BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: January 2, 2019
Meeting Time: 6:30 p.m.
26 N Courthouse St., Pembroke, GA 31321
Commissioner's Meeting Room

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. RECOGNITION OF GUESTS

IV. PUBLIC HEARINGS

Z#198-18, Denise Buckner, proposed rezoning of 2 acres on 111 Clark Drive, Ellabell, PIN# 029-046, from A-5 to R-30, for the purpose of adding a home to the parcel.

CUP#152-18, John & Melissa Adams, requesting a conditional use permit on 641 Olive Branch Rd, Ellabell, PIN# 0301-075, for the use of a family cemetery.

V. OTHER BUSINESS

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

VI. ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Planning at ayoung@bryan-county.org or (912) 653-5252. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Planning at (912) 653-5252. This information can be made in alternative format as needed for persons with disabilities.
Posted: December 13, 2018

BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES

Meeting Date: December 6, 2018
Meeting Time: 7:00 p.m.

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

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

1. CALL TO ORDER

   Chairman, Steven Scholar, called the meeting to order at 7:00 p. m.

2. MINUTES

   Commissioner Pecenka made a Motion to approve the November 6, 2018 Minutes, and a 2nd was made by Commissioner Carswell.

3. RECOGNITION OF GUESTS

4. ADDITION TO THE AGENDA

   Commissioner Pecenka made a motion to amend the Agenda to hear the Bryan County Interim Development Ordinance before the Public Hearings and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

   a. Mike Lauer presented the Board with the revised Interim Development Ordinance. He showed a few proposed changes that included allowing staff level review of sketch plats

and staff review of compliance of design guidelines for minor subdivisions unless the subdivision necessitates a private road, which would go to the Planning Board for review.

5. PUBLIC HEARINGS

REZONING

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

a. Mrs. Clement gave a brief overview of the application and clarified the use of the surrounding areas. She explained that staff recommend denial for concerns of overall consistency with the comprehensive plan and zoning of the area.
b. J. B. Blackburn, representative for Mark Gordon, described the additional use to the PUD. He stated the applicant intended on providing a 50-foot vegetative buffer along Fort McAllister Road and that the property is currently used as a boat storage. He stated they did not provide more details because of the expense without direction from the County first, but they intended to run water and sewer lines from the County system.
c. Chairman Scholar asked if the spur would be impacted by the additional traffic that the RV Park would generate.
d. Mr. Blackburn stated that the spur would not be as impacted because traffic would not increase much more. He also discussed the need for additional RV lots during the season based on comments from the Ft. McAllister Park.
e. Mark Gordon, applicant, went over the proposed amendment and RV use for the property. He stated he planned to control homestead with rules and regulations in the PUD amendment by adding restrictions.
f. Mr. Blackburn described the areas surrounding the property. He also stated that the property was a burden for lack of use and has had vacancy for many years. He stated not allowing a use that is compatible like this would amount to a taking of the property and may be constitutionally improper and not allowing the property to be productive.
g. Michael Bolky stated his concerns with current tax funding an existing RV park, the need for increased police protection, traffic, and the effect of property values.
h. Sherry Harvey, Warnell Drive, stated her concerns with traffic and the aptness of low density residential for the residential use.
i. Kay Abel, Fort McAllister Road, stated that she had no problem with the property used as an RV Park. She stated that the proposed RV

Park would be more of an overflow for Ft. McAllister due to the available amenities that Ft. McAllister has to offer.

j. Donald Diebold, 210 Edinburg Court, spoke for and against the use of the proposal with comments on the future use of the property.
k. Hector Claudio, 28 St. Martins Circle, spoke in approval for the use of the RV Park.
l. James Massy, Fort McAllister Road, spoke about the traffic associated with fishing times.
m. Jeff Barns, former DNR Agent, 1311 Fort McAllister Road, stated that he was in opposition of the requested use of the property. He stated that most RV sites around southeast Georgia had dumpsites near the area and that the RV sites would degrade and have sewage problems. He also stated this is not the best use of the property.
n. Dick Kent, 3655 Fort McAllister Road, stated that he had concerns with the potential increase of traffic due to the RVs pulling cars. He also asked that the Commission defer the request until a more extensive plan with a sewage plan be submitted.
o. Mr. Blackburn stated that they spoke with the Ft. McAllister Park Manager who stated that during the March through October season the park is almost completely full. He also reiterated that the added restrictions would abate the county resident's concerns for future use.
p. Mr. Gordon stated that they were misled by the county in water and sewer requirements and that he could apply for an on-site pump station and have county water ran to the location.

II. Z#199-18, John Mowry, proposed rezoning of 15.65 acres on Belfast River Road, PIN# 056-047-01 and 056-048, from A-5 to R-1, to subdivide into 10 residential lots.

a. Mrs. Clement gave an overview of the application, stating the large pond on the property was once used as a mine but is now reclaimed as a pond to be included as a recreation area and storm water management facility. She also stated that the site does meet the intent of the Comprehensive Plan and future development. However, the staff is not in support of the concept plan that extends lot boundaries in the pond area to meet lot area requirements. She stated that the request will only be for rezoning the property, not the approval of the concept plan, and recommended conditional approval preventing them to extend lines for minimum lot requirements.
b. Rob Grant, Attorney for Simcoe at Belfast, asked to have the rezoning request without any stipulations that would prevent the lot boundaries to extend into the lake as the setback requirements are met with the current concept plan.

c. Ronnell Dotson, 1501 Belfast River Road, stated his concerns with congestion of population, schools, and traffic.
d. Commissioner Floyd verified with the applicant that the pond does hold water as it was previously a mine.

III. Z#200-18, Charles Stafford, proposed rezoning of 126 acres in the Woodland Trails subdivision, Parent Pin# 063-001, from A-5 to R-1 to subdivide into 171 residential lots.

a. Commissioner Goodman recused himself from the rezoning request of Woodland Trails subdivision.
b. Mrs. Clement presented the Board with the application. She gave a brief overview of the proposal that would tie into the existing phases of Woodland Trial. She also stated the rezoning request is compatible with the Comprehensive Plan. Mrs. Clement also stated that a DRI was submitted for the request and the results determined the proposal is in the best interest of the region. She concluded that staff recommended approval.
c. Ray Pittman, Pittman Engineering, summarized the application and stated the use for the rezoning as the continuation of the existing phases. He stated the homes are intended to be built starting in 2021 which coincides with the competition of the interchange and new school. Mr. Pittman stated the absorption rate is 50 lots per year with the homes sold out in four years.
d. Commissioner Carswell made a motion to close the public hearing, and a 2nd was made by Commissioner Pecenka. Vote 4:0, motion carried.

A motion was made by Commissioner Pecenka to deny the amended PUD use request for Mark Gordon, case Z#194-18, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

A motion was made by Commissioner Goodman to approve the rezoning request for John Mowry, case Z#199-18, and a 2nd was made by Commissioner Floyd. Vote 4:0, motion carried.

A motion was made by Commissioner Pecenka to approve the rezoning request for Charles Stafford, case Z#200-18, and a 2nd was made by Commissioner Carswell. Vote 3:0, motion carried.

A motion was made by Commissioner Goodman to approve the text amendment for the Bryan County Interim Development Ordinance, and a 2nd was made by Commissioner Floyd. Vote 4:0, motion carried.

6. OTHER BUSINESS

I. Mrs. Clement presented a process for the Comprehensive plan amendment for the North end of the county and stated staff may have a presentation available in January.

II. Z#191-18, Corde Wilson, tabled rezoning request for 240 lots subdivision to be known as Plum Creek, located off Carlos Cowart Rd and Georgia Highway 204, PIN# 027-018.
   a. Mrs. Clement stated that during the prior hearing for the rezoning request, additional comments were made by the applicant to receive a recommendation so that they could move forward to the Board of Commissioners without waiting for the amendment to the Comprehensive Plan.
   b. Commissioner Goodman reminded the Board Members of their assurance for a speedy resolve for this request but has postponed the applicant for three months.
   c. Commissioner Pecenka confirmed with staff that no additional information was submitted for the rezoning application.
   d. Speaker for Corde Wilson stated they would work with staff to provide a second entrance. He stated if the rezoning were approved then more information would be submitted for the subdivision review.
   e. Commissioner Floyd questioned staff if the subdivision was submitted would it fall under the guidelines of the IDO.
   f. Mrs. Clement stated that there are different standards in the IDO of when a property has to comply. She stated the IDO exempts certain properties based on the Comprehensive Plan future land use. She concluded that if the property is rezoned and it retains the Comprehensive plan future land use of agricultural residential, then it would give the exemption.

A motion was made by Commissioner Goodman to approve the rezoning request for Corde Wilson, case Z#191-18, and a 2nd was made by Commissioner Pecenka. Vote 3:1, motion carried.

A motion was made by Commissioner Pecenka to adopt the by-laws, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

A motion was made by Commissioner Pecenka to change the Planning and Zoning meeting time to 6:30 P.M., and a 2nd was made by Commissioner Goodman. Vote 4:0, motion carried.

A motion was made by Commissioner Goodman to adopt the 2019 Meeting Calendar, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

Commissioner Goodman made a motion that no recommendation be for the Development Impact Fees until meeting with the Board of Commissioners. Commissioner Carswell made the 2nd. Vote 2:2, with the Chairman in opposition for the final Vote 3:2, motion to recommend to the Board of Commissioners.

Commissioner Pecenka made the motion not to pursue the impact fee as currently proposed but to continue to have conversations with the City of Richmond Hill to

include all of South Bryan County and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

7. ADJOURNMENT

Commissioner Goodman made a motion to adjourn the Planning and Zoning meeting, and a 2nd was made by Commissioner Pecenka. Vote 4:0, motion carried. Chairman Scholar adjourned the meeting at 8:24 p.m.

APPLICATION FOR ZONING
CASE Z# 198-18

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

Applicant: Denise Buckner

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

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

Applicant's Email Address dcbuckner@landmark24homes.com

Owner(s) of the Property: Denise Buckner

Owners' Address:

Owner's Telephone No.: Fax No.:

Contact Person's Name:

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

Address of Property selected for reclassification:
111 Clark Drive, Ellabell
(Please provide access road if no address is available)

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

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

Existing Structure and/or Use of Property: Home

Proposed Use including the number of lots: 2

Proposed date of completion:

(Denise C Buckner) Oct. 3, 2018
Signature of applicant **Date**

Revised 12/1/2012

AUTHORIZATION BY PROPERTY OWNER

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

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

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

Name of Applicant: Denise C Buckner

Address: 111 Clark Drive

City: Ellabell State: Ga Zip Code: 31308

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

Denise C Buckner
Signature of Owner

Oct 3, 2018
Date

Denise C Buckner
Owners Name (Print)

Personally appeared before me

Denise C Buckner
Applicant (Print)

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

This 3rd day of October, 2013.

Crystal Leigh Morrison
Notary Public

(Notary Seal)

CRYSTAL LEIGH MORRISON
NOTARY
EXPIRES
GEORGIA
March 24, 2019
PUBLIC
CHATHAM COUNTY

Revised 12/1/2012

DISCLOSURE STATEMENT

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

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

☐ Yes, I have made campaign contributions to County Officials voting on this application exceeding $250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

Denise C Buckner
Signature of Applicant

Personally appeared before me

_____
Applicant (Print)

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

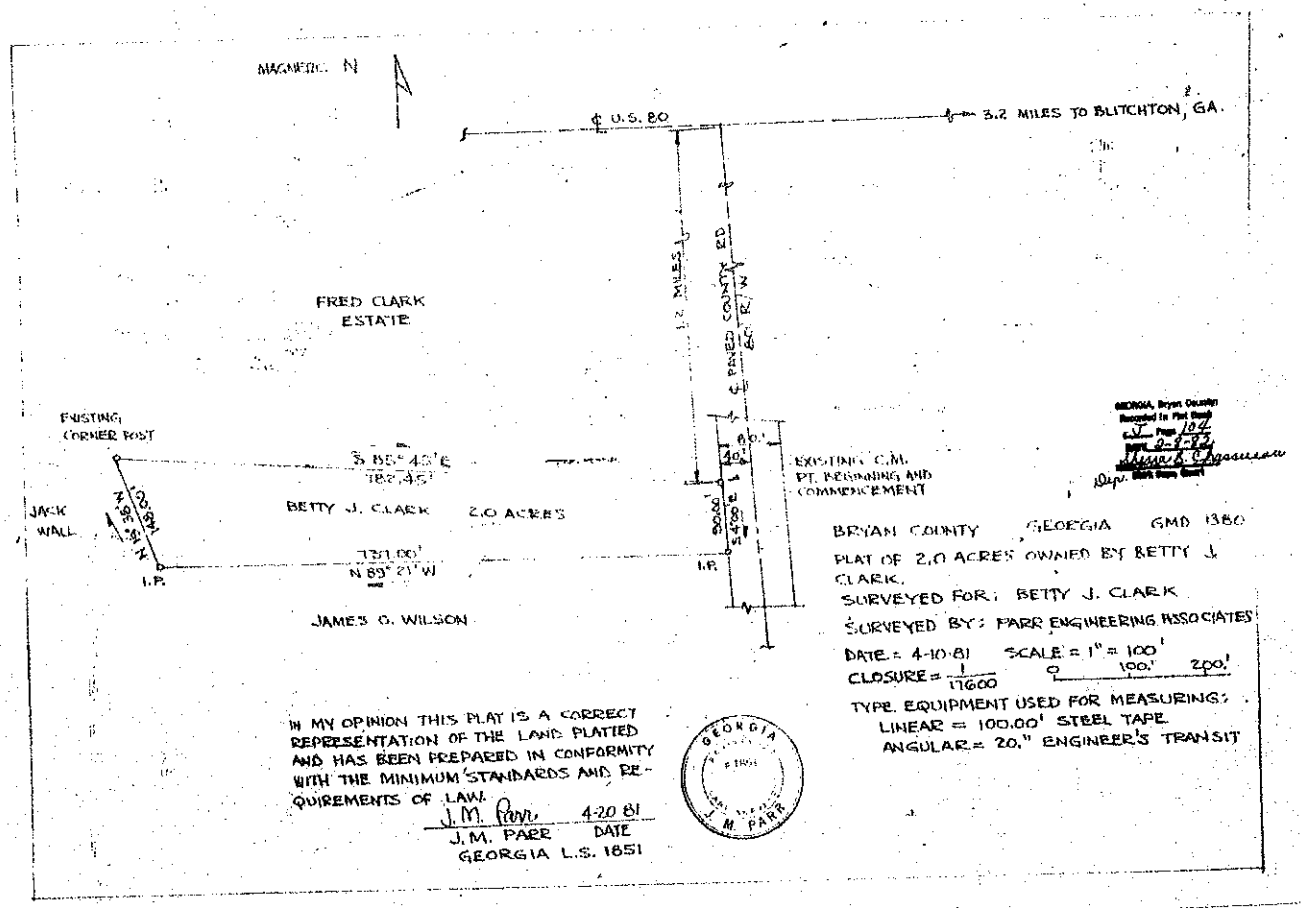
This 3rd day of October, 2013.

