



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: February 5, 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. RECOGNITION OF GUESTS
- IV. PUBLIC HEARINGS

CUP# 153-18, Todd & Deidre Barber, requesting a rezoning for conditional use on 1575 Belle Island Rd., Richmond Hill, PIN# 0712-021, for an accessory structure for principal residence on adjacent lot.

V# 314-19, Jeremy Clark, requesting a variance to Article X, Section 1000 (g) of the Zoning Ordinance from Jeremy Clark for the property located at 811 Clarktown Rd., PIN# 0421-098, for an accessory building.

SD#3062-18, Wexford, Buckhead Lake Developers, requesting preliminary plat approval for Wexford Subdivision located on Belfast River Rd., PIN# 062-060.

- 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: February 11, 2019



**BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES**

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

Attendees: Steve Scholar
Joseph Pecenka
Jonathan Goodman
Ronald Carswell

Absent: 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 6:31 p. m.

2. MINUTES

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

3. RECOGNITION OF GUESTS

4. PUBLIC HEARINGS

REZONING

- I. 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.

- a. Mrs. Clement gave a brief description of the application and zoning for the surrounding areas. She explained that after further conversation with the applicant, the intent was to inquire more acreage, in which it will alter the overall content of the application. She concluded with the recommendation of tabling the application until March for the applicant to purchase the additional land.
- b. Denise Buckner, applicant, informed the Planning Board of her intent to combine lots and rezone after the purchase of additional land.

CONDITIONAL USE PERMIT

- I. CUP#152-18, John & Melissa Adams, requesting a conditional use permit on 641 Olive Branch Road, Ellabell, PIN# 0301-075, for the use of a family cemetery.
 - a. Mrs. Clement gave an overview of the application, describing the area and the surrounding zoning. She reported that the proposed site plan showed a surrounding fence and 48 burial plots.
 - b. John Adams, 595 Olive Branch Road, stated his property location on the left side of the applicant, was intended to stay within the family and the burial plots for the applicant's property were intended for family. He confirmed that the applicant, John Adams Jr. (also present), was willing to comply with staff's recommendations.
 - c. Mrs. Clement informed the audience that sale of burial plots were prohibited with this conditional use request.

A motion was made by Commissioner Goodman to table the request for Denise Buckner, case Z#198-18, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

A motion was made by Commissioner Pecenka to approve the conditional use request with staff conditions and restricting the sale of burial plots for John Adams, case CUP#152-18, and a 2nd was made by Commissioner Goodman. Vote 3:0, motion carried.

5. OTHER BUSINESS

- I. Russell Marane, Coastal Regional Commission,

6. ADJOURNMENT

Planning Commission Minutes
January 2, 2019

Commissioner Goodman made a motion to adjourn the Planning and Zoning meeting, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried. Chairman Scholar adjourned the meeting at 7:38 p.m.

BRYAN COUNTY
APPLICATION FOR CONDITIONAL USE PERMIT
CASE CUP# 153-18

Date Received: 12.20.18 Meeting Date: _____

Applicant: Todd and Deidre Barber

Applicant's Address: 1575 Belle Island Rd
Richmond Hill, GA 31324

Applicant's Phone No.: 912.247.8960 Fax No.: _____

Owner of the Property: Todd and Deidre Barber

Owner's Address: 1575 Belle Island Rd
Richmond Hill, GA 31324

Owner's Telephone No.: 912.247.8960 Fax No.: _____

Contact Person's Name: Todd Barber

Contact Person's Phone No.: 912.247.8960 Fax No.: _____

Tax Parcel Number (PIN): 0712-022 Present Zoning: R1

Requested Zoning: R1 w/ conditional use; Section 1105, b, ix

Address of Property: 1575 Belle Island Rd (Lot 71)

Public / Private Roadway Access: Public - Belle Island Rd (Mingo Local Rd)

Acreage: 0.74

Existing Structure and/or Use of Property: none-vacant

Proposed Use: Customary accessory building for principal residence on adjacent lot.

Special Physical Characteristics: _____

Adjacent Zonings: North: R1 East: R1
South: R1 West: R1

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

Todd Barber 12/18/18
Signature of Applicant Date
Deidre R Barber 12/18/18

Todd Barber 12/18/18
Signature of Owner Date
Deidre R Barber 12/18/18

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

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

Planning Commission Action: Approved / Denied Date: _____

Board of Commissioners Action: Approved / Denied Date: _____

Section 1105. - "R-1" Single Family Residential Districts.

District Intent. The purpose of this district is to provide for medium to low density single family development free from intrusion by incompatible agricultural and commercial uses. This district is primarily to be served by either public, community or individual septic, sewage and water systems.

(a) Permitted uses.

(i) Detached one-family dwellings.

(ii) Non-commercial horticulture.

(iii) Home business offices.

(iv) Customary accessory buildings and uses incidental to the above permitted uses and any conditional uses permitted by the county commission.

(b) Conditional uses. The following uses may be permitted in this district on a conditional basis upon approval by the county commission:

(i) Churches.

(ii) Unlighted, regulation-size or par three golf courses, including normal club house and pro shop activities, and other business activity associated with country clubs.

(iii) Schools.

(iv) Public utilities substation or subinstallation including water towers, provided that: (1) such use is enclosed by a painted or chain-link fence or wall at least eight feet in height above finished grade; (2) there is no office, commercial operation or storage of vehicles or equipment on the premises; and (3) a landscaped strip not less than five feet in width is planted and suitably maintained around the facility (Minimum lot area does not apply).

(v) Cemeteries.

(vi) Group homes (not more than four residents).

(vii) Home occupations.

(viii) Waste water treatment plant and land application system.

(ix) Customary accessory buildings and uses located on vacant parcels and incidental to the above listed conditional uses provided:

a. A site plan is submitted showing the location of the proposed accessory use in relation to the principal use(s) located on the subject or adjacent lot.

b. Elevation drawings are submitted showing the front, rear, and each side of the proposed structure that clearly depicts the architectural design proposed. The design must be architecturally compatible with the principal use and/or other adjacent uses as determined by the board of commissioners.

c. Current pictures of adjacent principal structures are submitted that clearly depict the architectural characteristics of houses in the immediate vicinity.

d. Any other items deemed necessary by the Planning and Zoning Director and/or

BRYAN COUNTY

RESIDENTIAL/ACCESSORY STRUCTURE

SITE PLAN CHECKLIST

Site Plans must satisfy the following standards (Please initial each blank to indicate that the site plan indicates the item and that the applicant understands the requirement):

[Initials] CMS Must be drawn to a standard engineer's scale in accordance with the approved subdivision record drawings & with metes & bounds as shown on the recorded survey. *1"=20'*

[Initials] CMS Indicate location of all existing and proposed buildings/structures with required setback lines.

[Initials] CMS Indicate driveway location in relation to property line and all existing utility/drainage manholes, valve and meter boxes.

[Initials] WV Show location of flood line in relation to existing and proposed primary structure(s). Provide Flood Zone statement if flood boundary does not traverse (cross) the parcel. *FIRMETTE Provided Shows no Flood Boundary Traverses This lot*

[Initials] CMS Using arrows indicate the drainage flow around the structure on all disturbed/cleared areas. The ten (10) feet of graded surfaces from the structure shall have a minimum slope of 5% (6" of fall).

[Initials] CMS Indicate the finished floor (FF) elevations of the first floor including attached garage. All "at grade" slabs shall be at least 6" higher than the final outside grade at the building. This is a site drainage issue and must be shown for all lots.

[Initials] CMS Final grading including the installation of required sod and/or other landscaping elements shall be approved by the County at the time of issuance of a Certification of Occupancy. All grass areas shall be graded a minimum of 2%.

[Initials] CMS Septic System installation will be reviewed and inspected the Bryan County Health Department.

Builder/Owner may request a meeting in order to discuss any variations or inability to comply with all site plan checklist requirements prior to the issuance of a Building Permit and staff shall verify compliance prior to issuing Certificate of Occupancy or Completion. In addition, the Planning and Zoning/ Engineering Office provides flood zone determinations and are available for site visits to evaluate potential drainage/flooding problems to make recommendations to minimize risk.

National Flood Hazard Layer FIRMette

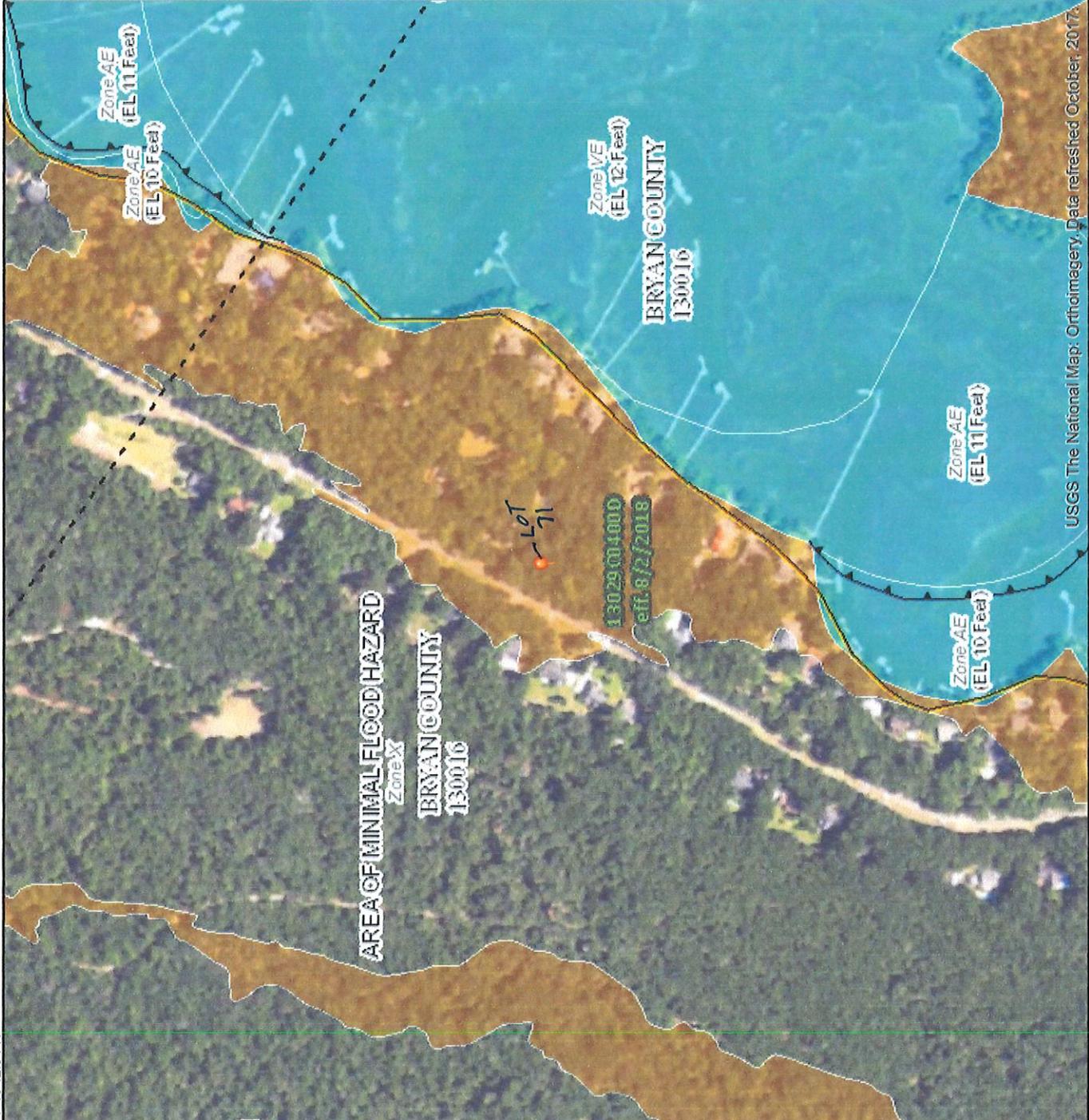


31°46'42.94"N

81°13'54.57"W

81°13'17.12"W

31°46'12.35"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, X, SS
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

