

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 30, 2019
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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 56 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.

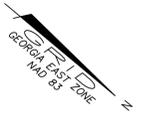
III. Planning & Zoning Recommendation

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.

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

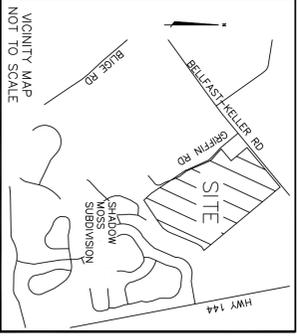


BENCH MARK
IRON PIPE
ELEVATION: 24.33'
NAVD 88

BENCH MARK
IRON PIPE
ELEVATION: 21.98'
NAVD 88

BELFAST RIVER ROAD 100' R/W

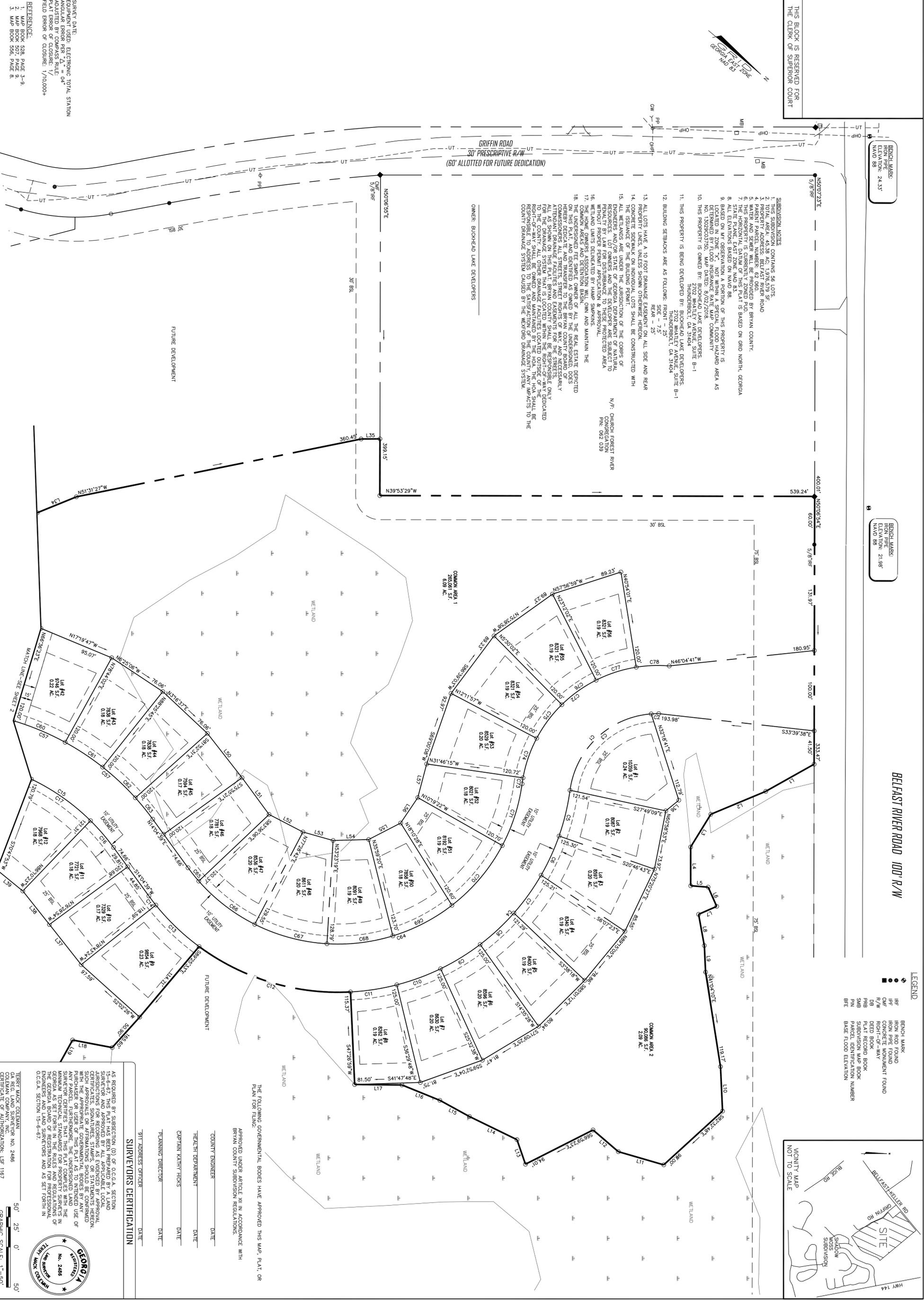
- LEGEND**
- ◆ BENCH MARK
 - IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - R/W
 - RIGHT-OF-WAY
 - DB DEED BOOK
 - SMB SUBDIVISION MAP BOOK
 - PLAT RECORD MAP BOOK
 - BASEL IDENTIFICATION NUMBER
 - BASE FLOOD ELEVATION