Crystal Leigh Morrison
Notary Public

(Notary Seal)

CRYSTAL LEIGH MORRISON
NOTARY
EXPIRES
GEORGIA
March 24, 2019
PUBLIC
CHATHAM COUNTY

Revised 12/1/2012


MAGNETIC N
℄ U.S. 80
3.2 MILES TO BLITCHTON, GA.
1.2 MILES
℄ PAVED COUNTY RD
FRED CLARK ESTATE
EXISTING CORNER POST
S 85° 43' E
182.45'
JACK WALL
BETTY J. CLARK
2.0 ACRES
731.00'
N 89° 21' W
I.P.
I.P.
JAMES O. WILSON
EXISTING C.M. PT. BEGINNING AND COMMENCEMENT
BRYAN COUNTY GEORGIA GMD 1380
PLAT OF 2.0 ACRES OWNED BY BETTY J. CLARK.
SURVEYED FOR: BETTY J. CLARK
SURVEYED BY: PARR ENGINEERING ASSOCIATES
DATE = 4-10-81 SCALE = 1" = 100'
CLOSURE = 1/17600
0 100' 200'
TYPE EQUIPMENT USED FOR MEASURING:
LINEAR = 100.00' STEEL TAPE
ANGULAR = 20." ENGINEER'S TRANSIT
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
J.M. Parr 4-20-81
J.M. PARR DATE
GEORGIA L.S. 1851
GEORGIA
J. M. PARR

VERIFICATION OF CURRENT TAX STATUS

FOR APPLICATION

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

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

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

029-046
Parcel Identification Number

Denise C Buckner

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Name: _____ Title: _____

Signature _____ Date: _____

RECEIPT

DATE 10-24-18 No. 600740

RECEIVED FROM Denise Buckner $ 165.00

One hundred sixty five dollars & zero cents DOLLARS

○ FOR RENT
○ FOR Screening Application

ACCOUNT		
PAYMENT	165.00	
BAL. DUE		

○ CASH
○ CHECK
○ MONEY ORDER
○ CREDIT CARD

Check #3717

FROM _____ TO _____

BY Amanda Owens

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: January 2, 2019

REGARDING THE APPLICATION OF: Denise Buckner, requesting the rezoning of parcel, PID# 029-046 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned R-30, from its current A-5 zoning.	Staff Report by Sara Farr-Newman Dated: December 26, 2018

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by Denise Buckner, proposes to change the A-5, Agricultural District, zoning for a 2-acre parcel, PID# 029-046, in unincorporated Bryan County, Georgia, to R-30, Residential District.

Representative: **Denise Buckner**

Applicant: **Denise Buckner**

Owner: **DENSIE BUCKNER**
111 CLARK DR
ELLABELLE, GA 31308

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 67. Zoning Proposal Review Procedures, Georgia Code O.C.G.A. 36-67
- Bryan County Zoning Ordinance, Chapter 12, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power & Sec. 612. Provisional Zoning

II. General Information

1. Application: A rezoning application was placed by Denise Buckner, on October 4, 2018. After reviewing the application, the Administrator certified the application as being generally complete on October 12, 2018.

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

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

B. Notice was sent to Surrounding Land Owners on December 17, 2018.

C. The site was posted for Public Hearing on December 12, 2018.

D. The Agenda and notice of the Hearing was posted at the County's website on December 13, 2018.

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

None

4. Background: The 2-acre property currently has a single family residence and accessory storage buildings. The surrounding properties are mostly zoned A-5, with the exception of a 3.5-acre parcel that was rezoned to R-30 earlier this year.

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

The application shows that the applicant planned to subdivide the 2-acre parcel into two lots for an additional home; however, a follow-up meeting with the applicant revealed that they are in the process of purchasing additional acreage from the adjacent parcel (PID# 029 039) which could impact the lot configuration and access.

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

"A" Exhibits- Application:

A-1 Rezone Application

A-2 Plat

A-3 Aerial View

"B" Exhibits- Agency Comments:

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

"C" Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current North Bryan Zoning Map

C-3 Comprehensive Plan North Bryan Character Area Map

"D" Exhibits- Public Comment:

No Public Comments Received

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

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

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

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

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

►**Staff comment:** Rezoning the parcel is in keeping with the overall zoning scheme as it will remain low density residential.

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

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

(iv) The adequacy of public facilities and services intended to serve the Lot proposed to be reclassified, including but not limited to: Roads, parks and recreational facilities, police and fire protection, Schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services;

►**Staff comment:** The property is currently served by a private well and septic system. Additionally, a private road meeting county private road standards will be required to ensure access is provided.

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

►**Staff comment:** No known impacts.

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

►**Staff comment:** No adverse impact is anticipated due to the rezoning.

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

►**Staff comment:** No adverse impact is anticipated by the plans.

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

►**Staff comment:** The proposed rezoning is unlikely to require a significant increase in existing levels of public services.

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

►**Staff comment:** None anticipated.

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

►**Staff comment:** Adjacent properties are A-5 except the nearby property that was rezoned R-30 in February 2018 (PID# 029 044). Other nearby zoning includes AR-2.5.

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

►**Staff comment:** The existing zoning restricts the density of residential development and has larger setbacks for building.

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

►**Staff comment:** Not applicable.

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

►**Staff comment:** Not applicable.

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

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

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

►**Staff comment:** Not applicable.

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

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

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

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

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

►**Staff comment:** The applicant acknowledges this presumption and has agreed to have this item tabled so that additional details can be provided regarding the specific plans for this site.

STAFF RECOMMENDATION

Staff recommends tabling this request until the March Planning and Zoning meeting so that the application can be revised to include the additional acreage that the applicant is purchasing.

V. Recommendation

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

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

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

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

►**Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the

Commission hereby recommends approval as proposed/approval with provisions/denial of the proposed amendment.

Sara Farr-Newman

From: Youmans, Skip <Skip.Youmans@dph.ga.gov>
Sent: Wednesday, December 26, 2018 8:31 AM
To: Sara Farr-Newman
Subject: Re: 111 Clark Dr

It could be challenging to divide the properties. There are only 2 acres and they must be cut exact and also maintain the well and septic on each property. I have no issues if they can submit a survey that meets code.

Skip

John W. "Skip" Youmans
Environmental Health Specialist III
Bryan County Environmental Health
66 Capt. Matthew Freeman Dr. #146
Richmond Hill, GA 31324
Phone (912) 756-2636
Fax (912) 756-2416
skip.youmans@dph.ga.gov

Reader Advisory Notice: Email to and from a Georgia state agency and/or a County Board of Health is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH) and/or County Board of Health. This message is only intended for specific recipient(s) and may contain privileged, private or sensitive information. If you received this message in error, please delete it and contact me.

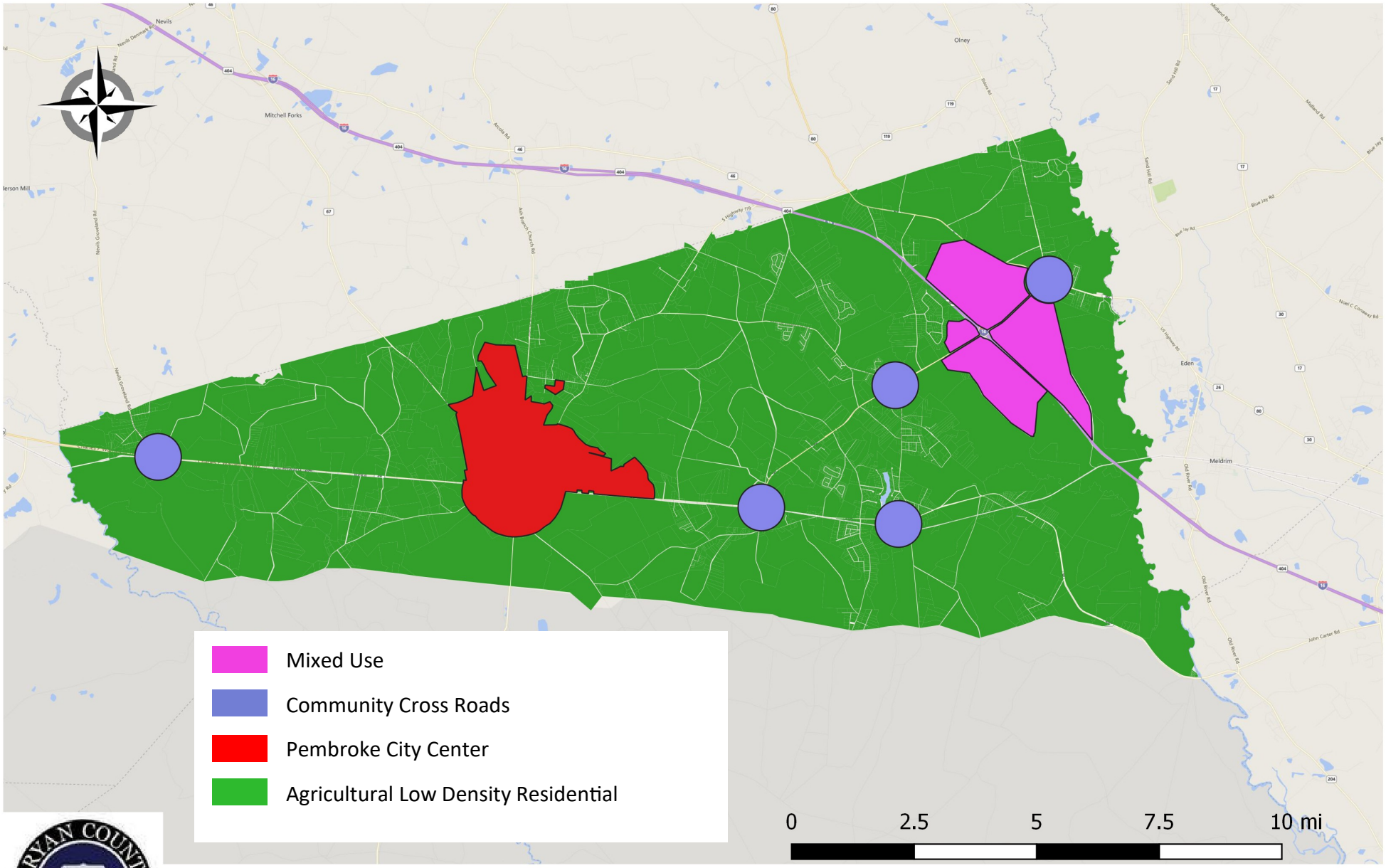
From: Sara Farr-Newman <snewman@bryan-county.org>
Sent: Friday, December 21, 2018 1:24:37 PM
To: Skip Youmans
Subject: 111 Clark Dr

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

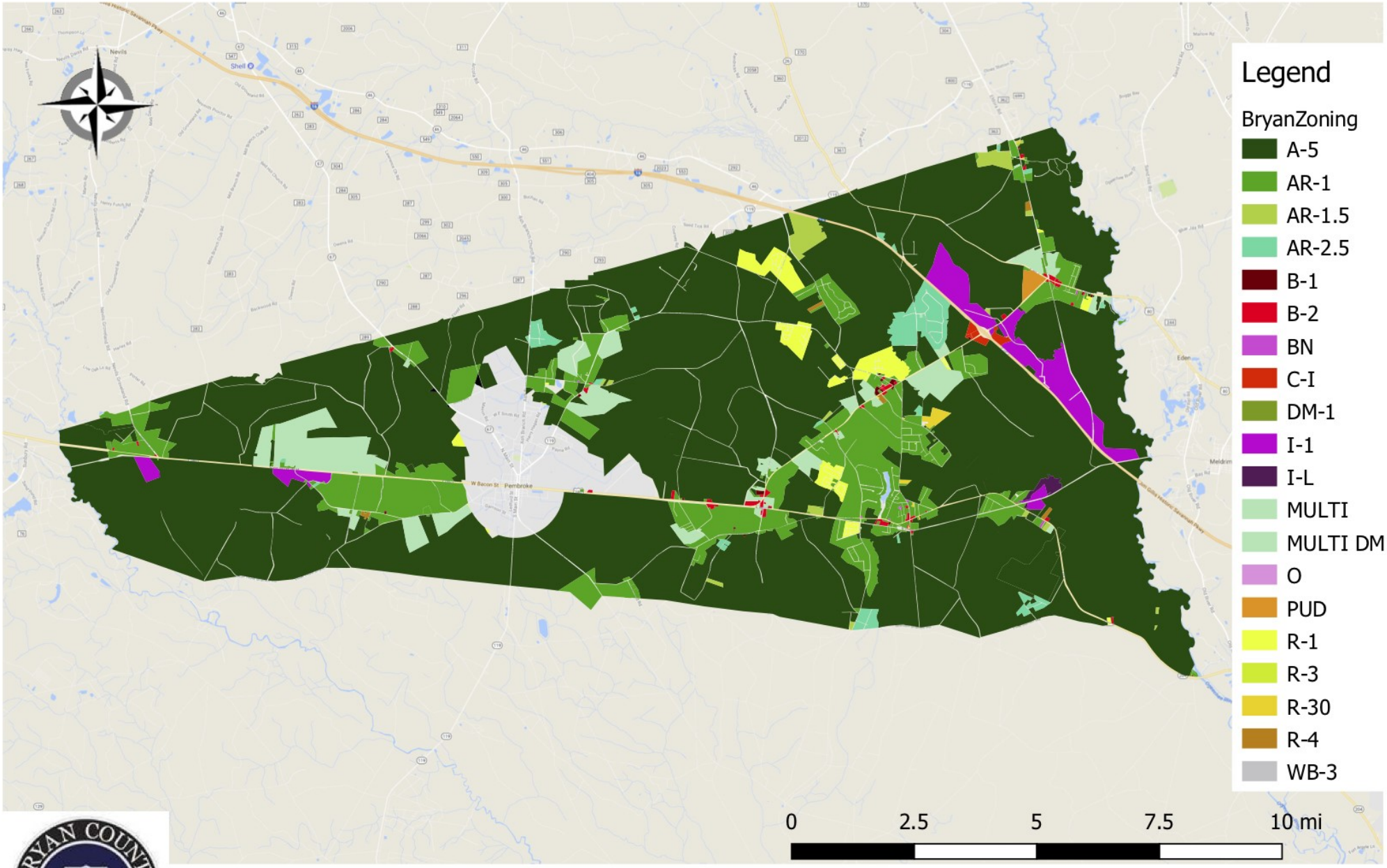
Hi Skip,

I can't remember if we already spoke about this property but they are requesting to rezone it from A-5 to R-30 in order to subdivide it into two properties. I wanted to run this by you to see any concerns you have with septic and/or well. Thanks!