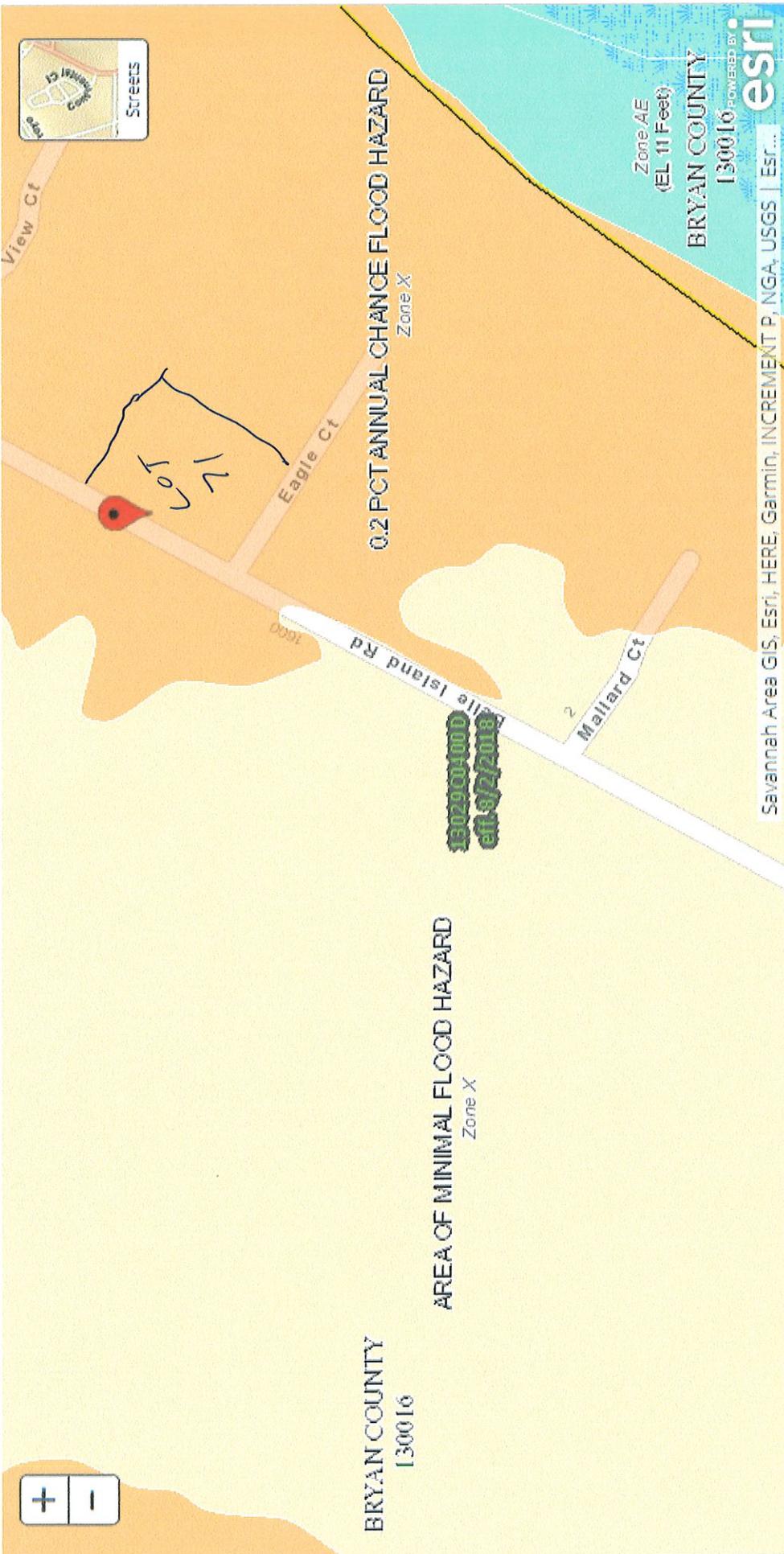
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not valid as described below, the basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/19/2018 at 9:49:30 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRN panel number, and FIRN effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Esri

BRYAN COUNTY 130016

Zone AE (EL 11 Feet)

BRYAN COUNTY 130016 POWERED BY esri

Zone X

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Zone X

Without Base Flood Elevation (BFE)
Zone A, V, AE
Regulatory Floodway Zone AE, AO, AH, VE, AR

0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

Approximate location based on user input and does not represent an authoritative property location

Selected FloodMap Boundary

Digital Data Available

No Digital Data Available

Unmapped

Area of Minimal Flood Hazard Zone X

Effective LOMRS

Area of Undetermined Flood Hazard Zone D

20.2
17.5
15.0

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

GENERAL STRUCTURES

SPECIAL FLOOD HAZARD AREAS

OTHER AREAS OF FLOOD HAZARD

MAP PANELS

OTHER AREAS

Legend for MAP PANELS:

- Red location pin: Approximate location based on user input and does not represent an authoritative property location
- Blue outline: Selected FloodMap Boundary
- Green outline: Digital Data Available
- Green grid: No Digital Data Available
- Green X: Unmapped
- Blue outline: Area of Minimal Flood Hazard Zone X
- Blue outline: Effective LOMRS
- Orange outline: Area of Undetermined Flood Hazard Zone D

Legend for OTHER AREAS:

- Light blue: Zone AE (EL 11 Feet)
- Orange: Zone X
- Yellow: Zone D

Legend for SPECIAL FLOOD HAZARD AREAS:

- Light blue: Without Base Flood Elevation (BFE) Zone A, V, AE
- Light blue with red outline: Regulatory Floodway Zone AE, AO, AH, VE, AR
- Orange: 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
- Orange with black outline: Future Conditions 1% Annual Chance Flood Hazard Zone X
- Orange with black outline: Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Orange with black outline: Area with Flood Risk due to Levee Zone D

Legend for OTHER AREAS OF FLOOD HAZARD:

- Blue outline: Area of Minimal Flood Hazard Zone X
- Blue outline: Effective LOMRS
- Orange outline: Area of Undetermined Flood Hazard Zone D

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS First Federal Bank 3030 Royal Blvd. South Suite 250 Alpharetta, GA 30022		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See Instructions for more information.) 1575 BELLE ISLAND RD RICHMOND HILL, GA 31324 <u>Borrower:</u> Barber, James Todd		
3. LENDER/SERVICER ID # 31313	4. LOAN IDENTIFIER 190817657	5. AMOUNT OF FLOOD INSURANCE REQUIRED		

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name BRYAN COUNTY	2. County(ies) UNINCORPORATED AREAS	3. State GA	4. NFIP Community Number 130016
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B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 13029C 0400D	2. NFIP Map Panel Effective/Revised Date 08/02/18	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below). Date _____ Case No. _____	
4. Flood Zone X500*	5. No NFIP Map		

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. Federal Flood Insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP

2. Federal Flood Insurance is not available (community does not participate in the NFIP).

3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.
CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V") ? YES NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

E. COMMENTS (Optional)

* The subject property IS PARTIALLY WITHIN a Special Flood Hazard Area. The existing STRUCTURE, however, is not affected and is not in the floodplain.

1. Determination based on location of structure as shown on survey.

THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) CoreLogic Flood Services 11902 Burnet Road Austin, TX 78758 1-800-447-1772	DATE OF DETERMINATION 10/16/18 at 09:14 AM CDT FloodCert #: 1809680475 *** LIFE-OF-LOAN ***
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NOTICE TO BORROWER NOT IN SPECIAL FLOOD HAZARD AREA

Borrower: Barber, James Todd

Loan #: 190817657

Property Location: 1575 BELLE ISLAND RD
RICHMOND HILL, GA 31324

This Notice Date is as of: 10/16/18

National Flood Insurance Program (NFIP) Community: **BRYAN COUNTY**

Attached is the completed Standard Flood Hazard Determination Form that indicates that the improved real estate or mobile home securing your loan is not located in an area designated by the Director of the Federal Emergency Management Agency ("FEMA") as a Special Flood Hazard Area ("SFHA"). As a result of this determination, you will not be required to obtain mandatory flood insurance in connection with the making of your loan.

However, your home may be near an SFHA. As such you, or your lender, may want to consider the advisability of obtaining flood insurance at reduced rates. You should check with your insurance agent or company as to the coverage types and amounts available to you and make your own determination as to whether you desire any such coverage.

If, however, at any time during the term of your loan the improved real estate or mobile home securing your loan is, due to re-mapping by FEMA or otherwise, located in an area that has been identified by the Director of FEMA as an area having special flood hazards and in which flood insurance is available under the National Flood Insurance Program, you will be so notified and advised that you must obtain an appropriate amount of flood insurance coverage. If, within 45 days after we send you such notification, you fail to purchase flood insurance in an amount not less than the amount we advise you is necessary, we shall purchase such flood insurance on your behalf at your expense, as we are authorized to do in accordance with the provisions of the Flood Disaster Protection Act of 1973, as amended.

I/We, the undersigned borrower(s)/applicant(s), hereby understand and agree to all the above.

James Todd Barber 10/16/18
Borrower/Applicant Date

Debra R Barber 10/16/18
Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

Borrower/Applicant Date

Barber, Todd and Deidre
1575 Belle Island Road (Lot 71)
Richmond Hill, GA 31324

Documented analysis of impact of proposed zoning change:

Applications for a rezoning request in the above referenced categories must include a documented analysis of the impact of the proposed zoning change. The applicant must answer the following questions in the analysis:

- A. Whether the proposed reclassification is in conformance with the Comprehensive Plan;
Applicate Response: The proposed reclassification is in conformance with the Comprehensive Plan.
- B. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this Ordinance;
Applicant Response: Overall zoning scheme is maintained or improved and it carries out the conditional use as prescribed in the ordinance.
- C. Whether the proposed reclassification is compatible with or would negatively impact the overall character and land use pattern or a particular piece of property or neighborhood within one (1) mile of the subject Lot;
Applicant Response: The reclassification is compatible with and would NOT negatively impact the neighborhood or surrounding area.
- D. The adequacy of public facilities and services intended to serve the Lot proposed to be reclassified, including but not limited to: Roads, parks and recreational facilities, police and
Applicant Response: This change has no impact on public facilities that serve the lot.
- E. Whether the proposed reclassification will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage, soil erosion and sedimentation and flooding;
Applicant Response: This change has no impact on any resources and will not cause any flooding or erosion.
- F. 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;
Applicant Response: This change will have no impact on the usability of any surrounding lots.
- G. Whether the proposed reclassification could adversely affect market values of nearby Lots;
Applicant Response: This change will not adversely affect market values of nearby lots.
- H. Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to: Schools, parks and recreational facilities, stormwater drainage systems, water supplies, wastewater treatment, solid waste services, Roads or police and fire protection beyond the existing ability of the County or Board of Education to provide;
Applicant Response: This change has no impact on existing levels of public service.
- I. Whether there are other existing or changing conditions affecting the use and development of the Lot proposed to be reclassified which give supporting grounds for either approval or disapproval of the proposed reclassification;
Applicant Response: The adjacent lot (lot72) will be my principle residence, and this structure will be used by myself and my family to compliment the enjoyment of our Bryan county home. It is in keeping with other homes in the community such as 44 and 41 River Park which have a similar structure serving as a detached garage at the home and are only a couple streets over in the Belle Island neighborhood

Barber, Todd and Deidre
1575 Belle Island Road (Lot 71)
Richmond Hill, GA 31324

- J. The existing Uses and zoning of nearby Lots;
[Applicant Response:](#) This change has no impact on any nearby lot.
- K. The extent to which the value of the Lot proposed to be reclassified is diminished by its existing zoning restrictions;
[Applicant Response:](#) This change does not impact lot values.
- L. The extent that any diminished property value of the Lot proposed to be reclassified resulting from its existing zoning restrictions promotes the health, safety, morals or general welfare of the public
[Applicant Response:](#) This is a private residential lot and allowing its development will not have any negative impact on the public.
- M. The relative gain to the public, as compared to the hardship imposed upon Petitioner, by the existing zoning restrictions;
[Applicant Response:](#) The change has no impact on the public, but it does benefit the petitioner as well as the surrounding lot owners. This change will reduce the population density on Eagle Court and allow the driveway to lot 72 to pass across lot 71 as primary access in lieu of following the boundaries of the non-conforming lot 72. This lot's normal driveway access places vehicles on the neighbor's property line and would routinely cast headlights on their home. The reclassification will prevent this by making this lot work with the non-conforming lot to the benefit of all surrounding properties.
- N. The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes; and
[Applicant Response:](#) The lot is very much suitable for the purpose of a customary accessory building as allowed by Ordinance 1105 para b(ix).
- O. The length of time the Lot proposed to be reclassified has been non-income producing as zoned;
[Applicant Response:](#) This lot has been non-income producing since I purchased it and it will not be impacted by this change.
- P. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts;
[Applicant Response:](#) This change will not create an isolated district.
- Q. Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification;
[Applicant Response:](#) There are no substantial reasons that the lot cannot be used in accordance with existing zoning. Existing zoning allows this conditional use, it simply takes the County Commission's ok to exercise it.
- R. Applications for a Zoning Map Reclassification which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme.
[Applicant Response:](#) There is no request for a zoning map reclassification, simply the allowance of a conditional use in accordance with ordinance Section 1105.

