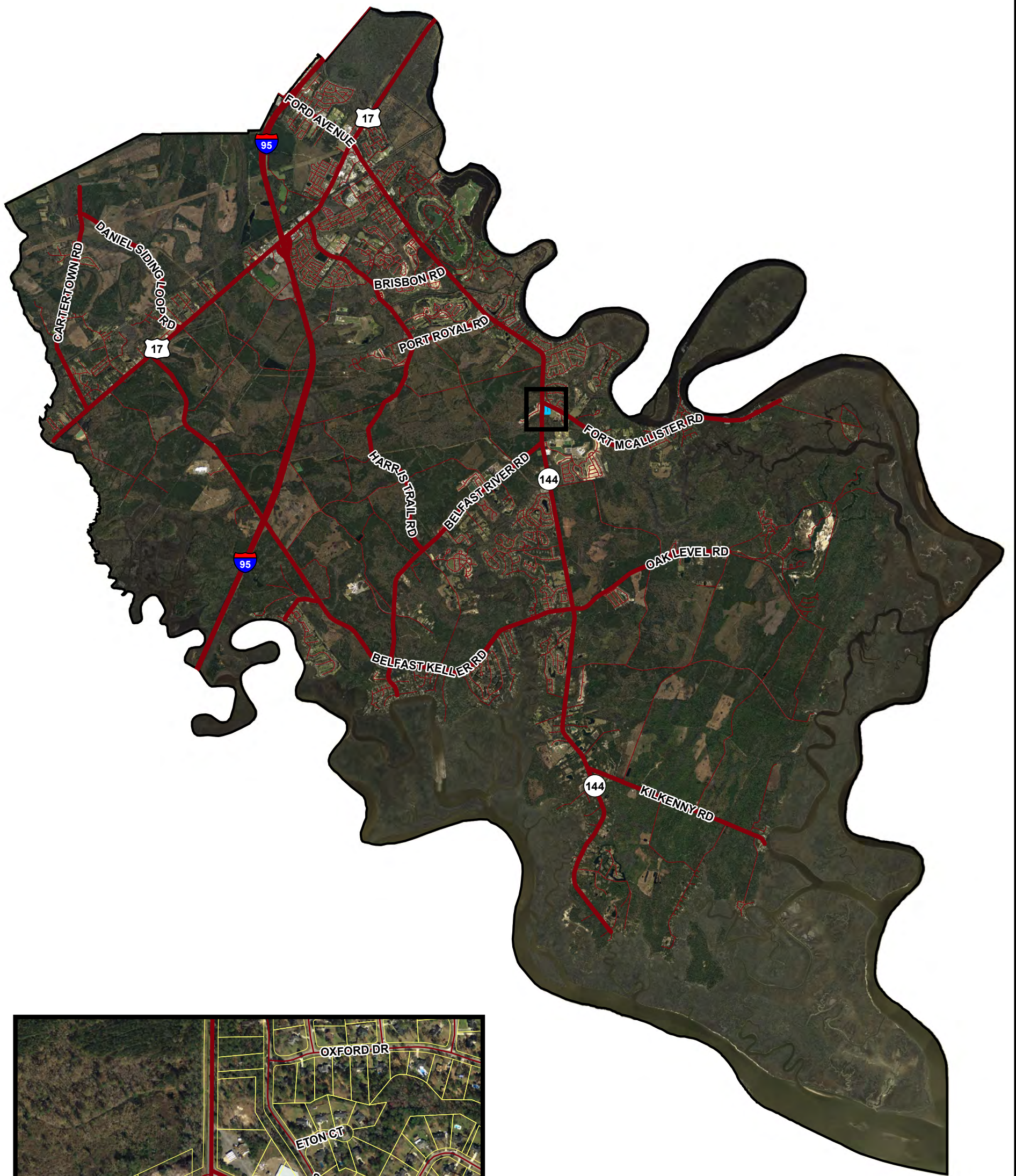
PARCEL #	OWNER
055 060	RAYDIENT LLC
061 030	BRYAN COUNTY
061 064	BRYAN COUNTY GEORGIA
061 080	RH DEVELOPMENT GROUP LLC
061 80 001 001	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 002	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 003	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 004	SALINAS CARLOS J
061 80 001 005	BRESSETTE CODY L
061 80 001 006	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 007	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 008	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 009	MCGUIRE TROY & MCGUIRE MELISSA
061 80 001 010	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 011	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 012	BOLICK MARK D & CARNES-BOLICK JENNIFER
061 80 001 013	HAYES ERIKA C & ZIMMER CHANTIYAL
061 80 001 059	RH DEVELOPMENT GROUP LLC
061 80 001 060	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 061	M McNabb JOHN D JR & RAVIN L MCCRAY-MCNAB
061 80 001 106	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 107	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 108	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 109	SANDERS LEONARD & LEAK-SANDERS GEARLINE
061 80 001 110	LAMAR SMITH SIGNATURE HOMES LLC
061 80 001 CA1	RH DEVELOPMENT GROUP LLC
0613 031 01	MICHAEL ROBERTS CUSTOM HOMES, LLC
0613 031 03	PAVAN PUTRA CORPORATION ZIP IN # 6
0613 031 04	STORAGE DEPOT LLC
0613 031 05	BRYAN COUNTY
0613 075	PETERSON GARY W & TERRI L
0613 076	BOGDAN JOHN & YOUNG-BOGDAN VICTORIA
0613 079	DAVIS GARY M
0613 080	MERRY MATTHEW R & KIMBERLEY C
0613 081	LEE JEFF & LEE DONNA
0613 082	COOPER JESSICA LEIGH & SCHROEDER CHANTEL NICOLE
0613 083	FORTIER LYDIA & FORTIER JEFFERY C
0613 084	SCHLINK CAROLE
0613 085	GRIFFIN GEORGE & CYNTHIA
0613 086	TOMS KEISHA
0613 119	HILLHOUSE ANITA L
0613 120 CA	OAK TREE ASSOCIATES
0613 123	MURPHY JOHN A. & CAREN L.

Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcels 055-60-022-001 & 055-60-022-002
 Parcels



Notification Map
Dilip M Patel
Case CUP# 160-19

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- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 055-60-022-001 & 055-60-022-002
- Surrounding Parcels



Produced by Bryan County GIS
November 2019

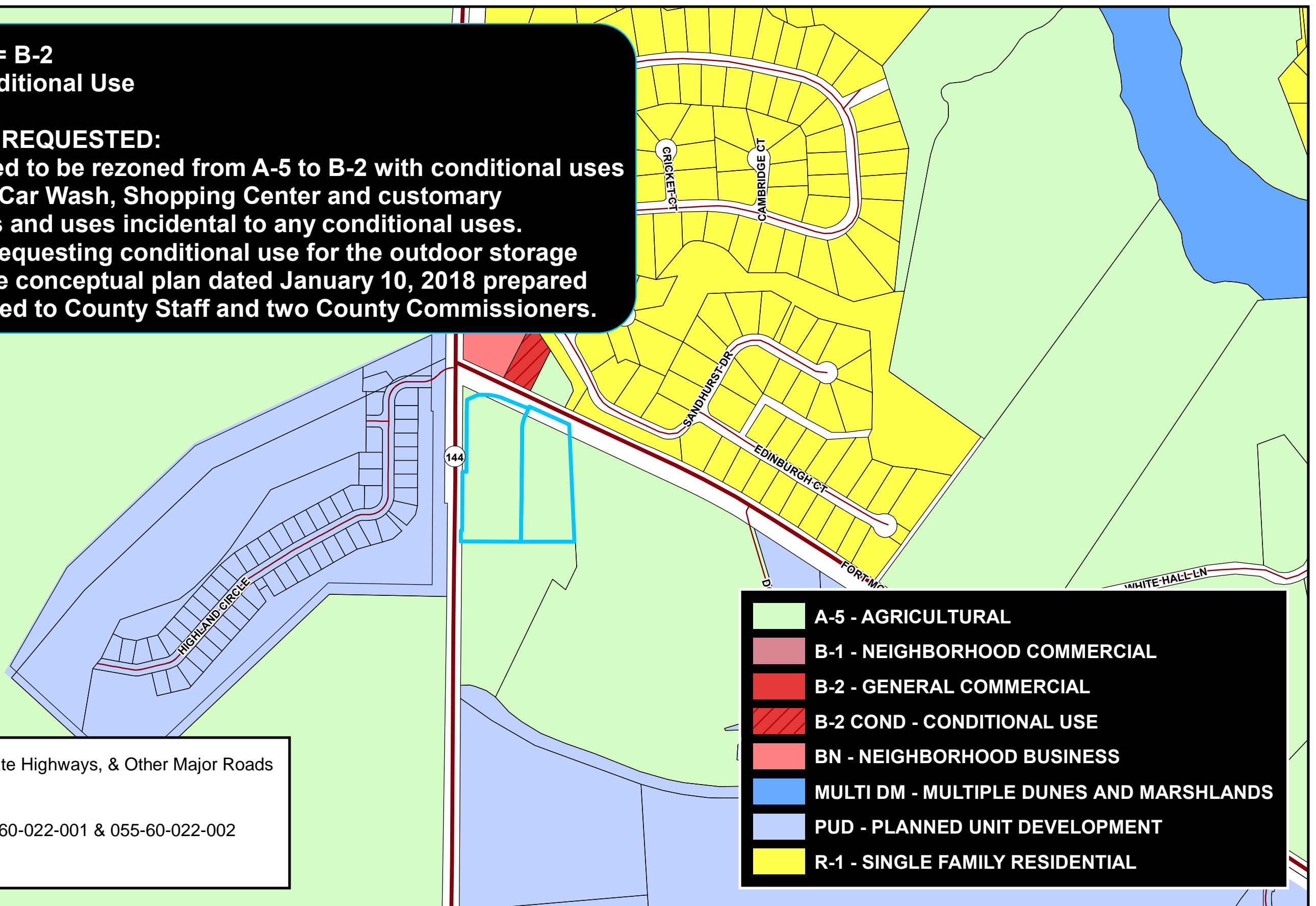


Overview Map
Dilip M. Patel
Case CUP# 160-19

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PRESENT ZONING = B-2
REQUESTED = Conditional Use

CONDITIONAL USE REQUESTED:
 Property is requested to be rezoned from A-5 to B-2 with conditional uses for Service Station, Car Wash, Shopping Center and customary accessory buildings and uses incidental to any conditional uses. In addition, we are requesting conditional use for the outdoor storage use as shown on the conceptual plan dated January 10, 2018 prepared by T&H and presented to County Staff and two County Commissioners.



— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 [Blue Outline] Subject Parcels 055-60-022-001 & 055-60-022-002
 [White Outline] Parcels

[Light Green] A-5 - AGRICULTURAL
 [Pink] B-1 - NEIGHBORHOOD COMMERCIAL