Sara



North Bryan County Character Areas
& Future Land Use Map



North Bryan Zoning Map

DISCLAIMER
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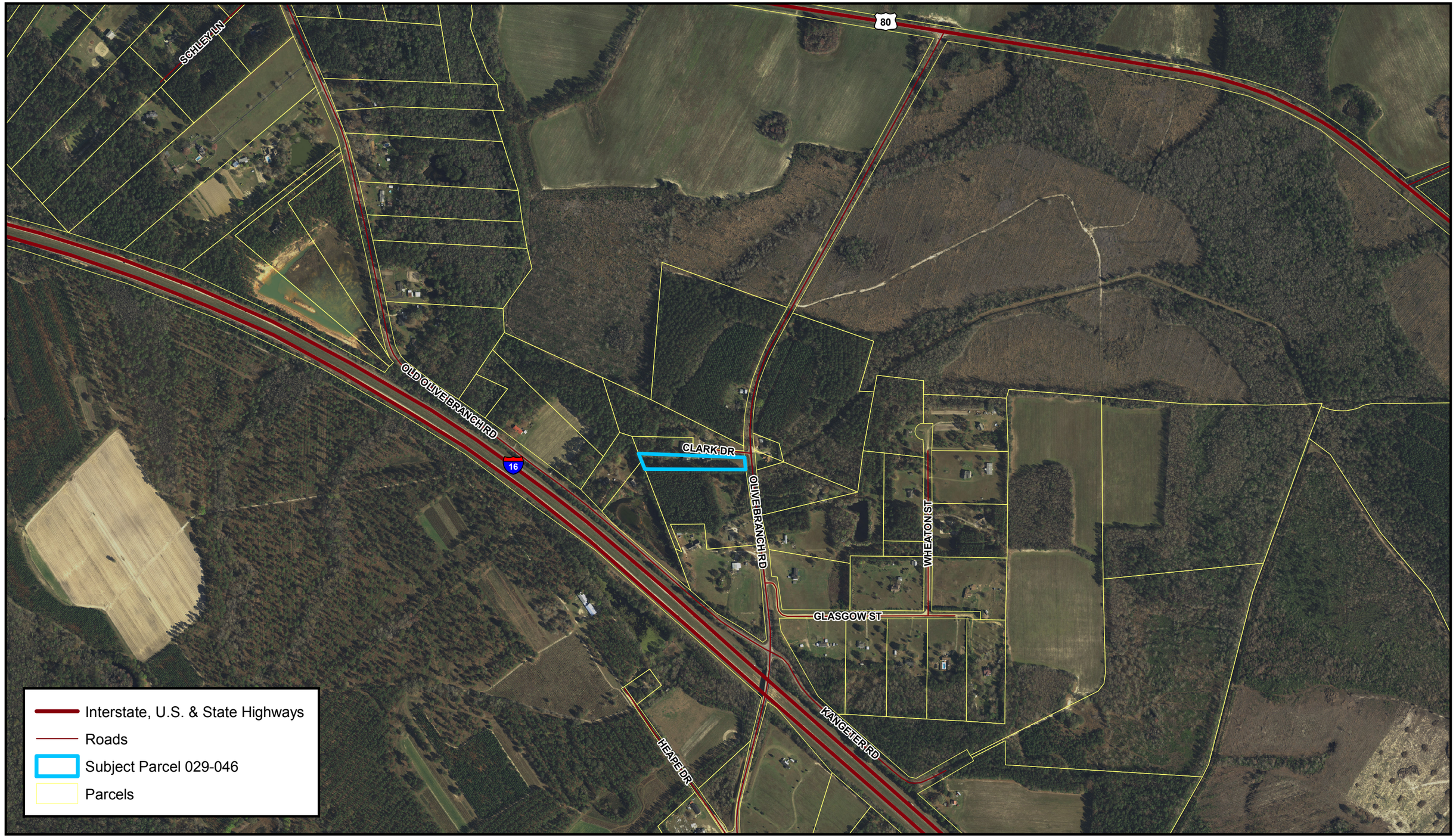

Produced by Bryan County GIS
December 2018

N

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

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Interstate, U.S. & State Highways

Roads

Subject Parcel 029-046

Surrounding Parcels

Produced by Bryan County GIS
December 2018

N

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

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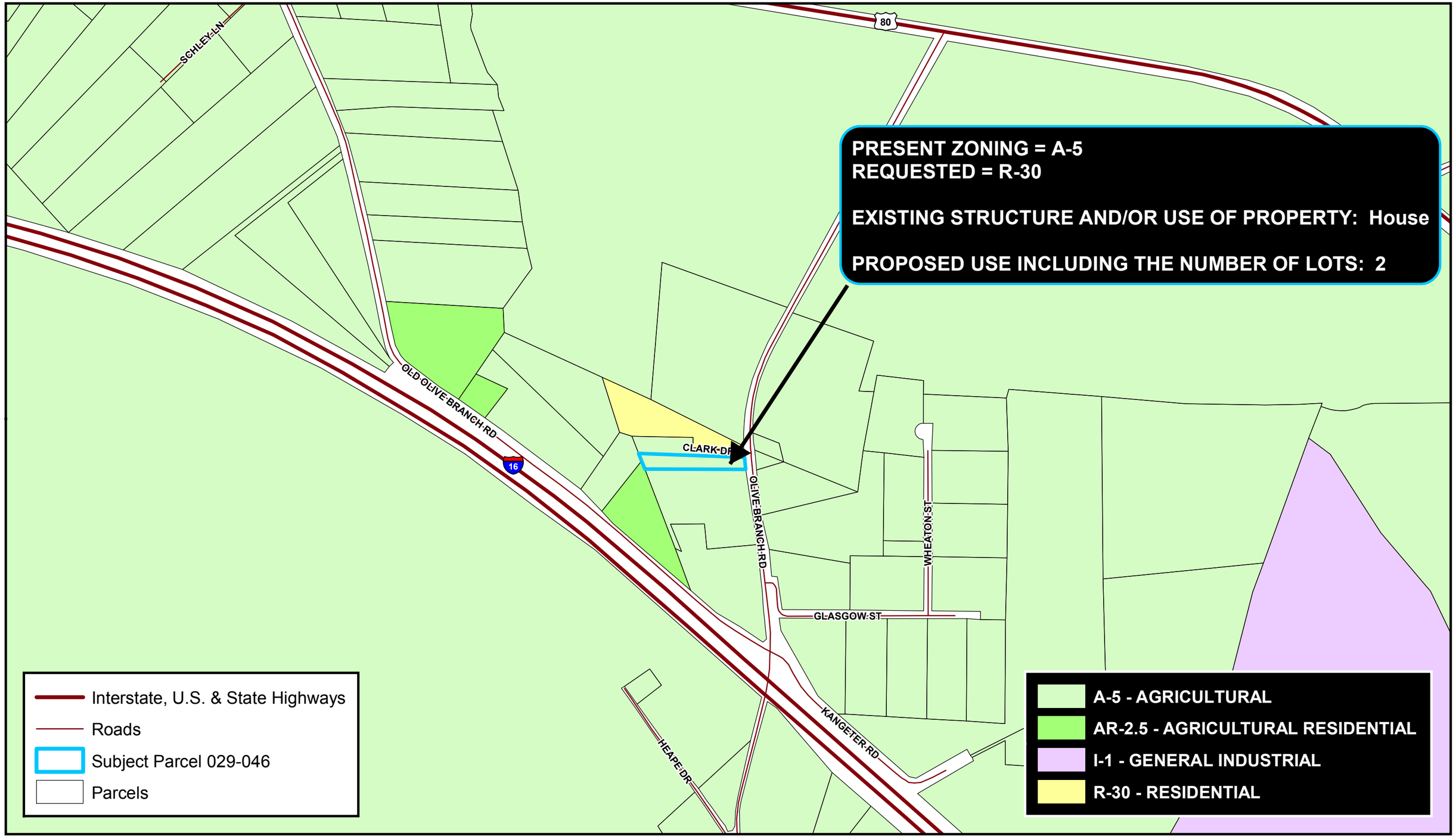

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December 2018

N

Zoning Map
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Case Number: Z# 198-18

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BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

Public Meeting Date: January 2, 2019

REGARDING THE APPLICATION OF: for a Conditional Use application for John and Melissa Adams for a family cemetery on 641 Olive Branch Road, PID#0301 075, Black Creek, GA	Dated: December 17, 2018

I. Application Summary

Requested Action: Public hearing and consideration of conditional use for Melissa Adams and John Adams, for a family cemetery on 641 Olive Branch Road, PID#0301 075, in Black Creek, GA.

Representative:
Applicable Regulations:

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

II. General Information

1. Application: A Conditional use application was received by the Administrator on October 26, 2018. After reviewing the application, the Administrator certified the applications as being generally complete on October 26, 2018.

2. Notice: Public notice for this application was as follows:
A. Legal notice was published in the Bryan County News on December 13, 2018.
B. Notice was mailed on December 18, 2018 to surrounding landowners within 300' of the exterior boundaries of the property.
D. An on-site notice was posted on December 12, 2018.

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

4. Background: This property consists of 14.57 acres and is located off of Olive Branch Road. It is zoned AR 2.5 and is currently occupied by a single-family dwelling. The applicants have submitted a conditional use application to allow for a family cemetery. The site plan shows a fenced area measuring 48' x 76' to be designated as the family cemetery with 48 burial plots.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on October 26, 2018 unless otherwise noted.

"A" Exhibits- Application:
A-1 Conditional Use Application, including Verification of Paid Taxes
A-2 Hand-drawn Exhibit

"B" Exhibits- Agency Comments:

Staff received no comments.

"C" Exhibits- Bryan County Supplements

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

"D" Exhibits- Public Comment:

None presented

III. Ch. 12, Sec. 702 STANDARDS GOVERNING CONDITIONS TO APPROVAL OF CONDITONAL USE PETITIONS:

Section 702. **<u>Conditions to approval of petition:</u>**
(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 "cemetery" is a listed conditional use for lots zoned AR 2.5; and the proposed use as a family cemetery is not an uncommon accessory use for large, rural residential lots.

(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: While the use as a family cemetery is a customary accessory use for residential lots in rural areas; there are common concerns often associated with their use. These concerns can relate to the documenting and recording of their locations; the potential for contamination of the groundwater within the area; and access to and maintenance of the site in perpetuity for future generations. Therefore, reasonable conditions to protect the public health, safety, and welfare of the inhabitants of the area should be applied.

Staff Recommendation: Staff recommends approval with the following conditions:

1. A plat prepared by a state-registered land surveyor designating the boundary of the approved private, family cemetery shall be submitted to the Planning and Zoning office; and upon approval shall be recorded with the Clerk of Courts. The prepared plat must contain the following:
    a. The location of the floodplain, wetlands line, and any known wells; with the location of the family cemetery shown at least 100' from any well or water source.
    b. The required setback lines for the AR 2.5 district; with the boundary of the proposed cemetery complying with those setback requirements.
    c. An access and maintenance easement granted to future heirs and descendants in perpetuity.

IV. Planning & Zoning Recommendation

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

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

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

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

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

RECEIVED
OCT 26 2018
Cash $150.00

BRYAN COUNTY

APPLICATION FOR CONDITIONAL USE PERMIT

CASE CUP# 152-18

Date Received: _____ Meeting Date: _____

Applicant: John & Melissa Adams

Applicant's Address: 641 Olive Branch Road
Black Creek, GA 31308

Applicant's Phone No.: 912-313-0533 Email: jmadamsjr@gmail.com

Owner of Property: John & Melissa Adams

Owner's Address: 641 Olive Branch Road
Black Creek, GA 31308

Owner's Telephone No.: 912-313-0533 Email: jmadamsjr@gmail.com

Contact Person's Name: John Adams Don Hall

Contact Person's Telephone No.: 912-313-0533 912-450-0723

Tax Parcel Number (PIN): 0301 075 Present Zoning: AR-2.5

Address of Property: 641 Olive Branch Road
Black Creek, GA 31308

Acreage: 14.8 Existing Structures(s) and/or use: Personal Residence

Proposed Use:
Family Cemetary
See attached (2)

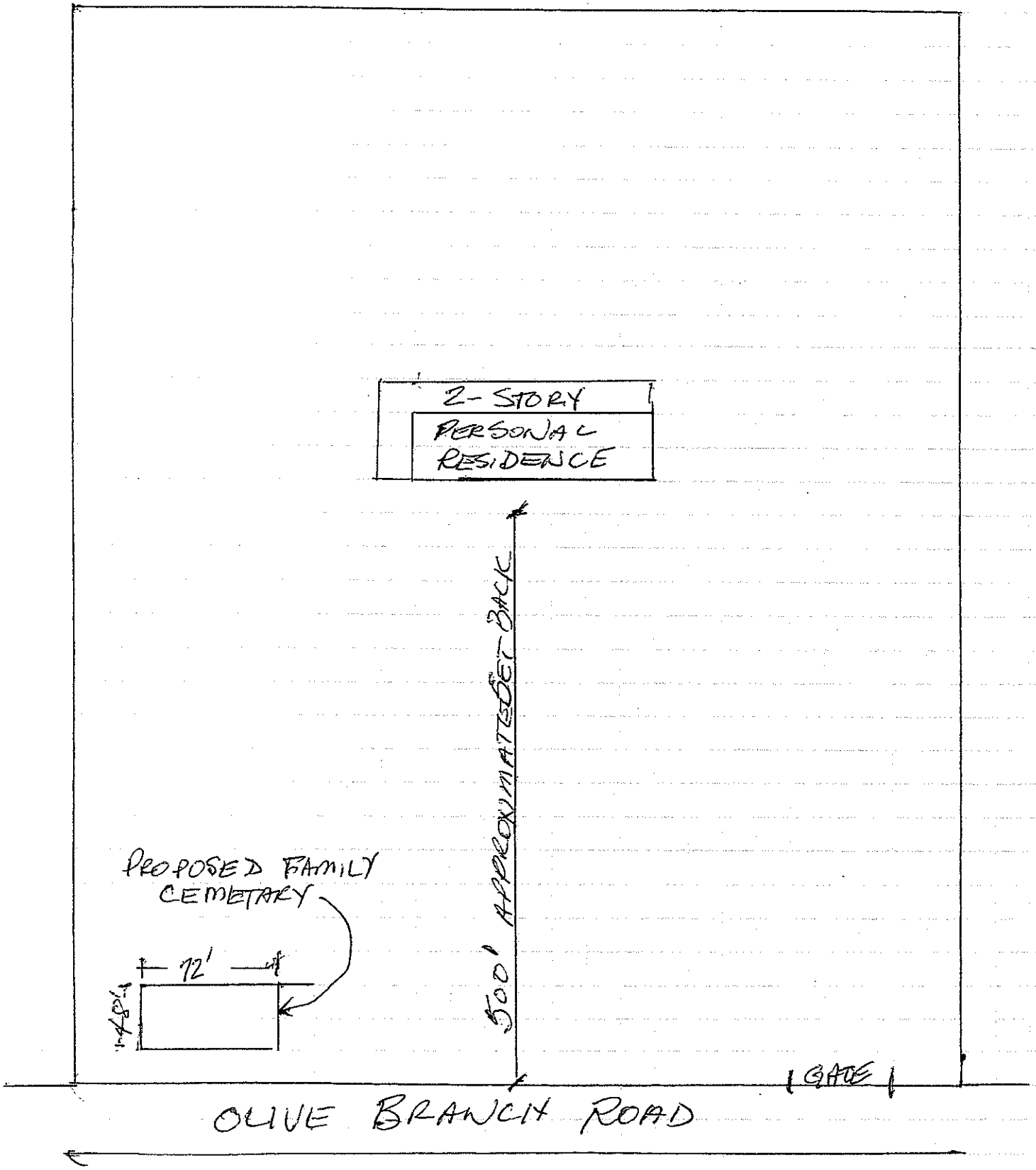
I hereby certify that the above information and all attached information is true and correct.