DISCLOSURE STATEMENT

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

- No, I have made 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: n/a

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.

J. Todd Barber
Signature of Applicant
J. Todd Barber

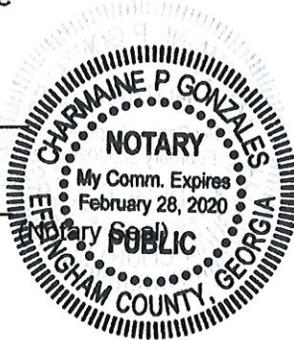
Personally appeared before me

J. Todd Barber
Applicant (Print)

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

Charmaine P. Gonzales
Notary Public

12/14/18
Date



BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

Public Meeting Date: February 5, 2019

REGARDING THE APPLICATION OF: A Conditional Use application for Todd Barber for an accessory building on an adjacent lot at 1575 Belle Island Road (Lot 71), PID#0712 021, Richmond Hill, GA	Dated: January 29, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of a conditional use for Todd Barber, for a customary accessory building on a lot adjacent to a principal use building at 1575 Belle Island Road, PID#0712 021, in Richmond Hill, GA.

Representative: **Todd Barber**
1575 Belle Island Road
Richmond Hill, GA

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 December 20, 2018. After reviewing the application, the Administrator certified the applications as being generally complete on December 21, 2018.

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

- A. Legal notice was published in the Bryan County News on January 17, 2019.
- B. Notice was mailed on January 14, 2019 to surrounding landowners within 300’ of the exterior

boundaries of the property.

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

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

4. Background: This property consists of 0.74 acres and is located off of Belle Island Road. It is zoned R-1 and is currently vacant. The adjacent lot (PID#0712 022/ Lot 72) is currently being developed with a single family home with a gross floor area of 6,973 square feet (including 842 square feet of open, covered porches). The applicant is proposing a 3,721 square foot detached garage (including a total of 1,220 square feet of open, covered space).

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on December 20, 2018 unless otherwise noted.

“A” Exhibits- Application:

A-1 Conditional Use Application

A-2 Site Plan

A-3 Photographs

“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. Conditions to approval of petition:

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

Staff findings: The use “customary accessory buildings and uses located on vacant parcels” is a listed conditional use for lots zoned R-1, provided:

- 1) A site plan is submitted showing the location of the proposed accessory use in relation to the principal use(s) located on the subject adjacent lot.

A site plan was submitted showing the proposed location of the accessory building and driveway on Lot 71 which is adjacent to, contiguous with, and under common ownership with lot 72. Lot 71 has direct frontage on Belle Island Road, while Lot 72 is a “flag” shaped lot which fronts marshland along Lincoln Creek, with only a 15’ wide portion extending to Belle Island Road providing legal access from the right-of-way. The proposed location of the accessory building is shown to be set back 85’ from the front property line, and 89’ from Eagle Court (shared private access).

- 2) Elevation drawings are submitted showing the front, rear, and each side of the proposed structure that clearly depicts the architectural design proposed. The design must be architecturally compatible with the principal use and/or other adjacent uses as determined by the Board of Commissioners.

The applicant has submitted elevation drawings. These drawings indicate the overall concept for the layout, design, and function of the proposed accessory building; however, there are no specific details provided on the materials and colors which will be used in order to conclude that the building will remain architecturally compatible with the principal residential structure. Elevation drawings submitted for the construction of the primary residence identify board and batten siding (color not determined), with metal roofing and awnings, and an option for tabby shell stucco at the stem wall. If approved, the applicant should incorporate some of these elements into the final design of the accessory building in order to ensure compatibility. Additionally, any openings on the street side elevation could incorporate similar window finishings in order to enhance the overall visual aesthetic from the street view.

- 3) Current pictures of adjacent principal structures are submitted that clearly depicts the architectural characteristics of houses in the immediate vicinity.

The applicant has provided sufficient photographs of adjacent principal structures which clearly depict the residential and architectural characteristics of houses in the immediate vicinity.

- 4) Any other items deemed necessary by the Planning and Zoning Director and/or the Board of Commissioners.

In addition to the site plan, elevation drawings, and photographs, the applicant has also provided a narrative analyzing any potential impacts of the requested use on adjacent properties. The narrative also identifies similar uses within the immediate vicinity, in particular those located at 41 and 44 River Park Place.

(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 Recommendation: Staff recommends approval with the following conditions:

- 1) That no building permit be issued for the accessory building until the primary residence is constructed;
- 2) That the location of the accessory building shall agree with the approximate location as shown on the submitted site plan, with only minor deviations being granted based upon site constraints which could not have reasonably been anticipated through the conditional use review;
- 3) That the orientation of the accessory building be such that the side elevation with garage doors remain perpendicular to Belle Island Road;
- 4) That the material selection and elevation drawings be submitted to the Planning & Zoning office for approval prior to the issuance of a building permit for construction;
- 5) That the total floor area under roof be reduced so that it does not exceed 50% of the primary residence's floor area;

- 6) That a wooded buffer remains in place along the front of the property; and
- 7) That if at any point Lot 71 and Lot 72 come under separate ownership, thereby terminating the principal use under which this accessory building qualifies, then the approved conditional use shall be terminated also. At any such time, Lot 71 shall be brought into compliance with all use standards for the R-1 district.

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.

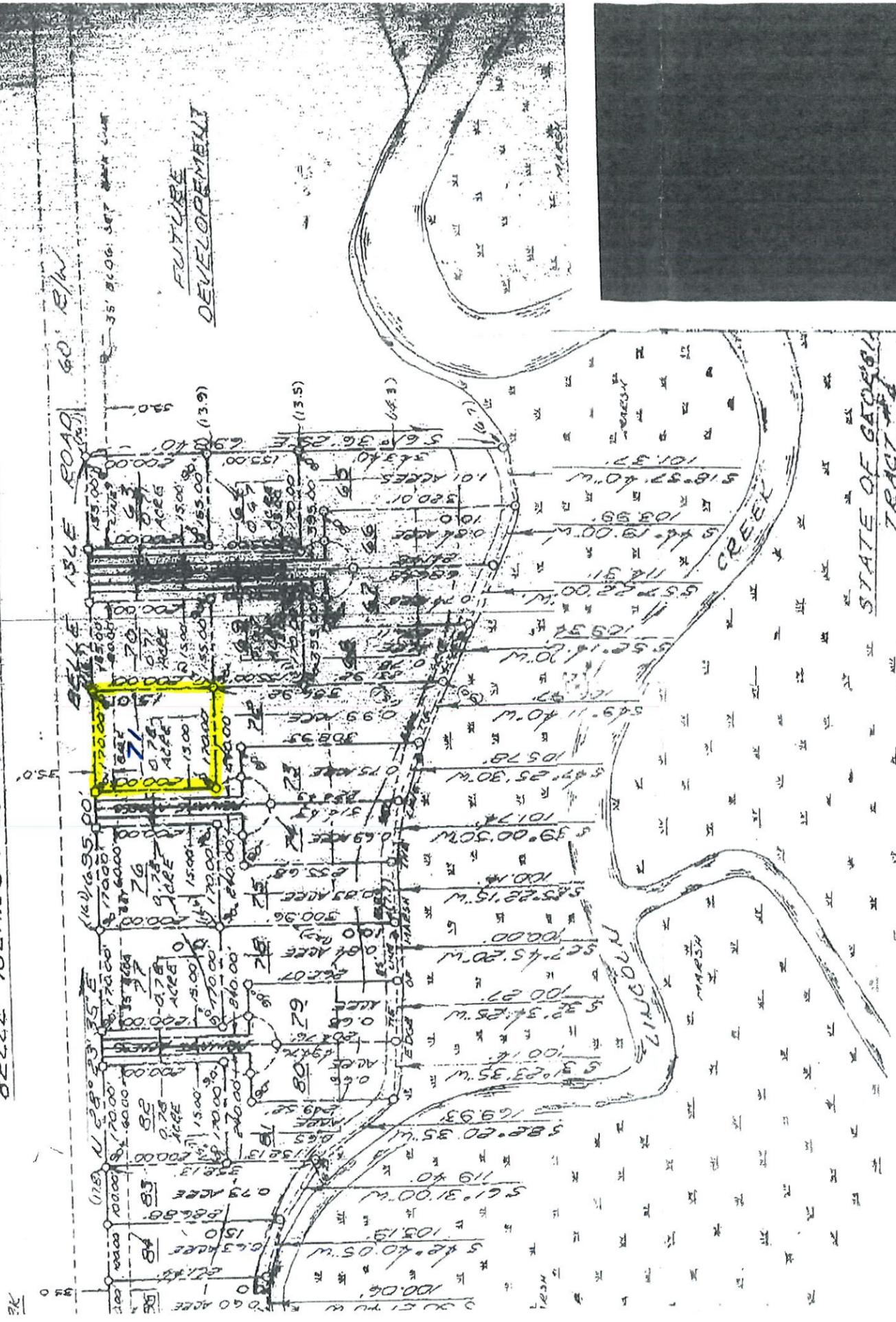
If found in accordance with the Plan, the Commission may recommend the amendment be granted as requested, or it may recommend approval of the amendment requested subject to provisions, or it may recommend that the amendment be denied.

► **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.

INTERNATIONAL PAPER CO.
TRACT #

LOT 71
Request for Conditional VSE

BELLE ISLAND PROPERTIES, A PARTNERSHIP



DATE OF APPROVAL FOR RECORDING -
 6/15/83. THE SUBDIVISION PLAT
 IS THE EQUIPE AT BELLE ISLAND, A
 PLAT HAS BEEN FOUND TO COMPLY WITH
 COUNTY SUBDIVISION REGULATIONS
 APPROVED AT A REGULAR MEETING
 OF THE COUNTY PLANNING COMMISSION
 HELD ON MARCH 1, 1983, FOR RECORDING
 IN THE OFFICE OF CLERK OF COURT OF BRYAN
 COUNTY, GEORGIA.

[Signature]
 CLERK

5/5/83

ERROR OF CLOSURE:
 FIELD DATA 1/56.29'
 ADJUSTED AS 2200' 0.4% PER A POINT
 NO ADJUSTMENT
 PLAT CLOSURE 1/593.550'
 EQUIPMENT USED:
 OS THEODOLITE
 ELECTRONIC DISTANCE METER
 RECORDED IN PLAT BOOK PAGE

CERTIFICATE OF OWNERSHIP AND
 IT IS HERBY CERTIFIED THAT THIS
 TRACT PROPERTY IS BELLE ISLAND
 A PARTNERSHIP AND THAT THE
 DEDICATE ALL STREET, ALLEY,
 AND OTHER SITES TO PUBLIC USE
 USE AS NOTED.