- SUBDIVISION NOTES**
1. THIS SUBDIVISION CONTAINS 56 LOTS.
 2. TOTAL AREA: 45.376 AC.; 1,976,579 SF.
 3. THIS MAP IS A PART OF A SUBDIVISION PLAT FOR THE BELFAST RIVER ROAD DEVELOPMENT, MAP NO. 1302903750, MAP DATED 8/02/2018.
 4. WATER AND SEWER WILL BE PROVIDED BY BRYAN COUNTY.
 5. THIS PROPERTY IS CURRENTLY ZONED PD.
 6. THE PROPERTY IS CURRENTLY OWNED BY BUCKHEAD LAKE DEVELOPERS, L.P., A LIMITED LIABILITY PARTNERSHIP, WITH AN OFFICE ADDRESS OF 2702 WHATELY AVENUE, SUITE B-1, THUNDERBOLT, GA 31404.
 7. STATE PLANE, EAST ZONE, NAD 83, IS BASED ON GRID NORTH, GEORGIA.
 8. ALL ELEVATIONS BASED ON NAVD 88.
 9. BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY NO. 1302903750, MAP DATED 8/02/2018.
 10. THIS PROPERTY IS OWNED BY: BUCKHEAD LAKE DEVELOPERS, L.P., 2702 WHATELY AVENUE, SUITE B-1, THUNDERBOLT, GA 31404.
 11. THIS PROPERTY IS BEING DEVELOPED BY: BUCKHEAD LAKE DEVELOPERS, 2702 WHATELY AVENUE, SUITE B-1, THUNDERBOLT, GA 31404.
 12. BUILDING SETBACKS ARE AS FOLLOWS: FRONT - 25', SIDE - 7.5', REAR - 25'.
 13. ALL LOTS HAVE A 10 FOOT DRAINAGE EASEMENT ON ALL SIDE AND REAR PROPERTY LINES, UNLESS SHOWN OTHERWISE HEREON.
 14. THE ISSUANCE OF THE BUILDING PERMIT SHALL BE CONSTRUCTED WITH ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF NATURAL RESOURCES WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 15. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF NATURAL RESOURCES WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 16. WETLAND LIMITS DELINEATED BY HAMP SIMPKINS.
 17. THE HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN THE UNDERSIGNEED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT, AND IDENTIFIED AS OWNED BY THE UNDERSIGNEED COMMISSIONERS ALL STREETS, STREET RIGHTS OF WAY AND NECESSARILY ATTENDANT DRAINAGE FACILITIES AND EASEMENTS FOR THE STREETS, FOR AS SHOWN ON THIS PLAT, BRYAN COUNTY SHALL BE RESPONSIBLY MAINTAINED TO THE COUNTY. ALL OTHER DRAINAGE FACILITIES LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WETLAND DRAINAGE SYSTEM CAUSED BY THE COUNTY DRAINAGE SYSTEM CAUSED BY THE WEXFORD DRAINAGE SYSTEM.