John M Adams / [signature] 10/26/18

Applicant's Signature Date

Revised: 3/28/2018

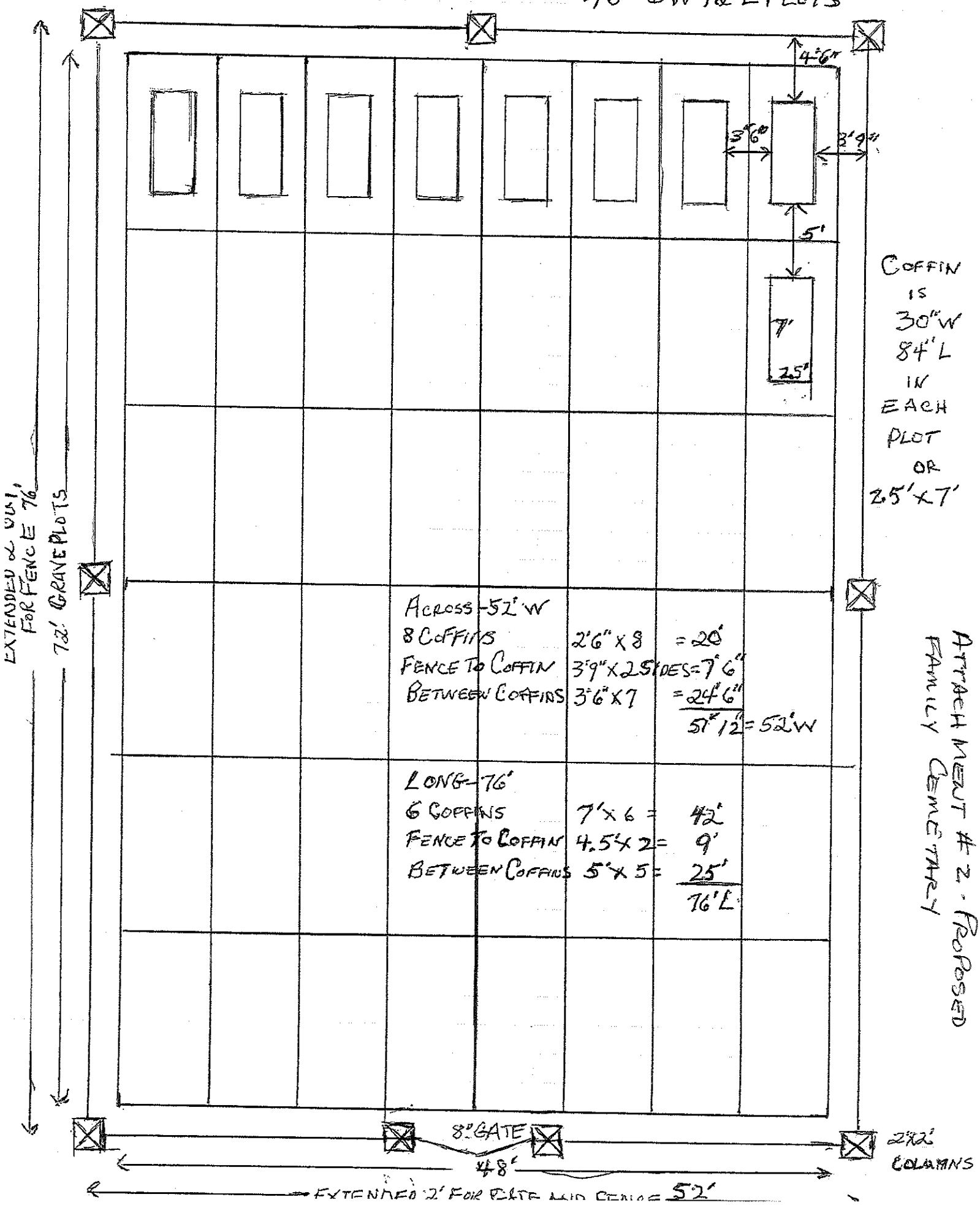
APPLICANT: JOHN & MELISSA ADAMS PROPERTY DIAGRAM
64 OLIVE BRANCH ROAD, BLACK CREEK, GA 31308
TAX PARCEL NUMBER (PIN) 0301075 PRESENT ZONING: AR-2-S
14.8 ACRE



ATTACHMENT 1

ADD 1' OUT FOR EACH OF 9 COLUMNS

48-6'W 12'L PLOTS



RECEIPT

DATE 10/24/2018 No. 6007552

RECEIVED FROM John & Melissa Adams $ 150.00

One hundred fifty dollars and zero cents DOLLARS

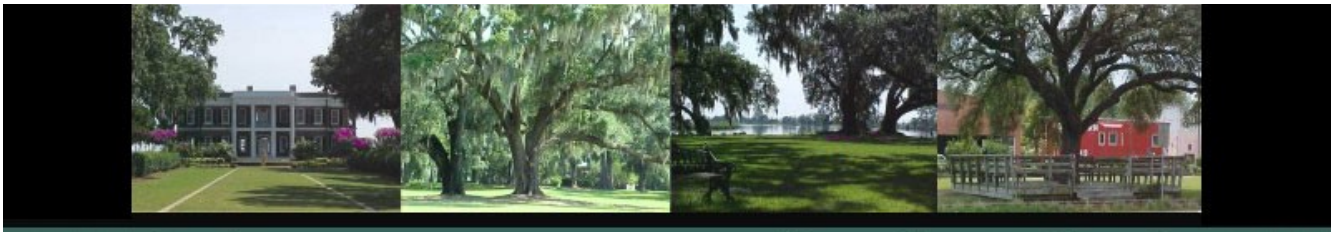
○ FOR RENT
○ FOR Conditional Use Permit

ACCOUNT		
PAYMENT	150	00
BAL. DUE		

○ CASH
○ CHECK
○ MONEY ORDER
○ CREDIT CARD

FROM _____ TO _____

BY Shonda Grimes



Property Tax

Go To: --Select Action--

Map Number: 0301

Block Number:

Parcel Number: 075

Sub Parcel Number:

Search

Back

* denotes required fields

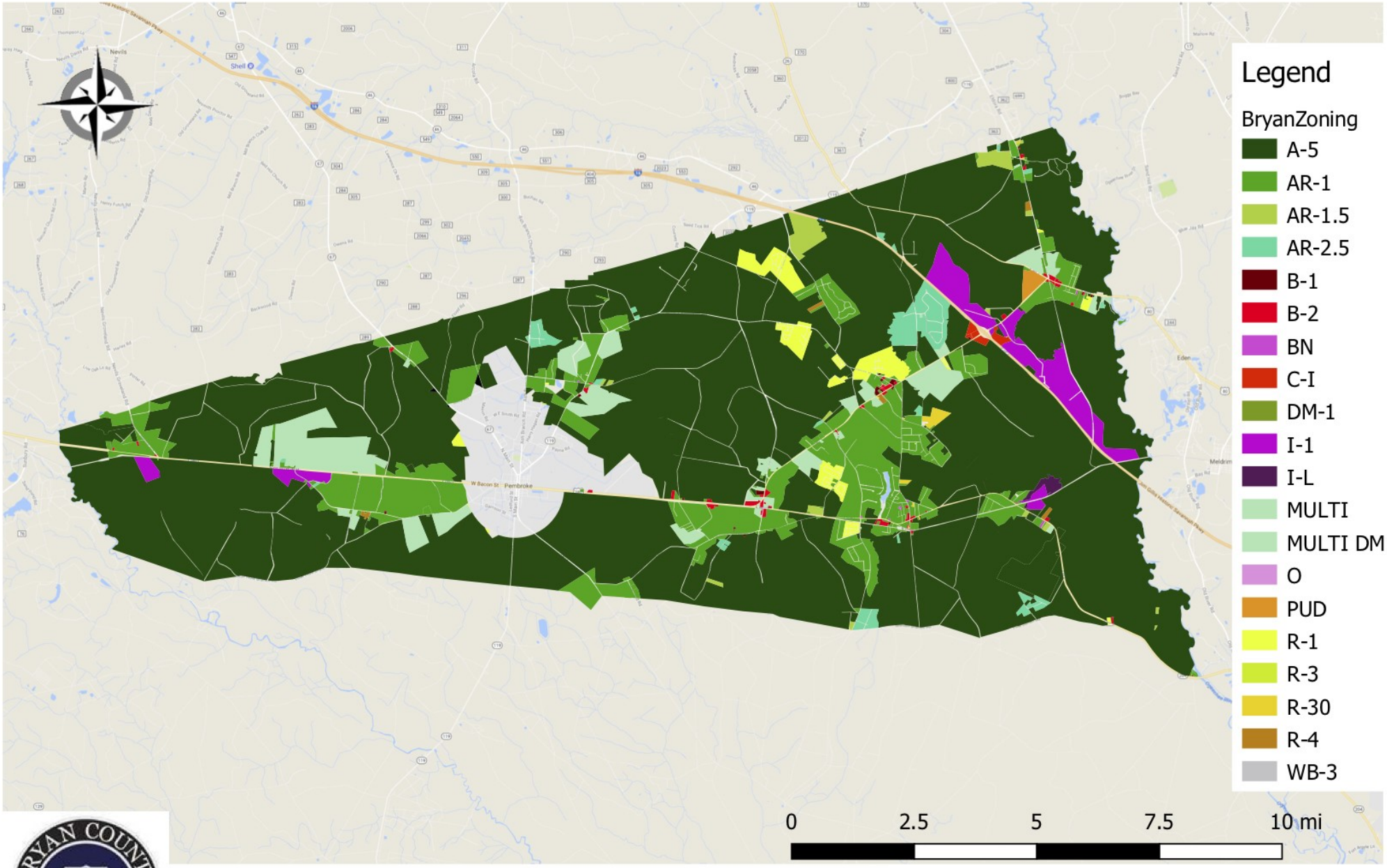
Click the PAY NOW box for the bill you want to pay, then click PAY SELECTED at the bottom of the screen

Name	Description	Bill	Map Number	Bill Amount	Penalty	Interest	Cost	Prior Pmts	Date Paid	Total Due	Pay Now
ADAMS JOHN MORRIS JR &	5-L-149 01/15/83 PBG-2:54 L#5	2018-59	0301--075-	$2,651.68	$0.00	$0.00	$0.00	$2,651.68	10/29/18	$0.00	x
ADAMS JOHN MORRIS JR &	5-L-149 01/15/83 PBG-2:54 L#5	2017-49	0301--075-	$2,532.66	$0.00	$0.00	$0.00	$2,532.66	11/10/17	$0.00	x
ADAMS JOHN MORRIS JR &	5-L-149 01/15/83 PBG-2:54 L#5	2016-70	0301--075-	$2,512.03	$0.00	$0.00	$0.00	$2,512.03	11/01/16	$0.00	x
ADAMS JOHN MORRIS JR &	5-L-149 01/15/83 PBG-2:54 L#5	2015-61	0301--075-	$2,479.21	$0.00	$0.00	$0.00	$2,479.21	10/31/15	$0.00	x
ADAMS JOHN MORRIS JR &	5-L-149 01/15/83 PBG-2:54 L#5	2014-52	0301--075-	$2,524.69	$0.00	$0.00	$0.00	$2,524.69	11/07/14	$0.00	x
ADAMS JOHN MORRIS JR &	5-L-149 01/15/83 PBG-2:54 L#5	2013-34	0301--075-	$2,566.45	$0.00	$0.00	$0.00	$2,566.45	12/10/13	$0.00	x
ADAMS JOHN MORRIS JR &	5-L-149 01/15/83 PBG-2:54 L#5	2012-36	0301--075-	$2,454.56	$0.00	$0.00	$0.00	$2,454.56	12/09/12	$0.00	x
ADAMS JOHN MORRIS JR &	1380GMD 5-L-149 01/15/83 PBG-2	2011-35	0301--075-	$2,470.06	$0.00	$0.00	$0.00	$2,470.06	12/30/11	$0.00	x
ADAMS JOHN MORRIS JR &	1380GMD 5-L-149 01/15/83 PBG-2	2010-41	0301--075-	$2,589.68	$0.00	$0.00	$0.00	$2,589.68	12/20/10	$0.00	x
ADAMS JOHN MORRIS JR &	1380GMD 5-L-149 01/15/83 PBG-2	2009-37	0301--075-	$2,589.68	$0.00	$0.00	$0.00	$2,589.68	12/23/09	$0.00	x
ADAMS JOHN MORRIS JR &	1380GMD 5-L-149 01/15/83 PBG-2	2008-37	0301--075-	$2,130.10	$0.00	$0.00	$0.00	$2,130.10	11/17/08	$0.00	x
ADAMS JOHN MORRIS JR &	1380GMD 5-L-149 01/15/83 PBG-2	2007-39	0301--075-	$2,090.89	$0.00	$0.00	$0.00	$2,090.89	11/05/07	$0.00	x
ADAMS JOHN MORRIS JR &	1380GMD 5-L-149 01/15/83 PBG-2	2006-40	0301--075-	$2,117.92	$0.00	$0.00	$0.00	$2,117.92	02/23/07	$0.00	x
ADAMS JOHN MORRIS JR & ME	1380GMD 5-L-149 01/15/83 PBG-2	2005-34	0301--075-	$1,888.60	$0.00	$0.00	$0.00	$1,888.60	12/29/05	$0.00	x
ADAMS JOHN		2004-N-49	0301--075-	$75.00	$0.00	$0.00	$0.00	$75.00	02/27/04	$0.00	x
ADAMS JOHN MORRIS JR & ME	1380GMD 5-L-149 01/15/83 PBG-2	2004-35	0301--075-	$552.69	$0.00	$0.00	$0.00	$552.69	12/28/04	$0.00	x

ADAMS JOHN MORRIS JR & ME	1380GMD 5-L-149 01/15/83 PBG-2	2003-30	0301--075-	$390.60	$0.00	$0.00	$0.00	$390.60	02/27/04	$0.00	x
ADAMS JOHN MORRIS JR & ME	1380GMD 5-L-149 01/15/83 PBG-2	2002-36	0301--075-	$377.80	$0.00	$0.00	$0.00	$377.80	01/31/03	$0.00	x
ADAMS JOHN MORRIS JR & ME	1380GMD 5-L-149 01/15/83 PBG-2	2001-36	0301--075-	$359.35	$0.00	$0.00	$0.00	$359.35	02/15/02	$0.00	x
ADAMS JOHN MORRIS JR & ME	1380GMD 5-L-149 01/15/83 PBG-2	2000-32	0301--075-	$361.73	$0.00	$0.00	$0.00	$361.73	01/31/01	$0.00	x
ADAMS JOHN MORRIS JR & MELISSA	1380GMD 5-L-149 01/15/83PBG-2	1999-33	0301--075-	$363.82	$0.00	$3.64	$0.00	$367.46	02/01/00	$0.00	x
CLARK MALLIE B SR & ELINO	1380GMD 5-L-149 01	1998-1958	0301--075-	$359.51	$0.00	$0.00	$0.00	$359.51	12/09/98	$0.00	x
CLARK MALLIE B SR & ELINO	1380GMD 5-L-149	1997-1871	0301--075-	$577.47	$0.00	$0.00	$0.00	$577.47	02/28/98	$0.00	x