[Signature]
 BELLE ISLAND PROP
 PARTNERSHIP

APRIL 15th 1983

SURVEYOR:
 WILDER SURVEYING, S. A.
 P.O. BOX 369
 PHOENIX, GA 31306
 PHONE: 912-886-5416

OWNERS:
 BELLE ISLAND PROP
 1/2 BARRY SHAWKINS
 1/2 THE MARSH ROAD
 BELLE ISLAND FLA 326
 101-261-6161

STATE OF GEORGIA
 TRACT #

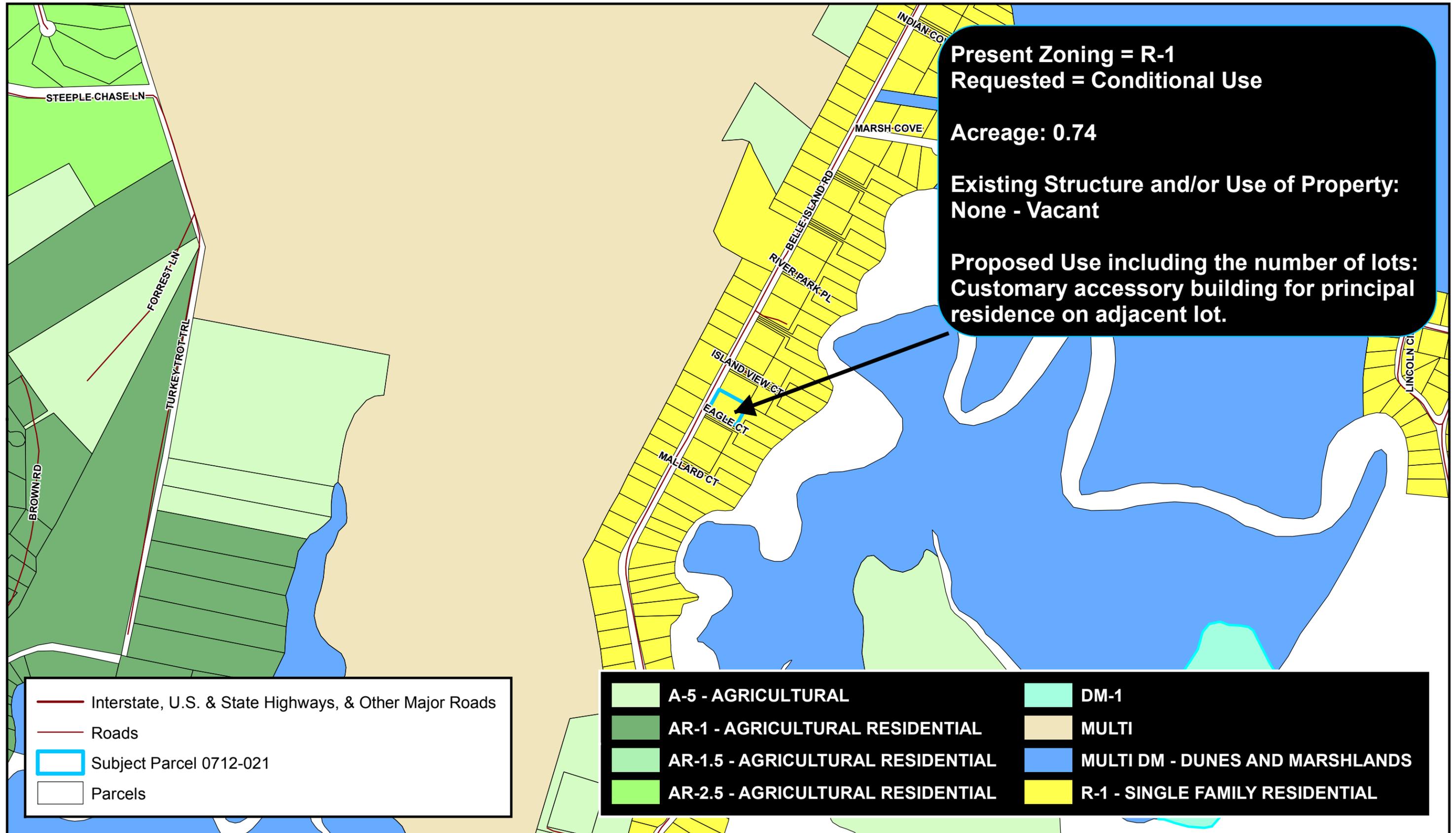


— Interstate, U.S. & State Highways, & Other Major Roads
— Roads
 Subject Parcel 0712-021
 Parcels



Location Map
Todd & Deidra Barber
Case CUP# 153-18

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



Present Zoning = R-1
Requested = Conditional Use

Acreage: 0.74

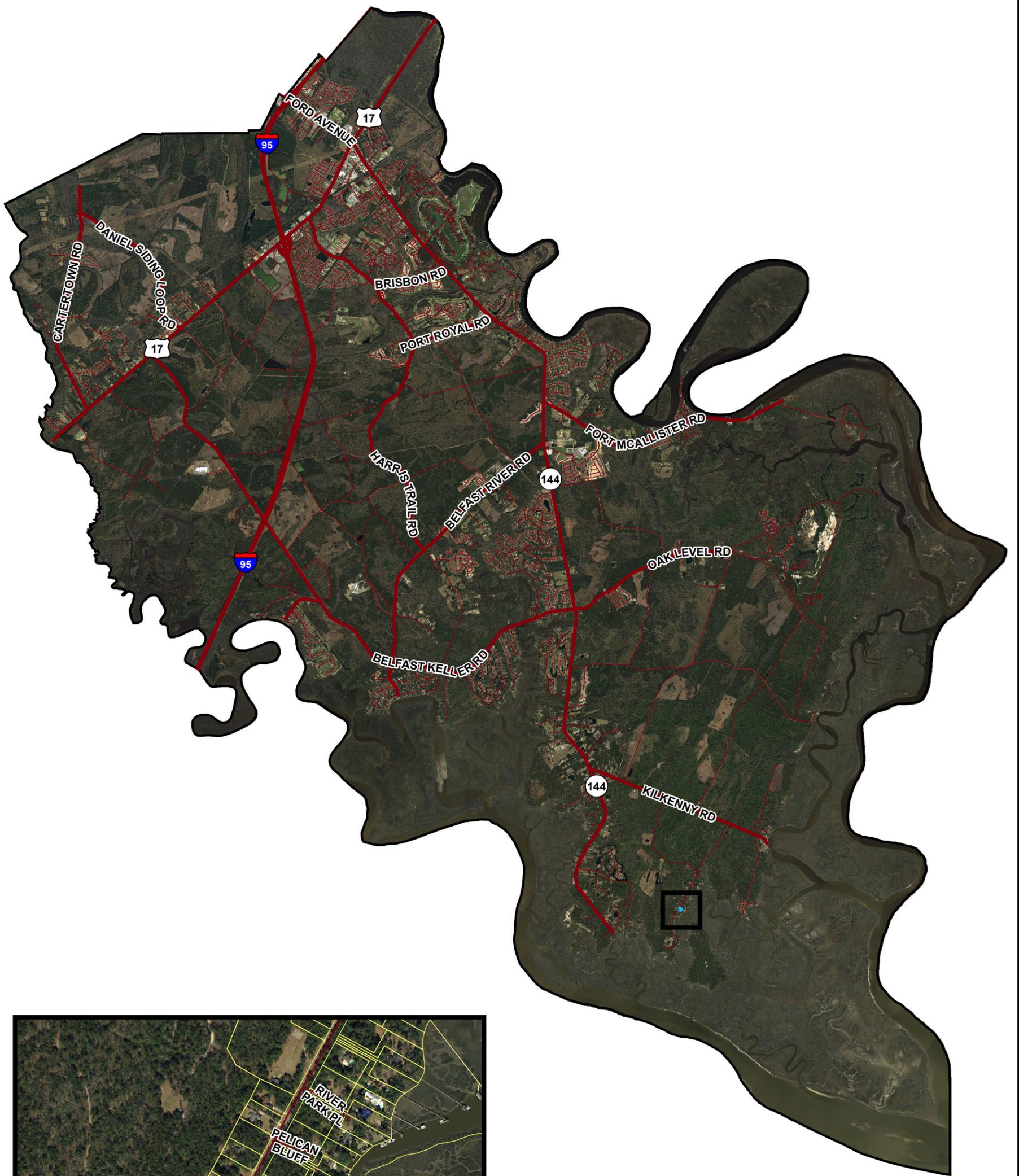
Existing Structure and/or Use of Property:
None - Vacant

Proposed Use including the number of lots:
Customary accessory building for principal residence on adjacent lot.

— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 [Blue Outline] Subject Parcel 0712-021
 [White Outline] Parcels

[Light Green Box] A-5 - AGRICULTURAL	[Light Blue Box] DM-1
[Dark Green Box] AR-1 - AGRICULTURAL RESIDENTIAL	[Tan Box] MULTI
[Medium Green Box] AR-1.5 - AGRICULTURAL RESIDENTIAL	[Blue Box] MULTI DM - DUNES AND MARSHLANDS
[Bright Green Box] AR-2.5 - AGRICULTURAL RESIDENTIAL	[Yellow Box] R-1 - SINGLE FAMILY RESIDENTIAL

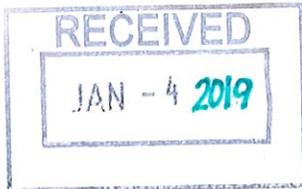




- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0712-021
- Surrounding Parcels



Overview Map
Todd & Deidra Barber
Case CUP# 153-18



BRYAN COUNTY
APPLICATION FOR VARIANCE
CASE V# 314-19

Date Received: _____ Meeting Date: _____

Applicant: Jeremy Clark

Applicant's Address: P.O. Box 2216
Richmond Hill Ga. 31324

Applicant's Phone No.: 912-312-0947 Fax No.: _____

Owner of the Property: Jeremy Clark

Owner's Address: P.O. Box 2216
R.H. Ga. 31324

Owner's Telephone No.: 912-312-0947 Fax No.: _____

Contact Person's Name: Larry Galbreath

Contact Person's Phone No.: 912-663-3315 Fax No.: _____

Present Zoning: AR-1

Location of Property: 811 Clark town Rd.

Tax Parcel Number (PIN): 0421 098 Acreage: 26.68 acres

Existing Structure and/or Use of Property: Single Family Mobile Home

Proposed Variance: Accessory Garage/ Barn

Public / Private Roadway Access: Clark town Rd.

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

Adjacent Zonings: North: AR-1 East: AR-1
South: A-5 West: AR-1

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

[Signature] 1/4/19
Signature of Applicant Date

[Signature] 1/4/19
Signature of Owner Date

I hereby withdraw this application:

Signature of Applicant Date

**** STAFF USE ONLY ****

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

Action: Approved / Denied / With Conditions Date: _____

Surrounding Properties of 811 Clarktown Road

1. Jeanette Peeples Haymans
1057 Clarktown Road
Richmond Hill, Georgia
31324
2. Christopher A. Gravely
915 Clarktown Road
Richmond Hill, Georgia
31324
3. Douglas & Betty Kinard
777 Clarktown Road
Richmond Hill, Georgia
31324
4. James E. Henderson III
1291 Clarktown Road
Richmond Hill, Georgia
31324
5. St. George Timberland Holdings
2366 Suite 2
Interstate Paper Road
Riceboro, Georgia
31323

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk TD1 Date 2019 01 03 Sequence 151712

1/03/19
15:17:15

Bill Number . . .	2018 003710	Acct 4096R18	Fair Mkt Val	236,000
Taxpayer Name. .	CLARKE JERMEY MICHAEL & CLARK		Bill Date	2018 08 24
Additional Name.	ROGER DALE		Due Date	2018 11 15
Address Line 1 .	JR		H/S Code	
Address Line 2 .	PO BOX 2215		Lender Code	
City ST Zip 4. .	RICHMOND HILL GA 31324		Under Appeal	
Loctn/Desc . . .	20 GMD 3-I-281 02/02/59		Bankruptcy	
Map Blk Par Sub.	0421	098	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
2,727.40		2,727.40-	Taxes	_____
	34.09	34.09-	Assessment Pen	_____
			Interest	_____
			Costs	_____
			Late Penalty	_____
			Other Penalty	_____
2,727.40	34.09	2,761.49-	TOTALS	_____
		Last T/A Date	Payment/Adjust	(P/A) P
		UP 2019 01 03	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

PAID

JAN 03 2019

Bryan County, Georgia

APPLICANT RESPONSE

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the form of a written narrative which must be submitted with the application.