OWNER: BUCKHEAD LAKE DEVELOPERS

N/F: CHURCH FOREST RIVER
PIN: 062 039



- REFERENCE:**
1. MAP BOOK 508, PAGE 3-9
 2. MAP BOOK 507, PAGE 9
 3. MAP BOOK 506, PAGE 8

SURVEY DATE: ELECTRONIC TOTAL STATION
EQUIPMENT ERROR PER "Δ" = 0.4"
ANGULAR ERROR PER "Δ" = 0.4"
ADJUSTED BY COMPASS RULE
FIELD ERROR OF CLOSURE: 1/10,000+
FIELD ERROR OF CLOSURE: 1/10,000+

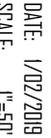
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES. THE SURVEYOR'S CERTIFICATE, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED PURCHASER OR USER OF THIS PLAT AS TO INTERESTED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE REQUIREMENTS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED UNDER ARTICLE VII, IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.

COUNTY ENGINEER _____ DATE _____
 HEALTH DEPARTMENT _____ DATE _____
 CAPTAIN KATHY HICKS _____ DATE _____
 PLANNING DIRECTOR _____ DATE _____
 311 ADDRESS OFFICER _____ DATE _____

TERREY MARK COLEMAN
 O.A. REG. LAND SURVEYOR NO. 2486
 CERTIFICATE OF AUTHORIZATION, LSF 1187



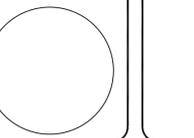
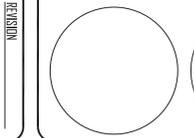
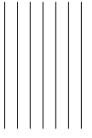
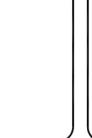
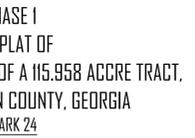
WEXFORD, PHASE I
 A SUBDIVISION PLAT OF
 45.376 ACRES, BEING A PORTION OF A 115.958 ACRES TRACT,
 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA
 PREPARED FOR: LANDMARK 24

DATE: 1/02/2019
SCALE: 1"=50'
JOB #: 17-092
DRAWN BY: DET
CHECKED BY:

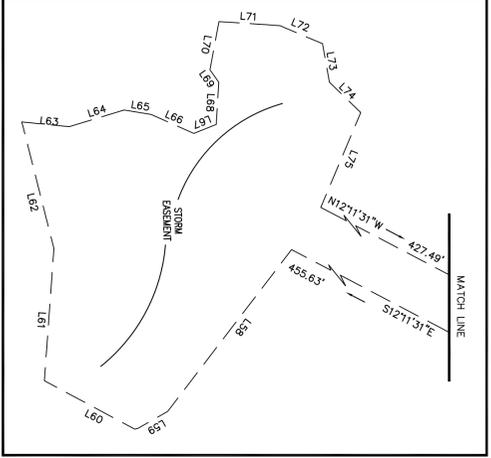
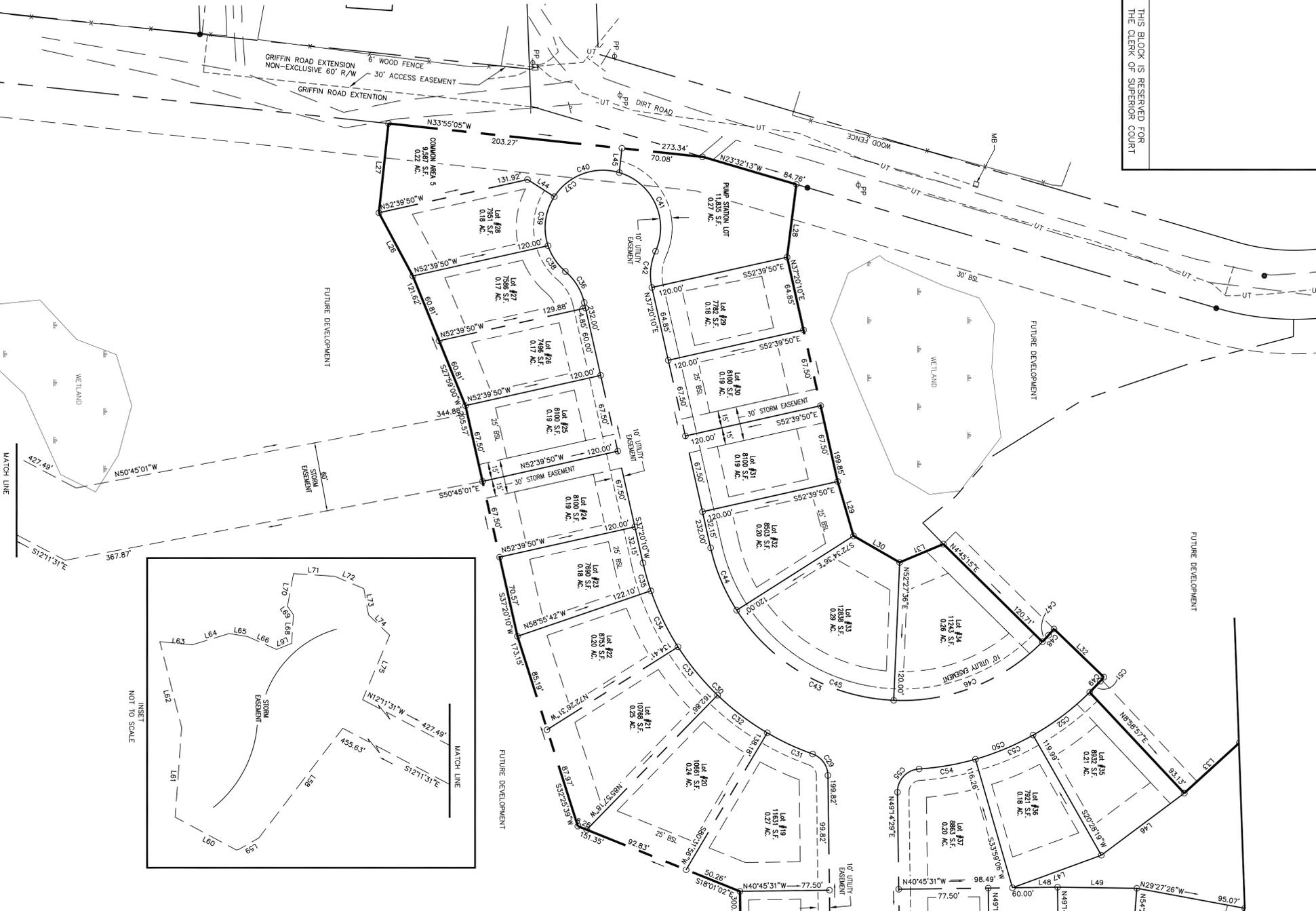
SUBDIVISION PLAT