Select All Pay Selected

Contact Us



North Bryan Zoning Map

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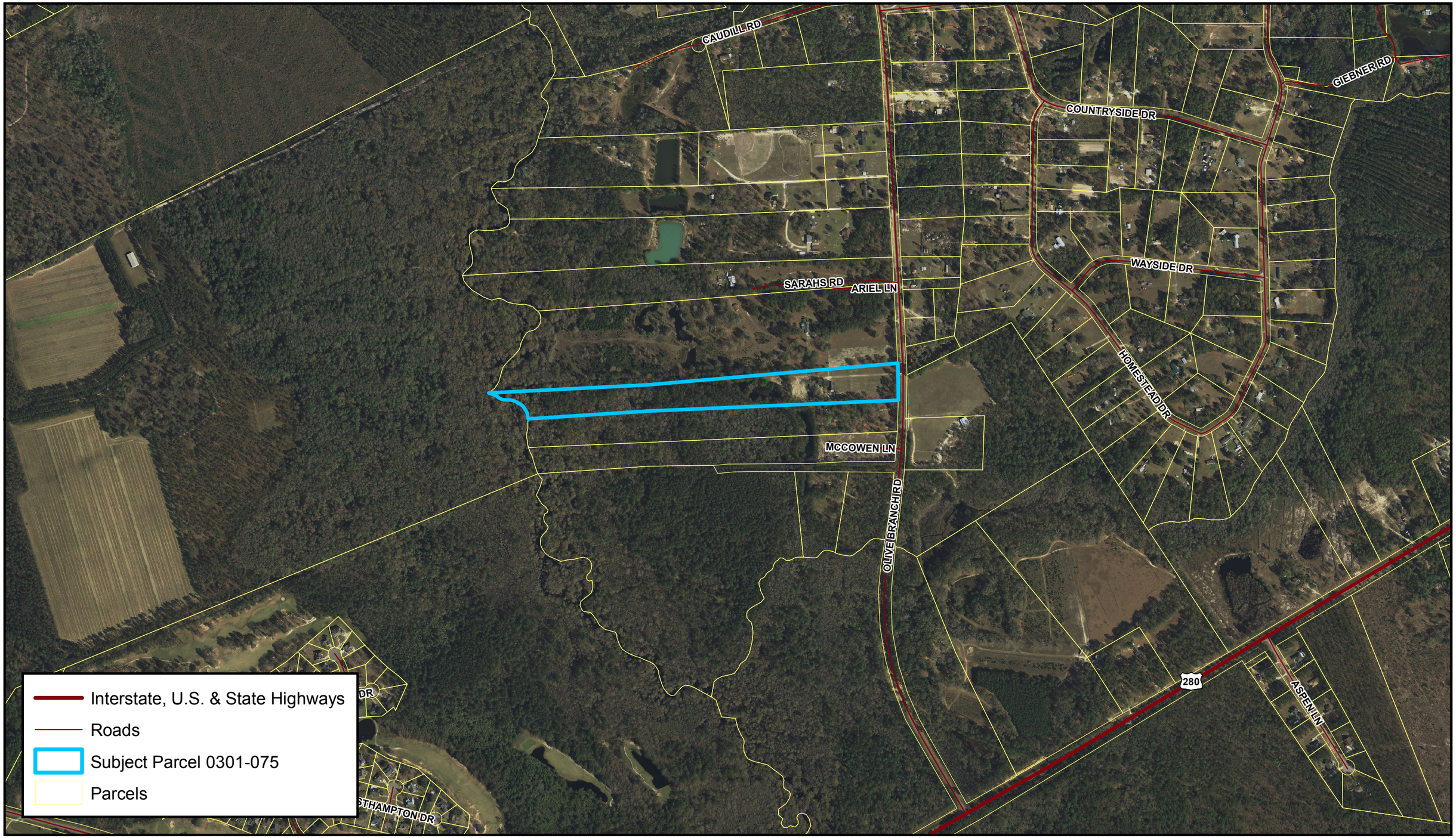

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December 2018

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Location Map
John & Melissa Adams
Case CUP# 152-18

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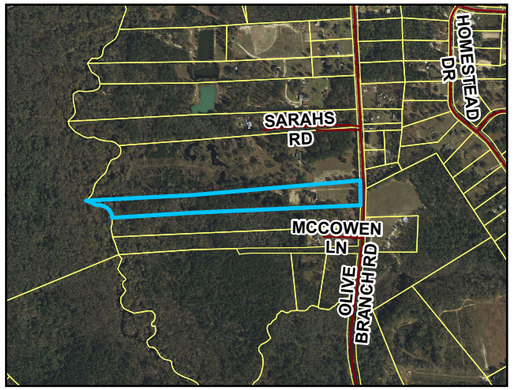

Interstate, U.S. & State Highways

Roads

Subject Parcel 0301-075

Surrounding Parcels

Produced by Bryan County GIS
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Overview Map
John & Melissa Adams
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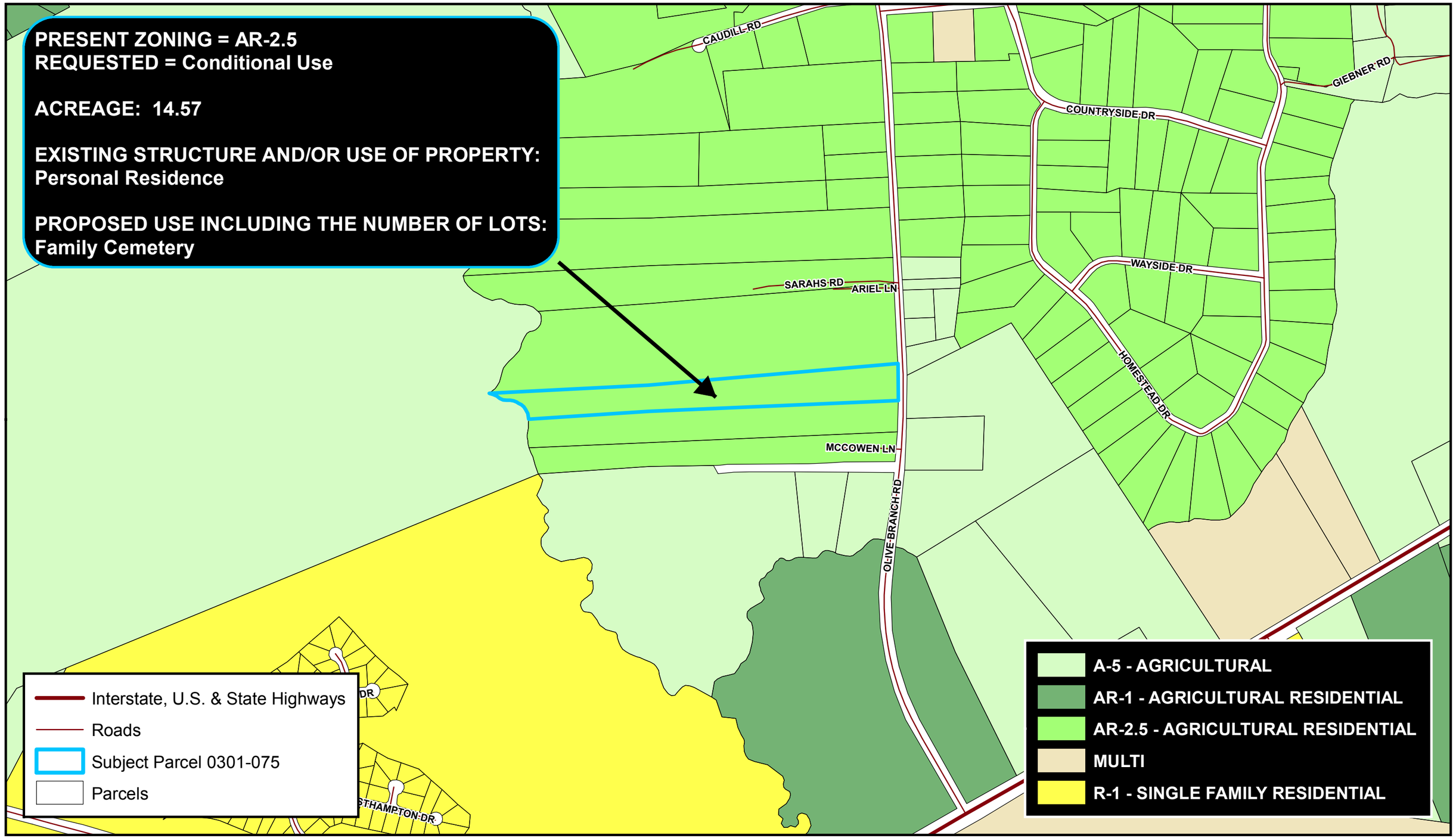

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BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

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

66 Captain Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
Fax 912-756-7951

Memorandum

January 2, 2019

To: Bryan County Planning Commission
Thru: Amanda Clement, Planning Manager
From: Russell Marane, Coastal Regional Commission
Subject: Update - North Bryan County Land Use Plan

At the request of the Bryan County Planning Commission, the Coastal Regional Commission has begun the process of updating the Land Use Plan for Northern Bryan County.

The process we are using to examine the current Land Use Plan is to determine all of the factors that will and should influence future development in North Bryan County. This includes the following:

1. Existing land uses and zoning with a close examination of residential subdivision development since 2000 and the number of building permits issued since 2010 for new residences.
2. Physical features which influence or affect development including
    a. Wetlands
    b. Soils and groundwater
    c. Roadway networks
    d. Topography
    e. Drainage
3. Transportation network using data from the North Bryan County Transportation Study
4. Public facilities serving unincorporated North Bryan County including utilities.

From this data, consideration of future development patterns and land uses can best be determined as the basis of an updated Land Use Plan. Likewise, during planned public input sessions, residents of North Bryan County can best understand all of the factors that might influence future development. It should also help the Bryan County Commission determine those public facilities that are necessary to support any future development.

Following, in summary form, is a presentation of the data that has been collected.

PHYSICAL FEATURES AFFECTING DEVELOPMENT IN NORTH BRYAN COUNTY

Soils

Information assembled from the soils survey conducted by the U.S. Department of Agriculture's Soil Conservation Service, indicate that many of the most prevalent soils found in North Bryan County have "Moderate" to "Severe" limitations for septic system development that is also further compounded by a high groundwater table that ranges from 3' to 7' below the surface. The predominant soils found in the field study area collected and analyzed by the SCS are shown on Exhibit 1 and their characteristics are described in Appendix 1.

While most soils support some agricultural endeavors, they are generally considered best suited for timber farming.

The Bryan County Health Department, responsible for issuing permits and inspecting septic system installations, was also consulted about their experience in North Bryan County. While recently developed areas have soils that allow septic disposal systems, developers must exercise care to determine appropriate sites for lots as spoils can vary in type within subdivisions and even lots within them. The US Highway 280 corridor is one such area. The Health Department staff verified the predominant soil types identified from soil surveys provided by septic tank installation permit applications, however the department indicated that locations may vary from the soils report prepared by the SCS.

Additionally, available data regarding septic system repairs was examined to determine if there have been excessive system failures in North Bryan County. This data indicates that there have been no excessive system failures as a result of soil conditions.

Topography

Topography presents few limitations for development other than careful consideration and planning for runoff of surface water as there is little topographic relief.

Wetlands

As can also be seen in **Exhibit 1**, there are significant jurisdictional wetlands located in unincorporated North Bryan County. Wetlands are present in approximately 35% of the land area. These present challenges for development as there can be no disturbance or alterations of these wetlands without approved mitigation measures.

Wetlands likewise cause flooding to adjacent land during heavy rainfall as the underlying soils do not drain well.

The most significant wetlands occur in the extreme east and west portions of unincorporated North Bryan County, particularly east of the Ellabell Community. These significant wetlands are connected to the Ogeechee River and surface water during heavy rainfall flows through them to the Ogeechee River. Likewise, high water flows in the Ogeechee and Canoochee River basins backs up through these connected wetlands causing flooding to adjacent land.

Wetland descriptions are included in Appendix 2.

Summary

Soils, high water table and wetlands present challenges and limitations for urban development, particularly large (more than 10 lots) residential development. Septic wastewater disposal systems must be carefully located and constructed to high standards if they are to function properly. Careful land planning is required to avoid wetland disturbance and adequate setbacks to avoid flooding of adjacent property during heavy rainfall and must be evaluated by the county in the development permitting process.

Data and reports from the Bryan County Health Department has indicated that few problems have been encountered in the development of individual lot septic systems in subdivisions, despite the caution indicated by the soils survey performed in the 1970's. Repair permits provided by the Health Department were also examined for frequency and number of repairs inspected. The report did not indicate an extensive problem in North Bryan County.

The minimum usable lot size (excluding setback areas from wetlands or drainage corridors) requirement for a home site using a septic system and served by a community or public water system is ½ acre. If both a community water and sewerage system is provided for the entire subdivision, the lot size may be reduced. If both the water supply and septic system are installed on the individual home site, the minimum usable lot size is 1 acre.

If individual lot or community water and septic systems continue to be used, it will present costly challenges for the county and the homeowner to connect homes to public systems should they be developed in the future.

EXISTING LAND USES AND ZONING:

Existing land uses and zoning for North Bryan County are shown in **Exhibit 2**. As presented and adopted as a part of the county's update of it's Comprehensive Plan in 2018, the plan essentially calls for most of the area to remain rural in nature. The only exception being the continued development of the Industrial Park located at the northern intersection of Interstate 16 and US Hwy. 280.

Residential Land Uses

Since 2000, eight major residential subdivisions have been created through rezoning which have created 619 residential lots. These subdivisions are served by community water systems and primarily individual lot septic systems on ½ acre lots. Two of the subdivisions are served by community septic systems that are regulated by the Georgia Department of Natural Resources and have smaller lots. These subdivisions and the history of their development is shown on **Exhibit 3**. At present, only 36 lots remain to be used in these subdivisions. Currently, there are 19 homes under construction.

Non-Residential Land Uses

Other than new industrial uses developed in the county's Interstate Centre Industrial Park, there have been few non-residential uses developed elsewhere in unincorporated North Bryan County.

The existing Land Use Plan anticipates future commercial development to occur at "Community Crossroad" locations, all located in the U.S. 280 Corridor between Pembroke and Ellabell and in the community of Ellabell. Also, continued development of the Interstate Centre Industrial Park is likely to encourage further development at the interchange of US 280 and I – 16. The current Land Use Plan proposes mixed-use development in that area. Further development of public utilities for that area would encourage higher quality and more diverse mixed-use development.

Conservation Lands

Exhibit 2 also identifies parcels over 25 acres that has been placed in conservation and restricted for development, in most cases with no development permitted. Approximately 45% of the lands in North Bryan County are in this category.

Some of these lands have been placed in conservation by the ACUB Program being undertaken by Ft. Stewart to limit development surrounding the base due to adverse impacts from military training activities being conducted. These lands have development restrictions that limit the number of residences that may be developed.

Other lands have been placed in conservation allowing only agricultural uses. These lands may ultimately be developed, however a recapture of property tax reductions as a result of the conservation easement being placed on the property often results in an economic disadvantage for development.

2018 Land Use Plan Update for North Bryan County – Comprehensive Plan Update

The Comprehensive Plan Update Plan recognized the challenges of development in North Bryan County without public infrastructure (water and sewer) to support it. Public input, as reported in the Comprehensive Plan Update, favored a rural character being maintained throughout Northern Bryan County. Public comments also favored the economic development particularly at the Interstate Centre Industrial Park where recent successes have brought new industry and jobs to the area. (It should be noted that the county has developed water and sewerage facilities for the industrial park).

The Future Land Use Plan Map (Exhibit 4) presently calls for most of unincorporated Northern Bryan County to remain in Agriculture Low Density Residential exceptions being for the Interstate 16 / US 280 interchange and three cross road commercial and services area in the area between Pembroke and Ellabell. Goals for the area included "Maintain the small town atmosphere of the area as the community grows" and "Develop and maintain adequate public services and facilities to accommodate existing and future development". Policy #5 recommended that the county "take steps to address infrastructure needs and financing, including cost sharing with developers, and development". Mixed-use development is also indicated southern quadrant of the US 280 and Interstate 16 interchange.