- A. Explain requested Variance.
- B. How any special conditions and circumstances existing on the property which are peculiar to the land, structure or building(s) involved and which are not applicable to other lands, structures or buildings in the same district.
- C. How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.
- D. How the special conditions and circumstances do not result from the actions of the applicant.
- E. How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structures or buildings in the same district.
- F. How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structures or buildings in other districts shall be considered grounds for issuance of a variance.
- G. Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, building(s) or structure(s).
- H. Explain, how if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.

AUTHORIZATION BY PROPERTY OWNER

I, Jeremy Clark, 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: Jeremy Clark

Address: P.O. Box 2216

City: Richmond Hill State: Ga Zip Code: 31324

Telephone Number: 912-312-0947 Fax Number: _____

[Signature] /14/19
Signature of Owner Date

Personally appeared before me

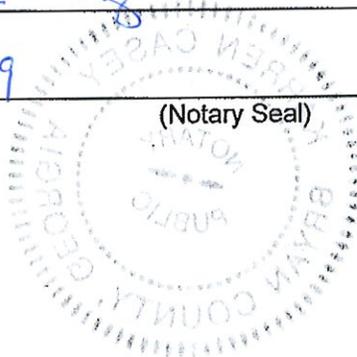
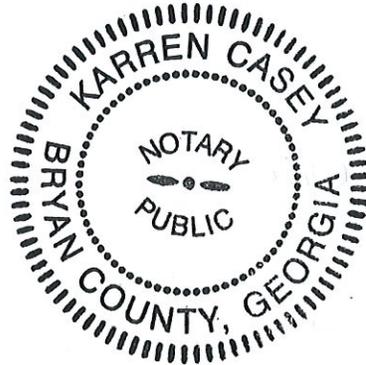
Jeremy Clark
Owners Name (Print)

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

Karren Casey
Notary Public

1-4-19
Date (Notary Seal)

Comission expires 1-13-20





BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

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

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

VERIFICATION OF PAID TAXES

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

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

0421 098
Parcel Identification Number

[Signature]
Signature of Applicant

1-3-19
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 Diehl Title: Tax Clerk

Signature: [Signature] Date: 1.3.19

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

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

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

Signature: _____ Date: _____

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

January 4, 2019

Re: 811 Clarktown Road (Jeremy Clark)
Richmond Hill, Georgia 31324

To whom it may concern,

The applicant would like to build an accessory structure (garage or barn). Approximately half of the structure will be enclosed for storage with the remainder of structure being open-sided covered concrete.

The structure will be almost entirely hidden from view by an existing buffer. It will allow owner to use the land as intended at the time of purchase.

The building will replace two (2) existing dilapidated barns that were removed by the Owner at the time of purchase. Since the purchase of this property, the aesthetics have only improved and this variance will continue that trend.

Thanks.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: February 5, 2019

REGARDING THE APPLICATION OF: Jeremy Clark for a Variance request, to allow construction of an accessory structure that exceeds the height and size permitted, at 811 Clark Town Road, Richmond Hill, GA 31324, PID# 0421 098.	Dated: January 29, 2019
--	-------------------------

I. Application Summary

Requested Action: Public hearing and consideration of a variance for Jeremy Clark. The application is proposed to allow construction of an accessory structure that exceeds the height and 50% of the floor area of a principle building in the Agricultural Residential (AR-1) district, at 811 Clark Town Road, Richmond Hill, GA 31324, PID# 0421 098.

Representative: **Jeremy Clark**
 PO Box 2216
 Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 67. Zoning Proposal Review Procedures, Georgia Code O.C.G.A. 36-67
- Bryan County IDO, Section 9 – Appeals Variances, and Administrative Relief– Variances.
- Bryan County IDO, Section 10 – Accessory Uses, Section 1000 – General Rules for Accessory Uses and Structures

II. General Information

1. Application: A Variance application was placed by Jeremy Clark, of 811 Clark Town Road, Richmond Hill, GA 31324 on January 4, 2019. After reviewing the application, the Administrator certified the application as being generally complete on January 7, 2019.

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

A. Legal notice was published in the Bryan County News on January 17, 2019.

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

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

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

4. Background: This property consists of 26.68 acres and is located off Clark Town Road. It is zoned AR-1 and currently has a manufactured home on it measuring 16' x 76' (1,216 square feet). The applicant submitted a variance application to allow construction of an accessory building measuring 50' x 80' (4,000 square feet).

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

“A” Exhibits- Application:

A-1 Variance Application

A-2 Building and Site Plan

“B” Exhibits- Agency Comments:

Not Applicable

“C” Exhibits- Bryan County Supplements

C-1 Location Map

C-2 Notification Map

C-3 Overview Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

No Public Comments Received

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

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

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

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

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

Staff Findings: Staff has not identified any hardships resulting from conditions peculiar to the property. The lot is approximately 26 acres in size which exceeds the minimum requirements of the AR-1 zoning district. Within the immediate vicinity there are other AR-1 lots of a similar size and condition, and county-wide there are approximately 1,766¹ lots which are zoned AR-1 and exceed the minimum lot size requirements. Therefore, the condition of the property appears to be both common to the neighborhood and the general public.

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

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

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

¹ Number is approximate and based on Bryan County GIS parcel data extracted on 1/25/19

Staff Findings: The requested variance is not in keeping with the intent of the ordinance, which is to ensure accessory buildings are subordinate to principal buildings.

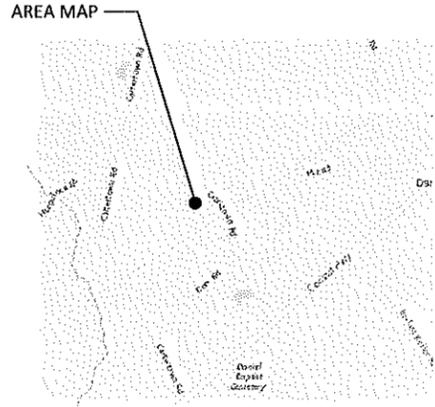
Staff Recommendation: Deny the requested variance from Article X, Section 1000(g) of the Zoning Ordinance, because the variance requirements are not met.

IV. Decision

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

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

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



AREA MAP
RICHMOND HILL, GA

NEW STORAGE FACILITY FOR:
JEREMY CLARK
811 CLARK TOWN ROAD.
RICHMOND HILL, GEORGIA 31324

PROJECT LOCATION



PROJECT LOCATION
RICHMOND HILL, GA

INDEX OF DRAWINGS

TITLE
T1.0 COVER
SITE
C1.0 SITE PLAN
ARCHITECTURAL
A1.0 FLOOR/ROOF PLANS
A1.1 ELEVATIONS

GENERAL NOTES

THE FOLLOWING NOTES SUPPLEMENT AND ADD TO THE DRAWINGS AND SPECIFICATION. IF THERE IS ANY CONFLICT, AMBIGUITY, ETC., CREATED BY ANY NOTE, THE CONTRACTOR SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENT.

1. TIE ALL NEW CONTOURS AND GRADES INTO EXISTING WITH SMOOTH, UNIFORM AND EVEN SLOPES TO ENSURE THAT WATER DRAINS AWAY FROM AND AROUND BUILDINGS.
2. CONTRACTOR SHALL PREPARE MASONRY WALLS TO MEET ALL REQUIREMENTS OF IBC/IRC.
3. JOINT REINFORCING MAY BE OMITTED IN DETAILING FOR CLARITY.
 - 3.1. INSTALL MASONRY JOINTS AT DESIGNATED INTERVALS WHETHER SHOWN OR NOT
4. OVERLAP ALL FLASHING JOINTS 4" MINIMUM AND SEAL WATERTIGHT
5. THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND ALL EMPLOYEES ON THIS PROJECT ARE NOT ALLOWED TO SCALE DRAWINGS TO DETERMINE DISTANCES NOT DIMENSIONS.
 - 5.1. IF CLARIFICATION IS REQUIRED CONTACT ARCHITECT FOR WRITTEN CONFIRMATION OF DIMENSIONS.
 - 5.2. ALL DIMENSIONS ARE GIVEN TO FACE OF CMU, BRICK OR STUD UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL VERIFY ALL DIMENSION, GRADE PITCHES AND OTHER CONDITIONS BY TAKING MEASUREMENTS PRIOR TO ORDERING MATERIALS OR DOING WORK.
 - 6.1. REFER DISCREPANCIES TO ARCHITECT FOR ADDITIONAL INSTRUCTIONS.
 - 6.2. CONTRACTOR IS RESPONSIBLE FOR MEASUREMENTS
 - 6.3. NO CONSIDERATION WILL BE GIVEN TO ANY CLAIM BASED ON DIFFERENCES BETWEEN DRAWINGS OR SPECIFICATIONS AND ACTUAL MEASUREMENTS.
7. COORDINATING ROUTING OF CONTRACTORS WORK WITH OTHER TRADES IS ESSENTIAL AND ANY EXPENSE REQUIRED FOR REMOVAL AND RELOCATION SHALL BE BORNE BY CONTRACTOR
8. WHERE A DETAIL OR SECTION IS SHOWN FOR ONE CONDITION IT APPLIES TO ALL LIKE OR SIMILAR CONDITIONS.
9. ALL WORK SHALL BE INSTALLED TRUE, PLUMB, SQUARE, SMOOTH AND IN A QUALITY WORKSMANSHIP LIKE MANNER.