SHEET 1/2

COLEMAN COMPANY, INC.
 17 PARK OF COMMERCE | SUITE 201
 SAVANNAH, GA 31405
 (8) 912.200.3041 | (F) 912.200.3056



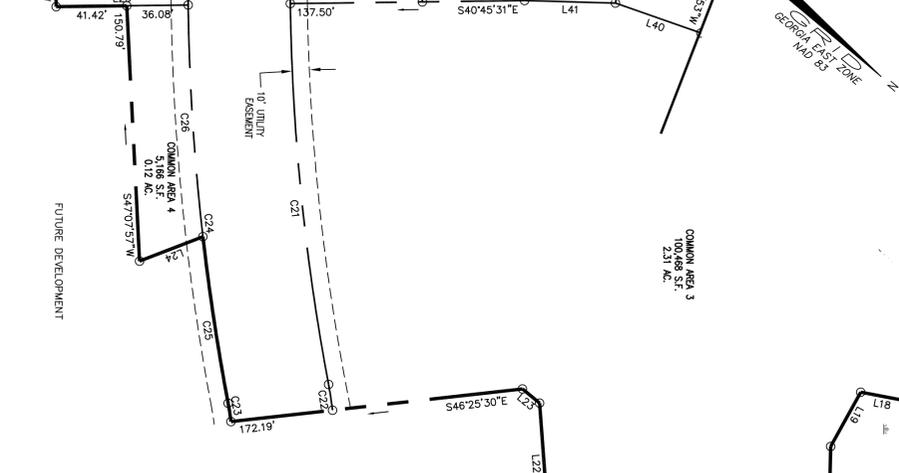
THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1591.51	110.00'	8233.56°	97.15'	S89°55'42"E	145.63'
C2	9.34'	110.00'	451.55°	4.67'	S41°42'42"E	9.34'
C3	149.84'	110.00'	780.20°	84.13'	S81°21'40"E	138.60'
C4	690.66'	290.00'	156°27'19"	726.07'	N54°09'01"W	538.63'
C5	56.71'	290.00'	113°55'57"	29.45'	S63°29'18"W	58.81'
C6	53.69'	290.00'	103°36'30"	26.92'	S74°31'32"W	53.62'
C7	56.07'	290.00'	112°8'24"	29.13'	S65°35'59"W	57.98'
C8	57.35'	290.00'	111°9'53"	28.77'	N83°01'52"W	57.26'
C9	57.71'	290.00'	112°41'0"	28.95'	N61°39'50"W	57.62'
C10	57.99'	290.00'	112°7'27"	29.09'	N60°14'02"W	57.90'
C11	58.18'	290.00'	112°9'38"	29.19'	N48°45'29"W	58.08'
C12	200.09'	290.00'	3931.95°	104.21'	N23°14'41"W	196.15'
C13	74.68'	290.00'	112°9'38"	37.55'	N23°14'41"W	74.48'
C14	14.18'	290.00'	2°48'02"	7.09'	N12°40'37"E	14.17'
C15	258.41'	270.00'	5430.10°	140.06'	S13°20'26"E	248.66'
C16	43.98'	270.00'	920.01°	22.04'	S92°43'36"W	43.93'
C17	89.98'	270.00'	180°35'38"	45.41'	S44°8'11"E	89.66'
C18	77.80'	270.00'	163°30'32"	39.17'	S22°36'16"E	77.53'
C19	46.65'	270.00'	93°53'58"	23.38'	S35°48'31"E	46.59'
C20	31.42'	20.00'	90°00'00"	20.00'	S89°45'31"E	28.28'
C21	225.99'	1308.00'	933.57°	113.27'	N44°17'31"E	225.70'
C22	15.40'	228.00'	352.08°	7.70'	S41°16'36"W	15.39'
C23	10.96'	168.00'	344.20°	5.48'	S41°42'42"W	10.96'
C24	236.35'	1368.00'	933.57°	118.47'	N44°17'31"E	236.06'
C25	99.36'	1368.00'	490.42°	49.70'	N41°25'23"E	99.34'
C26	136.99'	1368.00'	544.15°	68.55'	N46°22'22"E	136.93'
C27	31.42'	20.00'	90°00'00"	20.00'	S41°42'39"W	28.28'
C28	31.42'	20.00'	90°00'00"	20.00'	N85°45'31"W	28.28'
C29	24.28'	20.00'	69°32'36"	13.89'	S14°28'11"W	22.81'
C30	231.37'	230.00'	5738.17°	126.54'	N83°10'27"E	221.74'
C31	43.49'	230.00'	1050.03°	21.81'	N44°33'05"W	43.43'
C32	54.24'	230.00'	1330.46°	27.25'	N24°41'17"W	54.12'
C33	54.24'	230.00'	1330.46°	27.25'	N10°48'05"E	54.12'
C34	54.25'	230.00'	1330.50°	27.25'	N24°18'54"E	54.12'
C35	25.15'	230.00'	675.52°	12.59'	S18°54'05"W	25.13'
C36	32.18'	50.00'	365°21'12"	16.67'	S18°54'05"W	31.62'
C37	221.43'	50.00'	253°44'23"	66.67'	S52°39'50"E	80.00'
C38	27.32'	50.00'	314°8'29"	14.01'	N16°07'13"E	26.98'
C39	44.46'	50.00'	505°54'2"	23.81'	N57°14'23"E	43.60'
C40	64.43'	50.00'	735°02'7"	37.56'	S60°22'40"E	60.07'
C41	85.23'	50.00'	97°40'01"	57.18'	S28°22'22"W	75.28'
C42	32.18'	50.00'	365°21'12"	16.67'	N55°46'16"E	31.62'
C43	372.54'	170.00'	125°33'35"	330.50'	N25°28'37"W	302.25'
C44	59.08'	170.00'	195°44'6"	29.84'	N27°22'47"E	58.79'
C45	163.08'	170.00'	545°7'48"	88.43'	N10°03'29"W	156.90'