Recommended zoning in the Comprehensive Plan calls for a mix of Agricultural Zones (5, 2.5, 1.5 and 1.0), Industrial, Mixed Use and PUD zoning be used where mixed use or cluster development might occur and adequately served by public utilities.

Summary

There has been limited development in North Bryan County other than the numerous subdivisions that have been zoned for ½ acre or smaller lot development in the area East and West of US Highway 280 between Pembroke and Ellabell. These subdivisions have private water systems and homes are served by individual or community septic wastewater systems.

The Interstate Centre Industrial Park is an endeavor of the county and its Development Authority and is located in the North quadrants of the intersection of US 280 and Interstate 16. The park is served by a public water and sewerage disposal system (using land spray disposal system).

The current Land Use Plan does not propose any residential development under 1 acre per lot reflecting the desires of residents of the area to maintain the rural character of the area and the geo physical limitations mentioned previously. The Comprehensive Plan Update did acknowledge the adverse conditions for smaller lot development due to the lack of public water and sanitary sewer systems to serve unincorporated North Bryan County.

TRANSPORTATION SYSTEM SERVING NORTH BRYAN COUNTY

Unincorporated North Bryan County is well served by major transportation routes including US Highway 280 that connects to State Route 208 and provides connections to Interstate 16 to the North and Interstate 95 to the East.

(The Town of Pembroke has access to Interstate 16 by State Route 119, Ash Branch Church Road and State Route 67)

Numerous county-maintained roads provide inter connections to the major arterials and connect existing residential development to major arterials.

Traffic counts on these arterial routes and major county roads are shown on **Exhibit 5**. These counts were made as a part of the North Bryan County Transportation Plan completed in 2018. These counts indicate that volumes are not in excess of the capacity of these routes and that they could accept additional traffic demands as a result of modest future development.

A number of major intersections were also studied and ranked as a part of the Transportation Plan. These intersections all received an A, B or C ranking, most receiving a B. This indicates that most intersections are functioning well and only two, receiving a C ranking are targeted for future improvements to address functionality, safety and future roadway transportation demands.

Summary

North Bryan County is adequately served by a major and secondary arterial roadway network and can accommodate existing and modest future development needs of the area.

PUBLIC FACILITIES SERVING NORTHERN BRYAN COUNTY

Existing public facilities serving North Bryan County are shown on **Exhibit 6**.

There are currently 5 county fire stations serving unincorporated North Bryan County and one located in the town of Pembroke. The County's Emergency Management Services facilities are located in Pembroke and East of Ellabell (co-located with a fire station).

Public Safety facilities of the County are located in Pembroke.

An elementary school serving North Bryan County is located on US Highway 280 East of Pembroke. A public school complex containing an elementary, middle and high school is located in Pembroke. These facilities have sufficient capacity to serve existing and modest future needs.

There is one public park located in Pembroke.

Summary

In general, North Bryan County is adequately served by public facilities to meet existing and modest future needs. Should public utility services be provided for developing areas of North Bryan County, consideration should be given to locating and reserving sites for additional facilities to serve any significant increased demands.

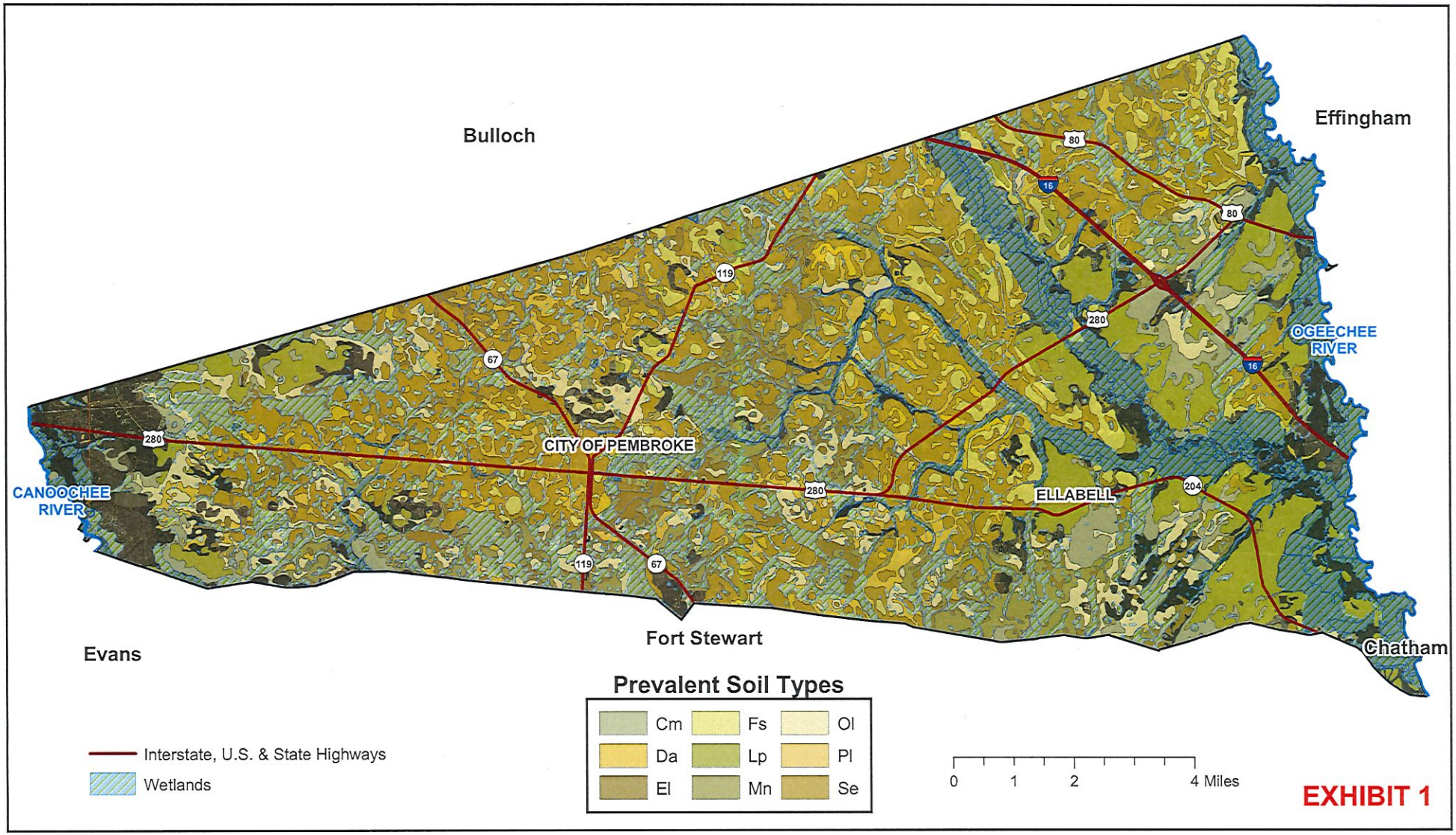
PRELIMINARY CONCLUSIONS

North Bryan County is well located in relation to significant employment centers at Ft. Stewart and Savannah, as well as the growing local employment center in the Interstate Centre Industrial Park. This has resulted in residential development pressures that has occurred in the past and that has continued to date.

As local employment generated by the location of new businesses and industries in the industrial park continues, Bryan County should consider investing in public water and sewerage systems to encourage new development in areas most appropriate for their proposed land use. This is particularly critical for potential mixed-use development in the Interstate 16 / US 280 interchange. The Bryan County Development Authority may well want to consider expanding its land holdings in the area to stimulate appropriate master planned development for the area.

Continued development of residential subdivisions with private water and sewerage systems will make it costly and difficult to connect these systems to public systems in the future should they be developed by the county. Further, should the demand for more residential community development continue or increase in pace, Bryan County will need to develop plans to fund, improve and expand other infrastructure and community services. The pace of development can be controlled by decisions on rezoning applications and the timing and extent of the development of public utility systems.

EXHIBITS



Produced by Bryan County GIS
December 2018

N

North Bryan Physical Features
Wetlands & Soils

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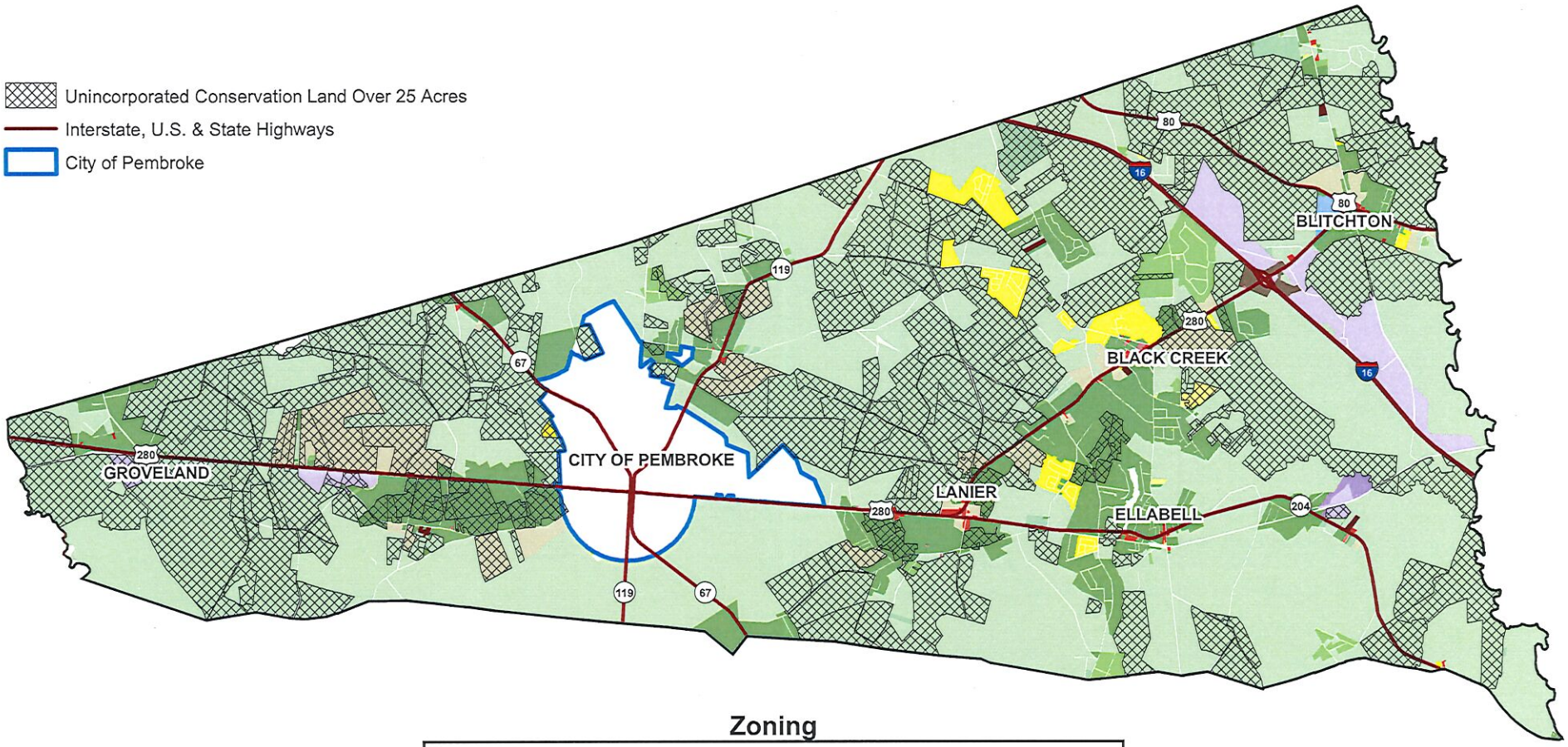

Zoning

A-5	AR	BN	I-L	R-1	R-4
AR-1.5	B-1	C-I	MULTI	R-3	
AR-1	B-2	I-1	PUD	R-30	

0 1 2 4 Miles

EXHIBIT 2

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December 2018

N

North Bryan
Unincorporated Area Existing Zoning

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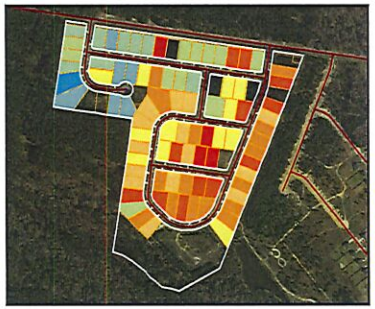


BREWTON ACRES
TOTAL EXISTING LOTS = 93
HOMES BUILT = 84
HOMES BUILT SINCE 2010 = 84
#HOMES UNDER CONSTRUCTION = 3
TOTAL UNDEVELOPED LOTS = 6

LAKES AT BLACK CREEK
TOTAL EXISTING LOTS = 114
HOMES BUILT = 92
HOMES BUILT SINCE 2010 = 51
#HOMES UNDER CONSTRUCTION = 0
UNDEVELOPED LOTS = 22

HIDDEN CREEK
TOTAL EXISTING LOTS = 105
HOMES BUILT = 81
HOMES BUILT SINCE 2010 = 47
TOTAL HOMES UNDER CONSTRUCTION = 16
TOTAL UNDEVELOPED LOTS = 8

Interstate, U.S. & State Highways

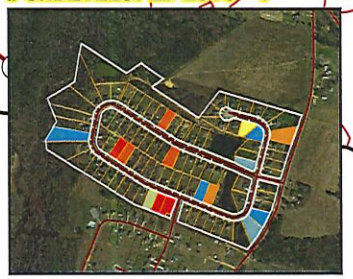
Roads

PARK PLACE
TOTAL EXISTING LOTS = 36
HOMES BUILT = 36
HOMES BUILT SINCE 2010 = 0
HOMES UNDER CONSTRUCTION = 0
UNDEVELOPED LOTS = 0

TAYLOR PLACE
TOTAL EXISTING LOTS = 59
HOMES BUILT = 59
HOMES BUILT SINCE 2010 = 0
HOMES UNDER CONSTRUCTION = 0
UNDEVELOPED LOTS = 0

MAGNOLIA CREEK
TOTAL EXISTING LOTS = 90
HOMES BUILT = 90
HOMES BUILT SINCE 2010 = 16
HOMES UNDER CONSTRUCTION = 0
UNDEVELOPED LOTS = 0

VICTORIA PLACE
TOTAL EXISTING LOTS = 78
HOMES BUILT = 78
HOMES BUILT SINCE 2010 = 0
HOMES UNDER CONSTRUCTION = 0
UNDEVELOPED LOTS = 0



MAGNOLIA LANDING
TOTAL EXISTING LOTS = 72
HOMES BUILT = 72
HOMES BUILT SINCE 2010 = 66
HOMES UNDER CONSTRUCTION = 0
UNDEVELOPED LOTS = 0

Year Subdivison Established

- 2000
- 2002
- 2003
- 2004
- 2005
- 2006
- 2007
- 2008
- 2009
- 2014

Year Home Built (Inset Maps)