OVERALL DESIGN INFORMATION

1. BUILDING DESIGN LOADS
 - 1.1. FLOOR LIVE LOAD - 100PSF
 - 1.2. ROOF LIVE LOAD - 20PSF
 - 1.3. GROUND SNOW LOAD - 0PSF
2. WIND LOADING
 - 2.1. WIND PRESSURE VELOCITY - 136MPH
 - 2.2. WIND EXPOSURE - B
 - 2.3. RISK CATEGORY - II
 - 2.4. IMPORTANCE FACTOR - 1.0
 - 2.5. INTERNAL PRESSURE COEFFICIENT +/- 0.18
3. COMPONENT AND CLADDING PRESSURE
 - 3.1. ROOF - +20/-50 PSF
 - 3.2. ROOF W/IN @ EDGERIDGE - +20/-85PSF
 - 3.3. ROOF W/IN @ CORNERS - +20/-125PSF
 - 3.4. WALLS - +45/-48PSF
 - 3.5. WALLS W/IN @ CORNERS - +45/-60PSF
4. STRUCTURAL COMPONENTS AND SYSTEMS SHALL BE DESIGNED FOR THE FOLLOWING DEFLECTIONS

4.1. WINDOWS AND WINDOW SUPPORTS	1/360
4.2. WALLS	1/480
4.3. FLOORS	1/360 L/240
4.4. ROOFS	1/240 L/180
5. SEISMIC LOADING INFORMATION
 - 5.1. SITE CLASS - D
 - 5.2. DESIGN SPECTRAL RESPONSE ACCELERATION
 - 5.2.1. S_{0.5} (0.2 SEC) 0.23g
 - 5.2.2. S_{0.1} (0.1 SEC) 0.15g
 - 5.3. SEISMIC DESIGN CATEGORY - C
 - 5.3.1. IMPORTANCE FACTOR (I) 1.25
 - 5.3.2. RESPONSE MODIFICATION FACTOR (R) 3
 - 5.3.3. DEFLECTION AMPLIFICATION FACTOR (CD) 3
 - 5.3.4. SEISMIC BASE SHEAR 0.091W

**PROJECT SCOPE:
RENOVATION TO RESIDENCE**

APPLICABLE CODES:
BUILDING CODE IBC/IRC 2012 EDITION (INCLUDING GA AMENDMENTS)
ENERGY CODE IECC 2012
PLUMBING CODE IPC 2012
MECHANICAL MFC 2012
ELECTRICAL NEC 2017
FIRE IFC 2012 (INCLUDING GA AMENDMENTS)
LIFE SAFETY NFPA 101 2012 (INCLUDING GA AMENDMENTS)
ACCESSIBILITY ADA 2010 EDITION (ANSI 117.1)

TYPES OF CONSTRUCTION - (TABLE 601)
TYPE V-B COMBUSTIBLE BEARING & COMBUSTIBLE INTERIOR PARTITIONS
EXTERIOR LOAD BEARING WALLS - WOOD STUD AND CEMENTATIONOUS DD. SIDING
ROOF CONSTRUCTION - WOOD TRUSSES
FIRE COMPLIANCE - UNSPRINKLERD

RESIDENTIAL OCCUPANCY: SINGLE FAMILY OCCUPANCY

TYPICAL ABBREVIATIONS

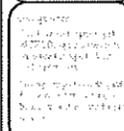
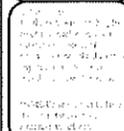
∆	ANGLE	DISP	DISPENSER
@	AT	EA	EACH
A.B.	ANCHOR BOLT	EAD	ELECTRIC HAIR DRYER
A.F.F.	ABOVE FINISH FLOOR	EHD	ELECTRIC HAND DRYER
ALT.	ALTERNATE	E.J.	EXPANSION JOINT
ALUM.	ALUMINUM	ELEV.	ELEVATION
ANOD.	ANODIZED	EQ.	EQUAL
A.T.	ACOUSTICAL TILE	EXP.	EXPANSION
AU.	ASH URN	EXT.	EXTERIOR
BCS	CONCRETE MASONRY UNIT	F.A.S.	FINISH ALL SIDES
BD.	BOARD	F.D.	FLOOR DRAIN
BET.	BETWEEN	F.E.	FIRE EXTINGUISHER
BLK.	BLOCK	F.F.	FINISH FLOOR
B.N.	BULL NOSE	FIN.	FINISH
BM.	BEAM	FL.	FLOOR
C	CHANNEL	FR.	FIRE RATED
	CENTERLINE	FSS	FOLDING SHOWER SEAT
CAB.	CABINET	FT.	FOOT
CB	CHALKBOARD	FTD	FACIAL TISSUE DISPENSER
CLG.	CEILING	GA.	GAUGE
CMU	CONCRETE MASONRY UNIT	GA.V.	GALVANIZED
COL.	COLUMN	GB	GRAB BAR
CONC.	CONCRETE	G.C.C.B.	GLAZE COATED CONCRETE BLOCK
CONT.	CONTINUOUS	GYP.	GYPSPUM
C.R.	CLASSROOM	H.C.	HANDICAPPED ACCESSIBLE
C.T.	CERAMIC TILE	H.M.	HOLLOW METAL
CTR.	CENTER	HT.	HEIGHT
∅	DIAMETER	INSUL.	INSULATION
D.B.N.	DOUBLE BULL NOSE	JT.	JOINT
DET.	DETAIL	LAM.	LAMINATED
D.F.	DRINKING FOUNTAIN	L.F.	LINEAL FOOT
DIM.	DIMENSION	RH.	ROBE HOOK
MANUF.	MANUFACTURER	RM.	ROOM
MAX.	MAXIMUM	R/W	RIGHT OF WAY
MBH.	MOP AND BROOM HOLDER	S.C.	STORAGE CABINET
MC	MEDICINE CABINET	SCD	SEAT COVER DISPENSER
MET.	METAL	SCH	SHOWER CURTAIN AND HOOKS
MIN.	MINIMUM	SCR	SHOWER CURTAIN ROD
MIR.	MIRROR	SD	SOAP DISPENSER
MISC.	MISCELLANEOUS	S.F.	SQUARE FOOT
M.O.	MASONRY OPENING	SIM.	SIMILAR
N.C.	NOT IN CONTRACT	SNR	SANITARY NAPKIN DISPENSER
NOM.	NOMINAL	SNR	SANITARY NAPKIN RECEPTACLE
N.T.S.	NOT TO SCALE	SO. FT.	SQUARE FOOT
O.H.	OVERHEAD	S.S.	STAINLESS STEEL
OPP.	OPPOSITE	ST	SOAP TRAY
O.C.	ON CENTER	STL.	STEEL
O.D.	OUTSIDE DIAMETER	STOR.	STORAGE
	PLATE	SUSP.	SUSPENDED
P.C.B.	PAINTED CONCRETE BLOCK	T.B.	TACK BOARD
P.E.J.	PREFORMED EXPANSION JOINT	TBH.	TUMBLER/TOOTHBRUSH HOLDER
P.L.	PROPERTY LINE	T.C.	TEACHER'S CABINET
PLYWD.	PLYWOOD	TEMP.	TEMPERED
PROJ.	PROJECTION	TH	TOWEL HOLDER
PS	PURSE SHELF	TK.	THICK
P.T.	PRESSURE TREATED	TP	TOWEL PIN
PTD.	PAPER TOWEL DISPENSER	TR	TOWEL ROD
PTDR	PAPER TOWEL DISPENSER	TTD	TOILET TISSUE DISPENSER
PTR	PAPER TOWEL RECEPTACLE	TYP.	TYPICAL
Q.T.	QUARRY TILE	U.N.	UNLESS NOTED
RAD.	RADIUS	USU	UTILITY SHELF UNIT
R.D.	ROOF DRAIN	W	WITH
REIN.	REINFORCED	WIND	WINDOW
REQD.	REQUIRED		



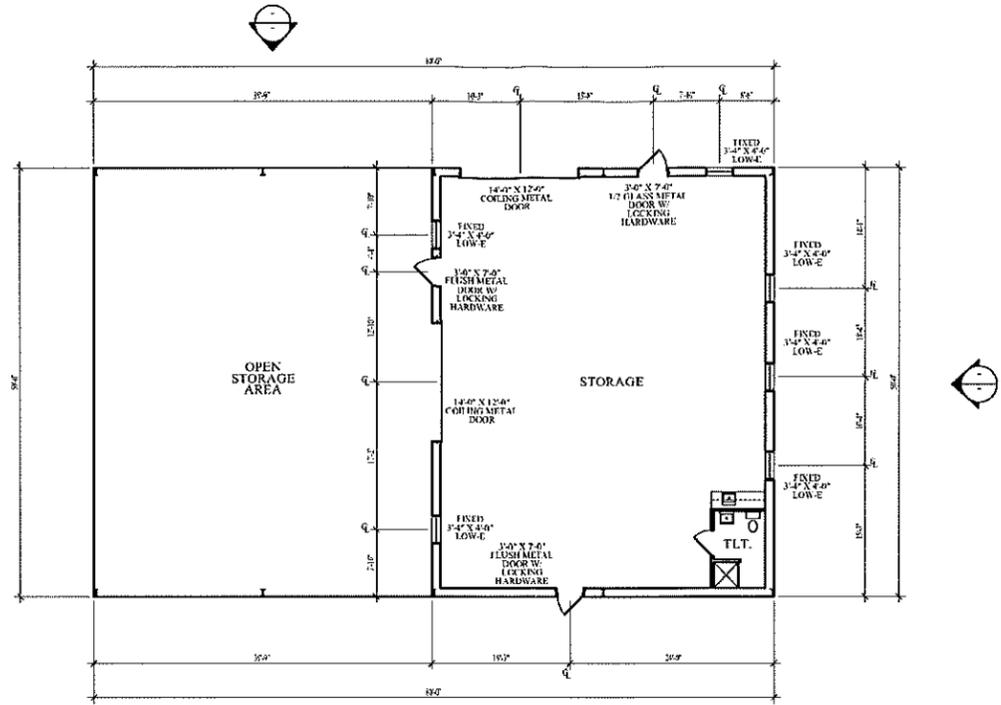
COVER



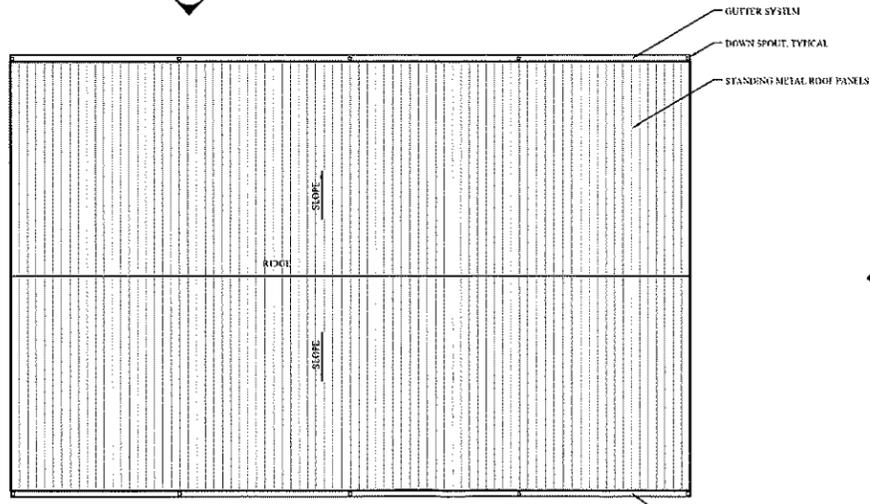
NEW STORAGE FACILITY FOR:
JEREMY CLARK
811 CLARK TOWN ROAD.
RICHMOND HILL, GEORGIA 31324



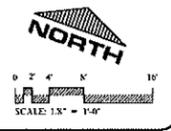
T-1.0
Sheet of 25 of 5



FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



FLOOR AND ROOF PLANS

NEW STORAGE FACILITY FOR:
JEREMY CLARK
811 CLARK TOWN ROAD,
RICHMOND HILL, GEORGIA 31324

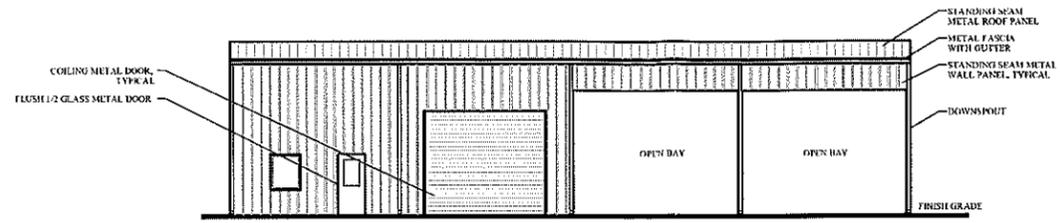


NO.	DATE	DESCRIPTION
1	11/15/24	ISSUED FOR PERMIT
2	11/15/24	ISSUED FOR PERMIT
3	11/15/24	ISSUED FOR PERMIT
4	11/15/24	ISSUED FOR PERMIT
5	11/15/24	ISSUED FOR PERMIT

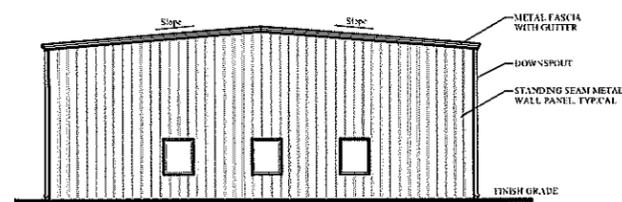
NOT TO SCALE
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS
OWNER TO VERIFY ALL UTILITIES AND OBSTRUCTIONS PRIOR TO CONSTRUCTION