 [Red] B-2 - GENERAL COMMERCIAL
 [Red with diagonal lines] B-2 COND - CONDITIONAL USE
 [Light Red] BN - NEIGHBORHOOD BUSINESS
 [Blue] MULTI DM - MULTIPLE DUNES AND MARSHLANDS
 [Light Blue] PUD - PLANNED UNIT DEVELOPMENT
 [Yellow] R-1 - SINGLE FAMILY RESIDENTIAL



“D” Exhibits – Public Comment

2020 Planning & Zoning Meeting Dates and Deadlines

Submission Deadline (Fridays)	Meeting Date (Tuesdays)	Location (Alternating)
December 6, 2019	January 7, 2020	Pembroke
January 3, 2020	February 4, 2020	Richmond Hill
January 31, 2020	March 3, 2020	Pembroke
March 6, 2020	April 7, 2020	Richmond Hill
April 3, 2020	May 5, 2020	Pembroke
May 1, 2020	June 2, 2020	Richmond Hill
June 5, 2020	July 7, 2020	Pembroke
July 2, 2020*	August 4, 2020	Richmond Hill
July 31, 2020	September 1, 2020	Pembroke
September 4, 2020	October 6, 2020	Richmond Hill
October 2, 2020	November 4, 2020**	Pembroke
October 30, 2020	December 2, 2020***	Richmond Hill

*Submission deadline moved to Thursday on account of Independence Day

**Meeting date moved to Wednesday on account of General Election being held November 3, 2020

***Meeting date moved to Wednesday on account of General Election Runoffs being held on December :