- Under Construction
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018

0 1 2 4 Miles

EXHIBIT 3

Produced by Bryan County GIS
December 2018

N

North Bryan Unincorporated Subdivisions Development Status

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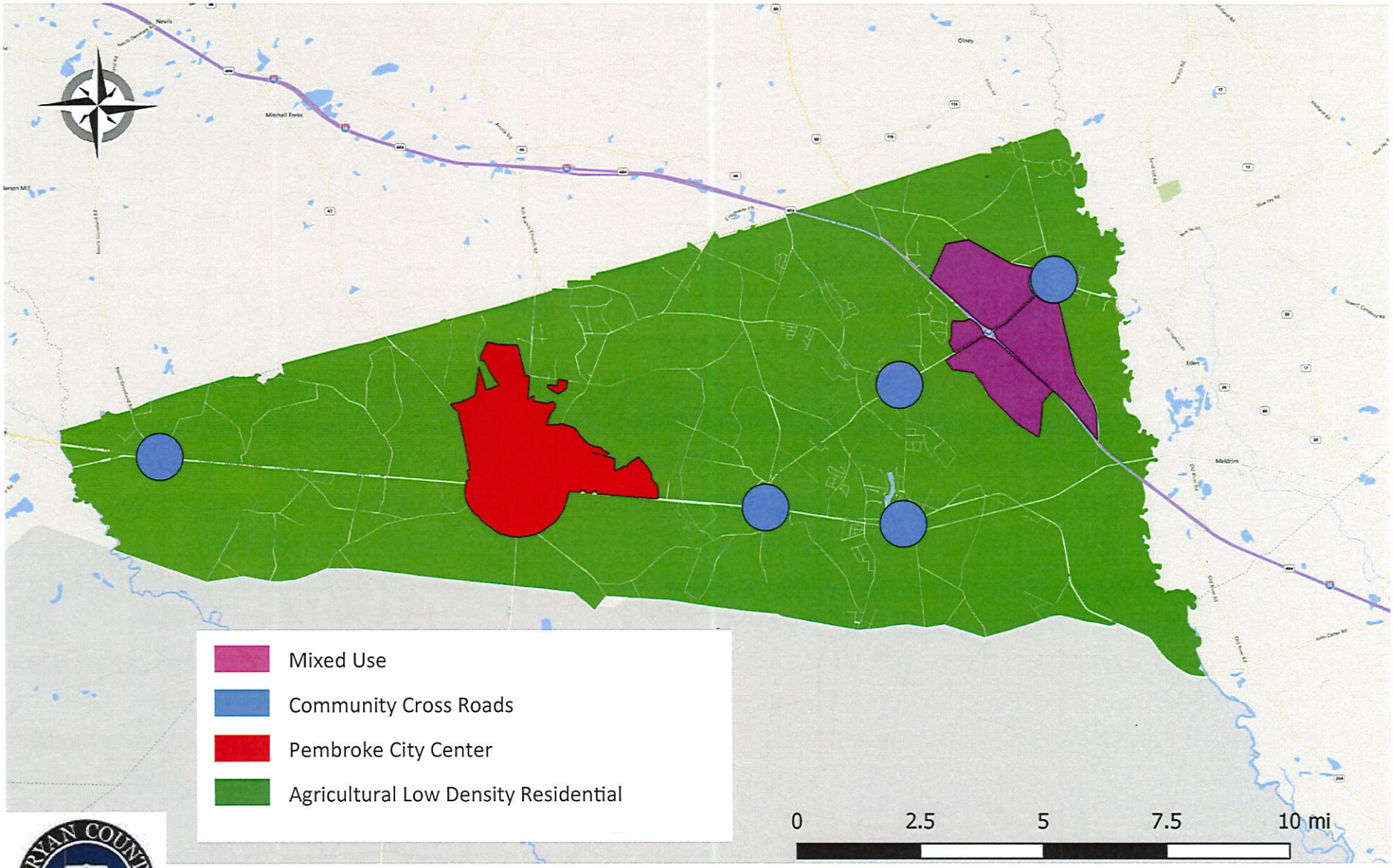
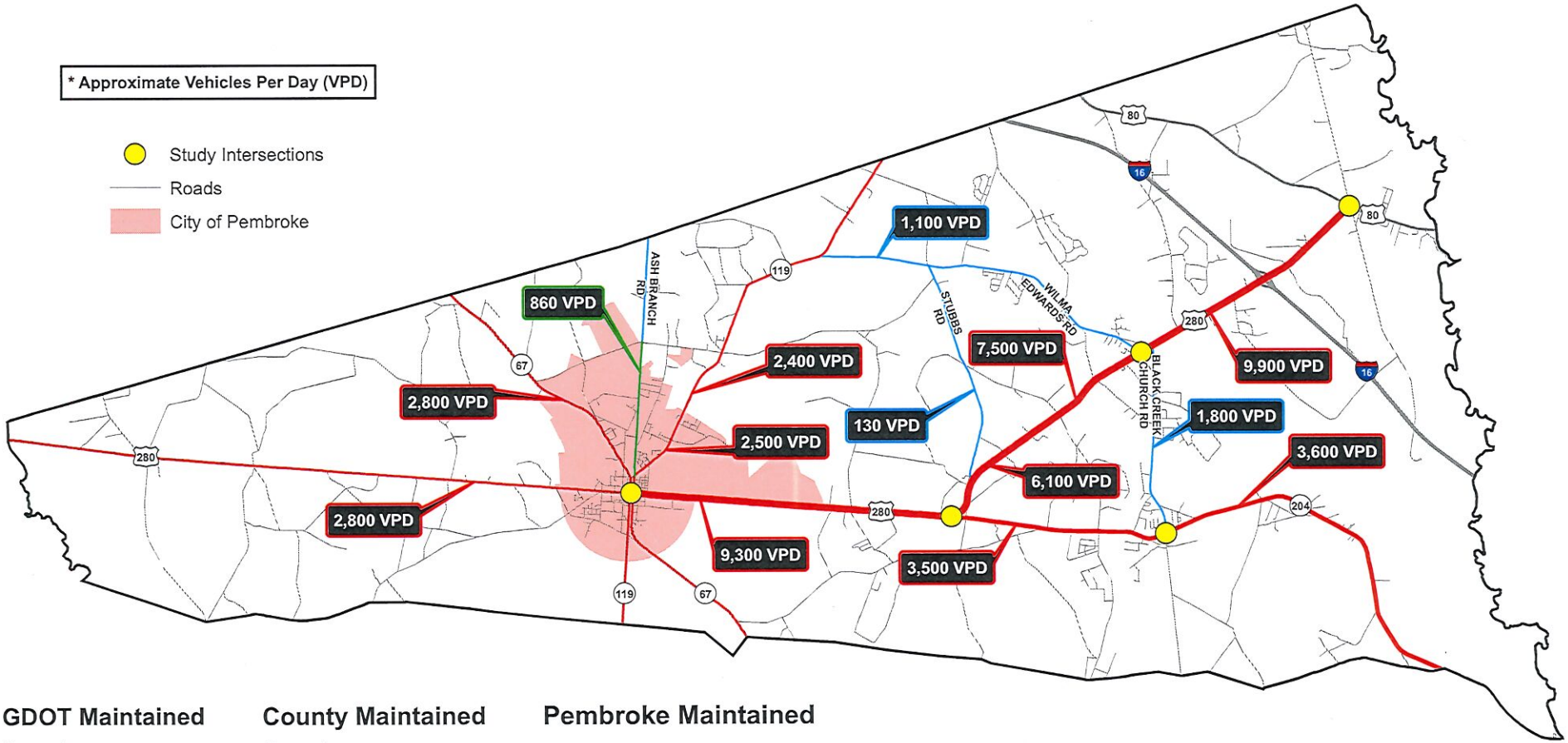


North Bryan County Character Areas & Future Land Use Map

EXHIBIT 4



GDOT Maintained

Count

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

County Maintained

Count

- 0 - 3000

Pembroke Maintained

Count

- 0 - 3000

* Traffic data obtained from 2018 Transportation Study Report

0 1 2 4 Miles

EXHIBIT 5

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North Bryan Traffic Study

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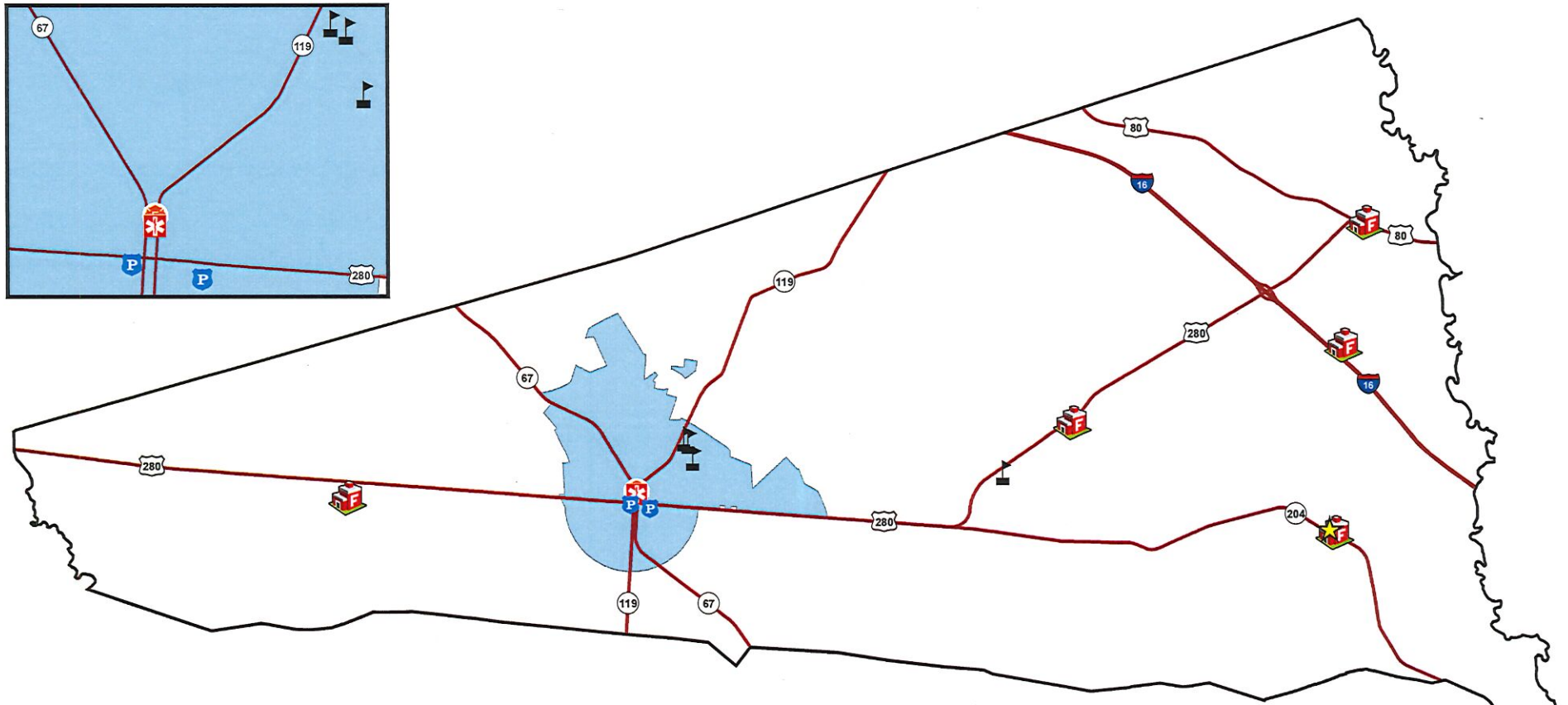

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North Bryan
Public Facilities

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APPENDIX 1

EXCERPTS FROM BRYAN COUNTY SOILS REPORT

Angelina soils are very poorly drained. They have a very dark gray loam surface layer about 3 inches thick. The underlying layer ranges from sand to silty clay loam. It is mottled light-gray sand in the upper 11 inches, dark-gray silty clay loam in the next 14 inches, and black loam in the lower 22 inches.

Bibb soils are poorly drained and are frequently flooded. The surface layer is light brownish-gray loamy sand about 18 inches thick. It is underlain by stratified sandy loam, coarse sand, and sand. The stratified layer is mottled light brownish gray in the upper part and light olive gray in the lower part.

Fresh water swamp is a wet, forested, micaceous land type. It consists mainly of mixed mineral sediments and organic matter. Some areas are soft and difficult to travel over. High tides twice daily force streams to reverse their flow and force fresh water over much of the land surface. In places old stream meanders are evident.

Minor soils are chiefly the very poorly drained Johnston and Cape Fear soils.

All of the acreage is wooded. The vegetation is water-tolerant hardwoods, chiefly blackgum, cypress, tupelo, ash, and water oak. The seasonal high water table and frequent flooding are severe limitations for nonfarm uses.

Descriptions of the Soils

This section describes the soil series and mapping units in Bryan and Chatham Counties. Each soil series is described in considerable detail, and then, briefly, each mapping unit in that series. Unless it is specifically mentioned otherwise, it is to be assumed that what is stated about the soil series holds true for the mapping units in that series. Thus, to get full information about any one mapping unit, it is necessary to read both the description of the mapping unit and the description of the soil series to which it belongs.

An important part of the description of each soil series is the soil profile, that is, the sequence of layers from the surface downward to rock or other underlying material. Each series contains two descriptions of this profile. The first is brief and in terms familiar to the layman. The second, detailed and in technical terms, is for scientists, engineers, and others who need to make thorough and precise studies of soils. Unless it is otherwise stated, the colors given in the descriptions are those of a moist soil.

As mentioned in the section "How This Survey Was Made," not all mapping units are members of a soil series. Made land, for example, does not belong to a soil series, but nevertheless is listed in alphabetic order along with the soil series.

Following the name of each mapping unit is a symbol in parentheses. This symbol identifies the mapping unit on the detailed soil map. Listed at the end of each description of a mapping unit is the capability unit and woodland group in which the mapping unit has been placed.

The acreage and proportionate extent of each mapping unit are shown in table 1. Many of the terms used in describing soils can be found in the Glossary at the end of this survey, and more detailed information about the terminology and methods of soil mapping can be obtained from the Soil Survey Manual (*9*).[1]

TABLE 1.—*Approximate acreage and proportionate extent of the soils*

Soil	Bryan County	Chatham County	Total	
	Acres	Acres	Percent	Acres
Albany fine sand	11, 520	4, 430	2. 8	15, 950
Angelina and Bibb soils, frequently flooded	14, 760	2, 760	3. 1	17, 520
Cape Fear soils	7, 430	35, 125	7. 6	42, 555
Capers soils	1, 600	11, 850	2. 4	13, 450
Chipley fine sand	9, 910	8, 450	3. 3	18, 360
Chipley-Urban land complex	0	6, 270	1. 1	6, 270
Coastal beach	0	1, 035	. 2	1, 035
Craven loamy fine sand	1, 520	1, 925	. 6	3, 445
Dothan loamy sand	1, 085	0	. 2	1, 085
Ellabelle loamy sand	59, 125	18, 150	13. 7	77, 275
Fresh water swamp	3, 685	0	. 7	3, 685
Fuquay loamy sand	4, 955	0	. 9	4, 955
Johnston loam	2, 020	125	. 4	2, 145
Kershaw coarse sand, 2 to 8 percent slopes	5, 435	935	1. 1	6, 370
Kershaw-Osier complex	0	4, 900	. 9	4, 900
Lakeland sand	12, 570	6, 680	3. 4	19, 250
Leon fine sand	6, 110	4, 090	1. 8	10, 200
Lucy loamy sand, 5 to 12 percent slopes	915	0	. 2	915
Lynn Haven sand	1, 275	430	. 3	1, 705
Made land	0	4, 945	. 9	4, 945
Mascotte sand	14, 325	4, 960	3. 4	19, 285
Meggett loam	375	505	. 2	880
Ocilla complex	13, 605	16, 985	5. 4	30, 590
Ocilla-Urban land complex	0	5, 875	1. 0	5, 875
Ogeechee loamy fine sand	17, 030	14, 800	5. 7	31, 830
Ogeechee-Urban land complex	0	6, 975	1. 2	6, 975
Olustee fine sand	13, 565	3, 305	3. 0	16, 870
Osier fine sand	0	1, 290	. 2	1, 290
Pelham loamy sand	19, 195	9, 105	5. 0	28, 300
Pooler fine sandy loam	3, 280	4, 835	1. 4	8, 115
Stilson loamy sand	27, 365	0	4. 9	27, 365
Tidal marsh, fresh	2, 020	12, 180	2. 5	14, 200
Tidal marsh, salty	19, 805	80, 115	17. 7	99, 920
Wahee sandy loam	6, 480	3, 080	1. 7	9, 560
Wahee-Urban land complex	0	975	. 2	975
City of Savannah	0	5, 155	. 9	5, 155
Total	280, 960	282, 240	100. 0	563, 200

Albany Series

The Albany series consists of slightly undulating, somewhat poorly drained soils. These soils are mainly nearly level, but slopes range to about 5 percent.