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C47	7.87'	170.00'	239.11°	3.94'	N86°53'48"W	7.87'
C48	7.18'	210.00'	157°02'	3.58'	N89°11'56"W	7.15'
C49	4.76'	270.00'	100°48'	2.39'	N88°43'49"W	4.78'
C50	178.92'	230.00'	44°34'13"	94.26'	N65°56'18"W	174.44'
C51	13.30'	230.00'	31°9'48"	6.65'	N68°34'00"W	13.30'
C52	61.75'	230.00'	152°25'58"	31.06'	N77°13'08"W	61.56'
C53	54.24'	230.00'	133°0'47"	27.25'	N62°46'17"W	54.12'
C54	49.62'	230.00'	127°14'2"	24.91'	N49°50'03"W	49.53'
C55	30.41'	20.00'	87°06'19"	19.01'	S87°12'22"E	27.56'
C56	31.42'	20.00'	90°00'00"	20.00'	N41°4'29"E	28.28'
C57	315.63'	330.00'	5430.10°	171.19'	S13°20'26"E	303.92'
C58	30.17'	330.00'	120°7'39"	15.09'	S38°08'23"E	30.16'
C59	69.85'	330.00'	120°7'39"	35.06'	S29°27'28"E	69.72'
C60	69.86'	330.00'	120°7'39"	35.06'	S17°19'47"E	69.72'
C61	55.64'	330.00'	91°44'5"	27.99'	S6°25'06"E	55.77'
C62	55.84'	330.00'	91°44'5"	27.99'	S7°6'37"W	55.77'
C63	34.29'	330.00'	53°10'	17.16'	S11°06'04"W	34.27'
C64	547.77'	230.00'	156°27'19"	575.85'	N54°09'01"W	427.19'
C65	21.31'	230.00'	51°8'35"	10.67'	N11°25'21"E	21.31'
C66	88.31'	230.00'	215°9'56"	44.71'	N21°35'55"W	87.77'
C67	93.44'	230.00'	242°24'3"	49.68'	S89°59'52"W	92.80'
C68	82.77'	230.00'	207°0'55"	41.84'	N46°49'03"W	82.32'
C69	83.04'	230.00'	204°11'	41.96'	N67°28'11"W	82.59'
C70	97.86'	230.00'	242°24'3"	49.68'	S89°59'52"W	97.13'
C71	81.04'	230.00'	207°11'5"	40.94'	S67°42'57"W	80.62'
C72	288.50'	170.00'	87°07'27"	161.67'	S79°48'57"E	234.31'
C73	7.62'	170.00'	234°01'	3.81'	N58°54'20"E	7.62'
C74	52.25'	170.00'	173°8'42"	26.34'	N88°39'42"E	52.05'
C75	52.52'	170.00'	174°1'59"	26.47'	N86°39'03"E	52.31'
C76	52.52'	170.00'	174°1'59"	26.47'	S75°38'58"E	52.31'
C77	93.60'	170.00'	313°24'5"	48.02'	S51°01'36"E	92.42'
C78	93.60'	170.00'	313°24'5"	48.02'	S51°01'36"E	92.42'