DATE: 11/15/24
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

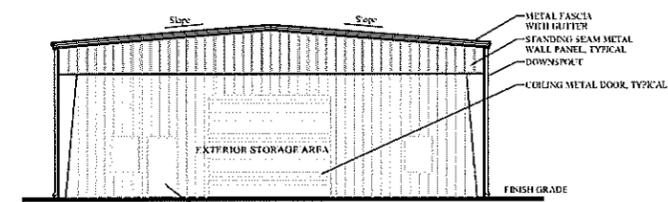
A.O.I.
REV: 01/2025



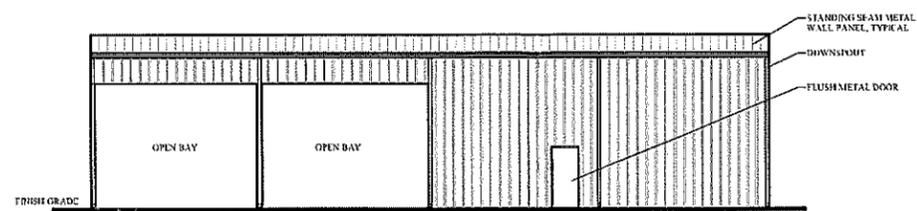
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



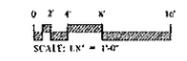
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS

NEW STORAGE FACILITY FOR:
JEREMY CLARK
811 CLARK TOWN ROAD
RICHMOND HILL, GEORGIA 31324

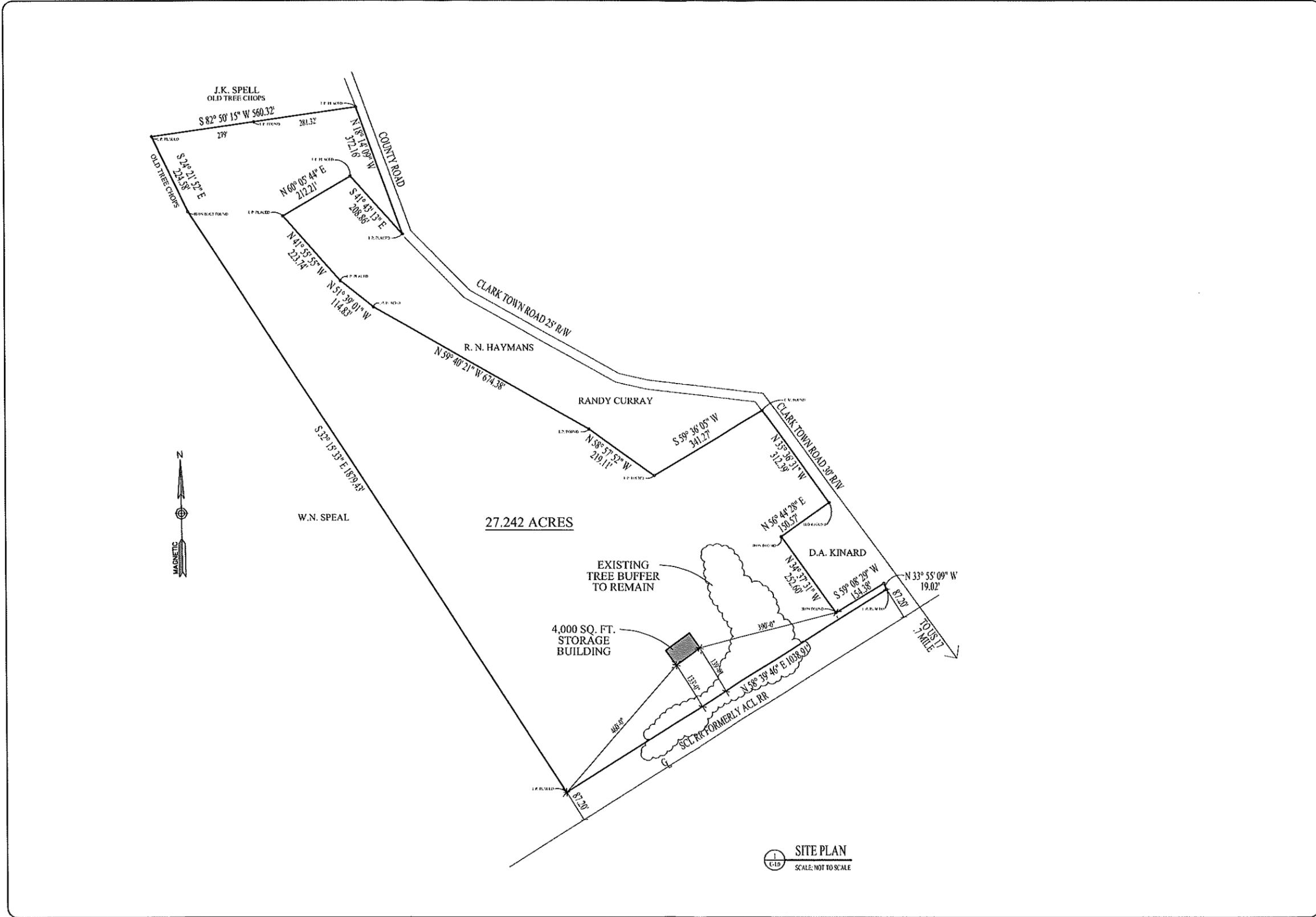


DATE	1/11/2018
BY	JAC
CHECKED	JAC
DATE	1/11/2018
BY	JAC
CHECKED	JAC

THIS SET OF DRAWINGS IS THE PROPERTY OF JEREMY CLARK ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS SET OF DRAWINGS WITHOUT THE WRITTEN CONSENT OF JEREMY CLARK ARCHITECTURE IS STRICTLY PROHIBITED.

DATE: 1/11/2018
PROJECT: NEW STORAGE FACILITY FOR JEREMY CLARK
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1/8" = 1'-0"

A-0.1
SHEET 1 OF 2 SHEETS



SITE PLAN

NEW STORAGE FACILITY FOR:
JEREMY CLARK
 811 CLARK TOWN ROAD,
 RICHMOND HILL, GEORGIA 31324



DATE	1/1/20
PROJECT	
OWNER	
DESIGNER	
CONTRACTOR	

1. This plan shows the location of the proposed storage facility on the property shown.

2. The proposed storage facility is shown in gray.

3. The proposed storage facility is shown in gray.

4. The proposed storage facility is shown in gray.

C-1.0

PREPARED BY: [Name]



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0421-098
- Parcels

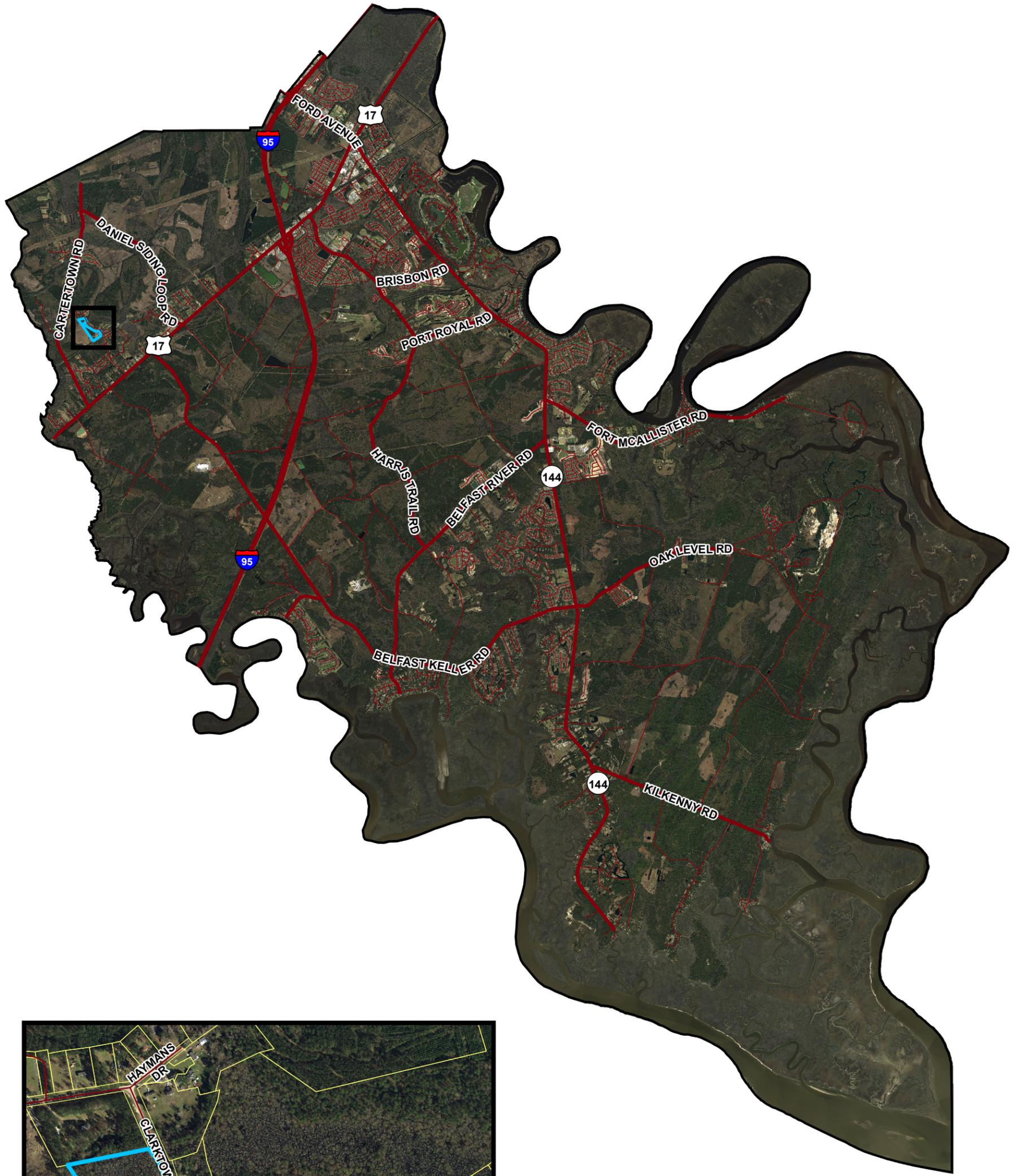


Produced by Bryan County GIS
January 2019



Location Map Jeremy Clark Case V# 314-19

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- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0421-098
- Surrounding Parcels