In a representative profile, the surface layer is very dark gray fine sand about 7 inches thick. The subsurface layer is mainly fine sand and extends to a depth of 42 inches. It is light olive brown in the upper part and

[1] Italic numbers in parenthesis refer to Literature Cited, p. 69.

TABLE 2.—*Soil limitations*

[An asterisk in the first column indicates that at least one mapping unit in this series is made up of two or more kinds of soil. The soils in referring to other series that appear

Soil series and map symbols	Building sites—		Sewage disposal		Sanitary land fills
	Residences	Light industries	Septic tank filter fields	Sewage lagoons	
Albany: As	Moderate: seasonal high water table.	Moderate: seasonal high water table.	Moderate to severe: seasonal high water table.	Severe: seasonal high water table.	Severe: seasonal high water table.
*Angelina: AB. For Bibb part, see Bibb series.	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
Bibb. Mapped only with Angelina soils.	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
Cape Fear: Cc	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
Capers: Ch	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
*Chipley: Cm, Cuc. For Urban land part of Cuc, see Urban land.	Moderate: seasonal high water table.	Moderate: seasonal high water table.	Moderate: seasonal high water table.	Severe: rapid permeability.	Severe: seasonal high water table.
Coastal beach: Cub	Severe: flooding	Severe: flooding	Severe: flooding	Severe: very rapid permeability.	Severe: flooding
Craven: Cx	Moderate: seasonal high water table; moderate ability to support loads.	Moderate: moderate ability to support loads; seasonal high water table.	Severe: seasonal high water table; slow percolation.	Slight to moderate: moderate permeability below a depth of about 40 inches.	Severe: seasonal high water table.
Dothan: Da	Slight	Slight	Moderate to severe: moderate percolation.	Moderate: possible seepage.	Moderate: seasonal high water table.
Ellabelle: El	Severe: flooding; seasonal high water table.	Severe: flooding; seasonal high water table.	Severe: flooding; seasonal high water table.	Moderate: possible seepage; moderate permeability.	Severe: seasonal high water table; flooding.
Fresh water swamp: Fws	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
Fuquay: Fs	Slight	Slight	Slight to moderate: slow percolation below depth of 50 inches.	Moderate: moderate permeability.	Slight
Johnson: Je	Severe: flooding	Severe: flooding	Severe: flooding	Severe: moderately rapid permeability.	Severe: flooding
*Kershaw: Kic, KkC. For the Osier part of unit Kic, see the Osier series.	Moderate: soils need binder to improve stability.	Moderate: soils need binder to improve stability.	Severe: low filtering action; may contaminate shallow water supplies.	Severe: very rapid permeability.	Severe: sand texture; possible contamination of shallow water supplies.
Lakeland: Lp	Slight	Slight	Slight to severe: possible contamination of shallow water supplies.	Severe: rapid permeability.	Severe: sand texture.
Leon: Lr	Severe: seasonal high water table.	Severe: seasonal high water table.	Severe: seasonal high water table.	Severe: moderately rapid permeability.	Severe: seasonal high water table.
Lucy: LMD	Slight to moderate: slope.	Moderate to severe: slope.	Slight to moderate: slope.	Severe: slope	Slight to moderate: slope.
Lynn Haven: LQ	Severe: flooding	Severe: flooding	Severe: flooding	Severe: moderately rapid or moderate permeability.	Severe: flooding

TABLE 2.—*Soil limitations for town*

Soil series and map symbols	Building sites—		Sewage disposal		Sanitary land fills
	Residences	Light industries	Septic tank filter fields	Sewage lagoons	
Made land: Mae	Severe: seasonal high water table.	Severe: seasonal high water table.	Severe: seasonal high water table.	Severe: variable permeability.	Severe: seasonal high water table.
Mascotte: Mn	Severe: seasonal high water table.	Severe: seasonal high water table.	Severe: seasonal high water table.	Moderate: possible seepage; moderate permeability.	Severe: seasonal high water table.
Meggett: Mba	Severe: seasonal high water table.	Severe: seasonal high water table.	Severe: seasonal high water table; slow percolation.	Moderate: some areas subject to flood damage.	Severe: seasonal high water table.
*Ocilla: Oj, Ojc. For Urban land part of Ojc, see Urban land.	Moderate: seasonal high water table.	Moderate: seasonal high water table.	Moderate to severe: seasonal high water table; moderate percolation.	Moderate: moderate permeability.	Severe: seasonal high water table.
*Ogeechee: Ok, Okc. For Urban land part of Okc, see Urban land.	Severe: flooding; seasonal high water table.	Severe: flooding; seasonal high water table.	Severe: flooding; seasonal high water table.	Moderate: seepage in some places; moderately slow permeability.	Severe: seasonal high water table; flooding.
Olustee: Ol	Moderate: seasonal high water table.	Moderate: seasonal high water table.	Severe: seasonal high water table.	Moderate: possible seepage; moderate permeability.	Severe: seasonal high water table.
Osier: Om	Severe: tidal flooding; seasonal high water table.	Severe: tidal flooding; seasonal high water table.	Severe: tidal flooding; seasonal high water table.	Severe: rapid permeability.	Severe: seasonal high water table; tidal flooding.
Pelham: Pl	Severe: seasonal high water table.	Severe: seasonal high water table.	Severe: seasonal high water table.	Moderate: moderate permeability.	Severe: seasonal high water table.
Pooler: Pn	Severe: seasonal high water table.	Severe: seasonal high water table.	Severe: seasonal high water table; slow percolation.	Slight	Severe: seasonal high water table.
Stilson: Se	Slight to moderate: seasonal high water table.	Slight to moderate: seasonal high water table.	Moderate to severe: seasonal high water table.	Moderate: moderate permeability.	Moderate: seasonal high water table.
Tidal marsh, fresh: Tmh	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
Tidal marsh, salty: Tml	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
Urban land: Properties of Urban land are too variable to rate. Urban land is mapped only with Chipley, Ocilla, Ogeechee, and Wahee soils.					
*Wahee: Waf, Wac. For Urban land part of Wac, see Urban land.	Moderate: seasonal high water table.	Moderate: seasonal high water table.	Severe: slow percolation.	Slight to moderate; moderate permeability below depth of about 50 inches.	Severe: seasonal high water table.

APPENDIX 2

WETLAND REPORT

Wetlands of Bryan County

NWI Types

Bryan County, located between Chatham and Liberty counties, has 103,703 acres of wetlands covering 36 percent of the land surface. Palustrine wetlands are most abundant, occupying 82,865 acres and comprising about 80 percent of the county's wetlands (Table 8). Palustrine forested wetlands are the most common, representing nearly 88 percent of palustrine wetlands. The remaining palustrine vegetated wetlands include emergent (almost 7%) and scrub-shrub (4%) types. Estuarine wetlands are second in abundance, occupying 20,830 acres or about 20 percent of the county's wetlands. Emergent wetlands were the most common estuarine type, comprising 96 percent of estuarine wetlands.

LLWW Types

Wetlands in the estuarine landscape position account for about a fifth the county's wetlands (Table 9). By definition, all estuarine wetlands have bidirectional-tidal water flow paths. Forty-nine percent of the county's wetlands are lotic in landscape position (i.e. associated with rivers and streams). Lotic wetlands in Bryan County are typically throughflow types (89%), while most of the rest are bidirectional-tidal (freshwater tidal). Thirty percent of wetlands are located in the terrene landscape position, mainly in headwater positions or in isolated depressions. About 86 percent of terrene wetlands in the county are outflow types (typically the source of a stream).

Ninety-two percent of the estuarine wetlands are identified as fringe landform types with open access to bays, sounds or the Atlantic Ocean. Most of the remaining estuarine wetlands are partially blocked by roads or railroad crossings and therefore classified as basins. Most lotic wetlands (71%) were basin landform types, with most of the remainder being flats. Fifty-six percent of the terrene wetlands are classified as flats and 44 percent as basins (depressions).

Ponds account for only 1 percent of the freshwater wetlands (Table 10). A total of 505 ponds were inventoried in Bryan County with an average size of 2.1 acres. Nearly all appear to be excavated.

Preliminary Functional Assessment

Over half of the wetlands in Bryan County (including ponds) are predicted to perform six of the eleven functions at high to moderate levels (Table 11). Almost all wetlands (99%) of the county were deemed important for nutrient transformation, carbon sequestration, and as habitat for wildlife other than waterfowl and waterbirds. About 80 percent of the county's wetlands are predicted to be important for retention of sediment and other particulates. Over 70 percent appear important for bank and shoreline stabilization and water retention. Less than half of the wetlands (46%) seem to be important for streamflow maintenance. Between 30 and 39 percent of Bryan County wetlands are predicted to be important for coastal storm surge detention, habitat for fish and aquatic invertebrates, and habitat for waterfowl and waterbirds.

Table 8. Wetlands of Bryan County classified by NWI types (Cowardin et al. 1979).

System	Class	Acreage
Estuarine	Emergent	19,125
	Emergent/Unconsolidated Shore	914
	(Subtotal Emergent)	(20,039)
	Forested, Broad-leaved Evergreen	201
	Scrub-Shrub, Broad-leaved Deciduous	27
	Scrub-Shrub, Broad-leaved Evergreen	79
	(Subtotal Scrub-Shrub)	(307)
	Unconsolidated Shore	484
Total Estuarine Wetlands		**20,830**
Palustrine	Aquatic Bed	175
	Emergent	5,367
	Emergent/Forested	98
	Emergent/Scrub-Shrub	153
	(Subtotal Emergent)	(5,618)
	Forested, Broad-leaved Deciduous	39,254
	Forested, Broad-leaved Evergreen	14,307
	Forested, Dead	15
	Forested, Needle-leaved Deciduous	12,440
	Forested, Needle-leaved Evergreen	6,616
	Forested/Emergent	25
	Forested/Scrub-Shrub	169
	(Subtotal Forested)	(72,826)
	Scrub-Shrub, Broad-leaved Deciduous	1,663
	Scrub-Shrub, Broad-leaved Evergreen	1,352
	Scrub-Shrub, Needle-leaved Deciduous	96
	Scrub-Shrub, Needle-leaved Evergreen	77
	Scrub-Shrub/Emergent	170
	Scrub-Shrub/Forested	18
	(Subtotal Scrub-Shrub)	(3,376)
	Unconsolidated Bottom	835
	Unconsolidated Shore	35
	(Subtotal Nonvegetated)	(870)
Total Palustrine Wetlands		**82,865**
Riverine	Unconsolidated Shore	8
Total Unconsolidated Shore		**8**
GRAND TOTAL (All Wetlands)		**103,703**

Table 9. Wetlands classified by landscape position, landform, and water flow path for Bryan County. Note: Ponds were treated as waterbody type (see Table 10) for summary.

Landscape Position	Landform	Water Flow Path	Acreage
Estuarine	Fringe	Bidirectional-tidal	19,132
	Basin	Bidirectional-tidal	1,698
Total Estuarine			**20,830**
Lotic River	Fringe	Bidirectional-tidal	5
	(Subtotal Fringe)		(5)
	Floodplain-basin	Bidirectional-tidal	5,412
		Throughflow	6,810
	(Subtotal Basin)		(12,223)
	Floodplain-flat	Bidirectional-tidal	135
		Throughflow	1,513
	(Subtotal Flat)		(1,649)
Total Lotic River			**13,877**
Lotic Stream	Basin	Outflow	57
		Throughflow	24,334
	(Subtotal Basin)		(24,391)
	Flat	Throughflow	13,011
	(Subtotal Flat)		(13,011)
Total Lotic Stream			**37,402**
Terrene	Basin	Isolated	2,824
		Outflow	10,667
	(Subtotal Basin)		(13,491)
	Flat	Isolated	1,338
		Outflow	15,706
	(Subtotal Flat)		(17,045)
	Island	Isolated	12
	(Subtotal Island)		(12)
Total Terrene			**30,548**
GRAND TOTAL			**102,658**

Table 10. Pond acreage for Bryan County.

Type of Pond	Water Flow Path	Number of Ponds	Acreage
Natural	Isolated	1	11
	Throughflow	2	138
Total Natural Ponds		**3**	**148**
Impounded	Isolated	4	5
	Outflow	7	30
	Throughflow	5	37
Total Impounded Ponds		**16**	**72**
Excavated	Isolated	343	585
	Mesotidal	1	17
	Outflow	81	137
	Throughflow	61	86
Total Excavated Ponds		**486**	**825**
GRAND TOTAL		**505**	**1,045**

Table 11. Wetlands of potential significance for various functions for Bryan County. Note: Results include ponds.

Function	Significance	Acreage	% of All Wetlands
Surface Water Detention	High	31,515	30%
	Moderate	45,018	43%
	Total	**76,533**	**74%**
Coastal Storm Surge Detention	High	26,372	25%
	Moderate	4,474	4%
	Total	**30,846**	**30%**
Streamflow Maintenance	High	18,278	18%
	Moderate	29,453	28%
	Total	**47,731**	**46%**
Nutrient Transformation	High	70,801	68%
	Moderate	31,541	30%
	Total	**102,342**	**99%**
Carbon Sequestration	High	70,801	68%
	Moderate	32,828	32%
	Total	**103,629**	**100%**
Retention of Sediments	High	56,991	55%
	Moderate	26,684	26%
	Total	**83,675**	**81%**
Shoreline Stabilization	High	71,649	69%
	Moderate	569	1%
	Total	**72,218**	**70%**
Fish and Shellfish Habitat	High	33,917	33%
	Moderate	6,946	7%
	Total	**40,863**	**39%**
Waterfowl and Waterbird Habitat	High	28,796	28%
	Moderate	4,921	5%
	Total	**33,717**	**33%**

Table 11 (cont'd).

Other Wildlife Habitat	High	96,276	93%
	Moderate	5,891	6%
	Total	**102,167**	**99%**
Unique, Diverse Communities	Selected PEM (N,R,T WR)	332	--
	Selected PSS (N,R,T WR)	3	--
	Total	**335**	--