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	68.92'	S81°25'12"E	L41	53.41'	S38°23'18"E
L2	73.81'	S81°44'17"E	L42	57.50'	S40°45'31"E
L3	47.86'	N81°32'12"E	L43	57.50'	N40°45'31"W
L4	48.20'	N49°03'05"E	L44	27.50'	N71°17'41"W
L5	21.68'	N35°29'17"W	L45	21.27'	N65°02'20"E
L6	26.21'	N26°03'14"E	L46	89.79'	S76°55'32"E
L7	24.28'	S67°28'22"E	L47	82.00'	S60°16'33"E
L8	39.57'	N39°35'52"E	L48	39.01'	N40°45'31"W
L9	33.07'	N47°20'14"E	L49	68.66'	N39°11'27"W
L10	55.42'	N47°20'48"E	L50	68.66'	N12°05'13"E
L11	58.62'	S23°44'34"E	L51	56.71'	N13°7'44"E
L12	41.48'	S01°15'56"W	L52	47.33'	N12°31'14"W
L13	32.38'	S30°56'05"W	L53	38.89'	N24°12'22"W
L14	65.60'	S13°56'33"E	L54	44.19'	N41°35'10"W
L15	41.82'	S11°12'36"E	L55	44.64'	N67°24'00"W
L16	50.77'	S17°50'55"E	L56	38.12'	S83°53'38"W
L17	68.62'	S39°29'32"E	L57	43.31'	S64°42'24"W
L18	50.08'	S29°14'40"E	L58	239.93'	N87°19'15"E
L19	36.54'	N79°46'50"E	L59	39.99'	S69°53'42"E
L20	72.49'	S124°20'20"E	L60	123.57'	S13°00'07"E
L21	86.69'	S91°42'39"W	L61	156.25'	S41°06'25"W
L22	71.12'	S45°46'53"W	L62	154.07'	S35°50'33"W
L23	13.08'	S01°19'19"E	L63	55.95'	N34°13'44"W
L24	39.90'	S81°11'47"E	L64	67.40'	N65°56'13"W
L25	77.50'	S40°45'31"E	L65	32.15'	N20°30'22"W
L26	62.26'	S21°51'59"W	L66	54.86'	N15°52'38"W
L27	78.06'	S64°04'55"W	L67	28.35'	N61°55'25"W
L28	63.84'	N57°10'42"E	L68	49.89'	S53°31'9"W
L29	49.27'	N33°12'22"E	L69	17.93'	S14°50'00"W
L30	46.14'	N10°03'57"W	L70	57.79'	S60°22'09"W
L31	41.04'	N62°50'41"W	L71	71.90'	N36°05'54"W
L32	60.13'	N40°27'17"E	L72	54.16'	N17°04'41"W
L33	64.89'	N82°33'25"W	L73	46.21'	N39°51'49"E
L34	52.37'	N62°16'17"W	L74	51.26'	N41°03'32"E
L35	23.98'	N40°21'46"W	L75	121.36'	N72°44'15"E

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR THEMSELVES:

APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.

COUNTY ENGINEER _____ DATE _____

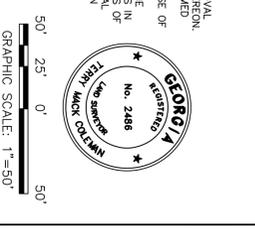
HEALTH DEPARTMENT _____ DATE _____

CAPITAN KATHY THOMAS _____ DATE _____

TRAINING DIRECTOR _____ DATE _____

311 ADDRESS OFFICER _____ DATE _____

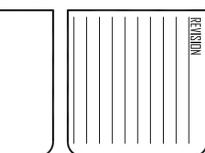
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND ALL ENTRIES ARE SUBJECT TO APPROVAL, CERTIFICATION, SIGNATURE, STAMP, OR STATEMENT HEREON. SUCH APPROVALS OR APPROVED SHOULD BE CONSIDERED PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THE MINIMUM STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL O.C.G.A. SECTION 15-6-67.



DATE: 1/02/2018
SCALE: 1"=50'
JOB #: 17-032
DRAWN BY: DET
CHECKED BY:

SUBMISSION PLAT

WEXFORD, PHASE I
A SUBDIVISION PLAT OF
45.376 ACRES, BEING A PORTION OF A 115.958 ACRES TRACT,
20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA
PREPARED FOR: LANDMARK 24



ENGINEERS

COLEMAN COMPANY, INC.

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