**Overview Map
Jeremy Clark
Case V# 314-19**

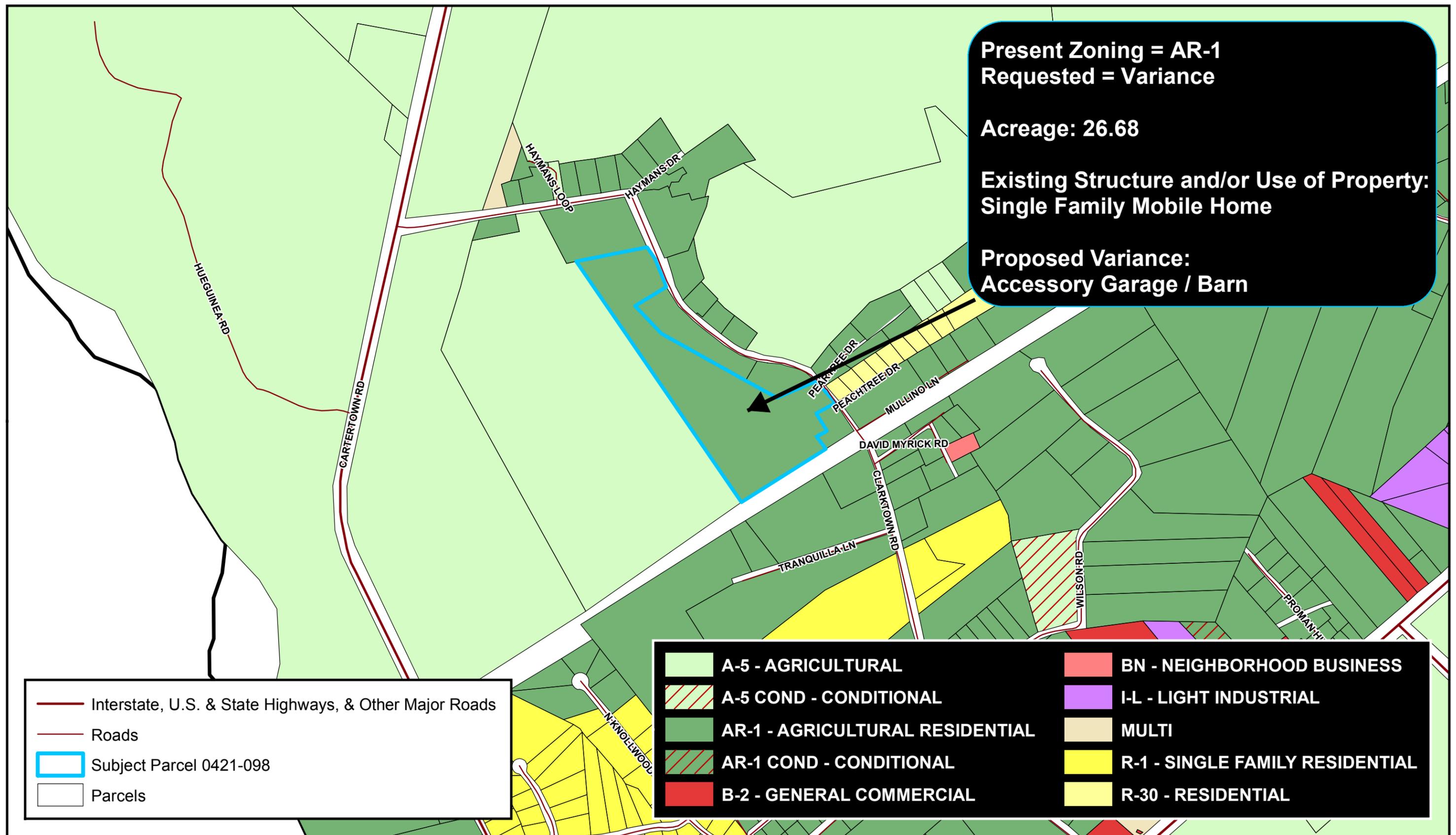


Present Zoning = AR-1
Requested = Variance

Acreage: 26.68

Existing Structure and/or Use of Property:
Single Family Mobile Home

Proposed Variance:
Accessory Garage / Barn



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

— Roads

□ Subject Parcel 0421-098

□ Parcels

A-5 - AGRICULTURAL	BN - NEIGHBORHOOD BUSINESS
A-5 COND - CONDITIONAL	I-L - LIGHT INDUSTRIAL
AR-1 - AGRICULTURAL RESIDENTIAL	MULTI
AR-1 COND - CONDITIONAL	R-1 - SINGLE FAMILY RESIDENTIAL
B-2 - GENERAL COMMERCIAL	R-30 - RESIDENTIAL



BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

Public Meeting Date: February 5, 2019

REGARDING THE APPLICATION OF: Buckhead Lake Developers, requesting preliminary plat approval for Wexford Subdivision located on Belfast River Rd., PIN # 062-060	Dated: January 29, 2019
--	-------------------------

I. Application Summary

Requested Action: Public hearing and consideration of preliminary plat approval for Wexford Subdivision located on Belfast River Road, PIN# 062-060.

Representative: **Buckhead Lake Developers LLC**
2702 Whatley Ave, Suite B-1

Applicable Regulations:

- Bryan County Interim Development Ordinance, Section 4 Preliminary Plats

II. General Information

1. Application: A preliminary plat and construction plan application was initially received by the Administrator on January 24, 2018.

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

- A. Legal notice was published in the Bryan County News on January 17, 2019.
- B. Notice was mailed on January 14, 2019 to surrounding landowners within 600’ of the exterior boundaries of the property.
- D. An on-site notice was posted on January 14, 2019.

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

4. Background: This property consists of approximately 116 acres of which 45 acres are currently being proposed for subdivision. The site was rezoned to PUD by the Board of Commissioners on October 25, 2016 with an adjacent tract under the name of Magnolia Hill. The PUD approval and Master Plan for this

116-acre tract was shown to include 188 lots. This preliminary plat represents the first 57 lots, along with a recreation tract and green space.

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

“A” Exhibits- Application:

A-1 Preliminary Plat

“B” Exhibits- Agency Comments:

Staff received no comments.

“C” Exhibits- Bryan County Supplements

C-1 Location Map

C-2 Notification Map

C-3 Overview Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

None presented

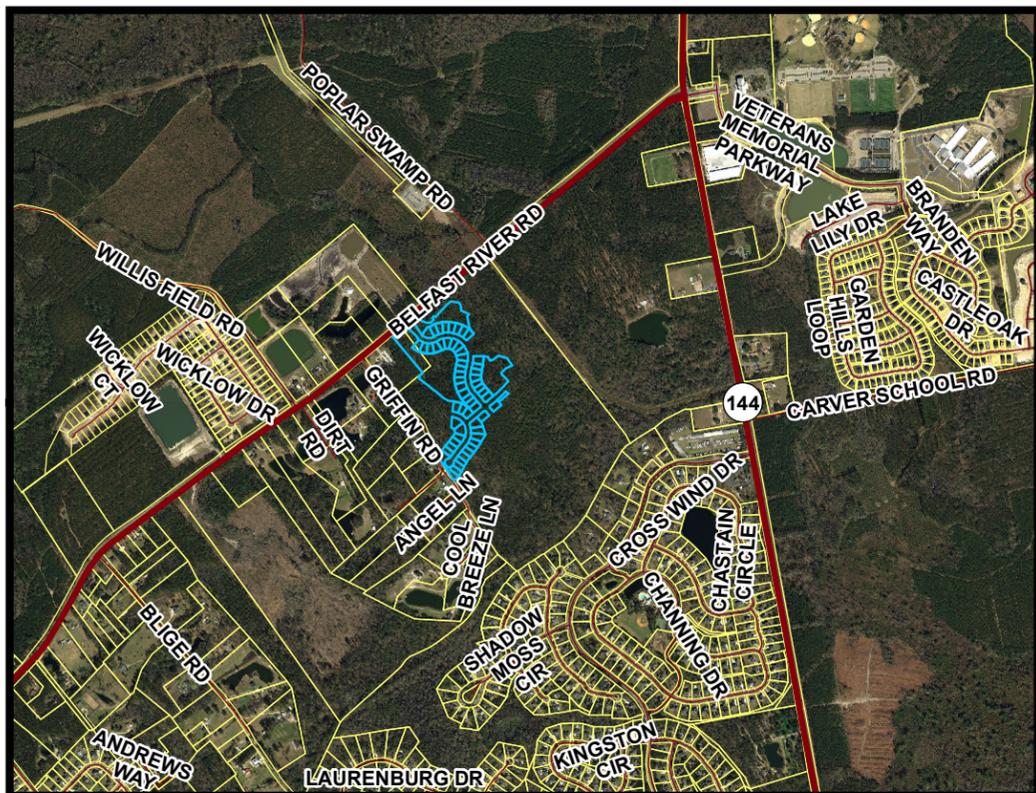
Staff Recommendation: Staff has reviewed the preliminary plat along with the construction plans and recommends approval as it conforms with the Master Plan.

III. Planning & Zoning Recommendation

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

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

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

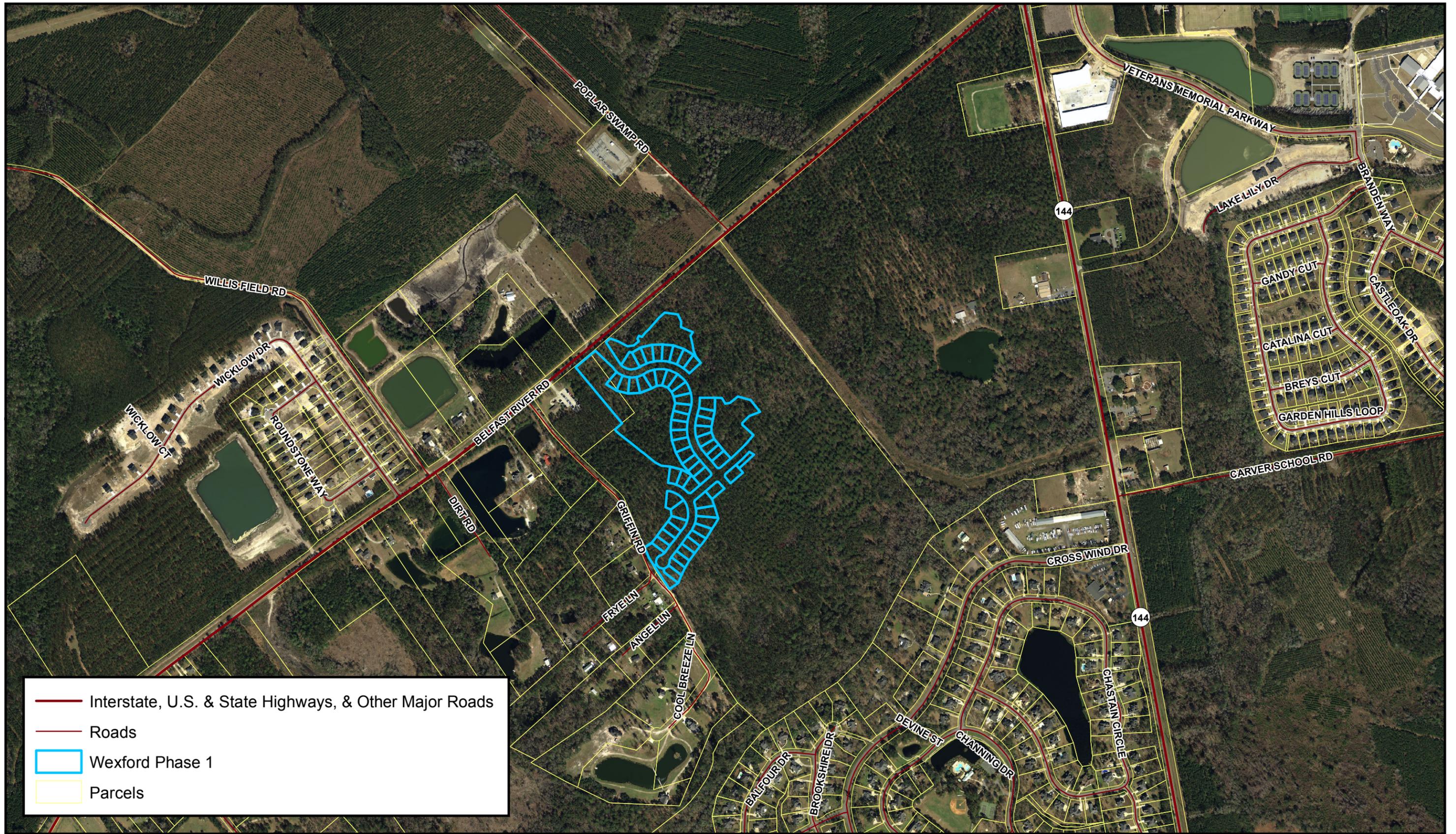


- Interstate, US & State Highways, & Other Major Roads
- Roads
- Wexford Phase 1
- Parcels

Overview Map Wexford Phase 1

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- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Wexford Phase 1
- Parcels



Location Map Wexford Phase 1

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