BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: June 4, 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. RECOGNITION OF GUESTS

III. ELECTION OF OFFICERS

IV. APPROVAL OF MINUTES

V. PUBLIC HEARINGS

PLANNING COMMISSION

Z#205-19, William Norwood, requesting to rezone approximately 10 acres from A-5 to requested AR-1.5 located on 300 Bryan Fisherman's Co-op Rd, PIN# 063-01-085-011.

Z#206-19, Honia Gapac, requesting to rezone 3.22 acres on Bill Futch Rd. from A-5 to requested B-1 or B-2, PIN#025-001 for the use of a Hobby Shop.

BOARD OF ADJUSTMENT

V#318-19, Lucas & Angela Watson, requesting a variance for lot size reduction on 2086 Homestead Dr., Ellabell, PIN# 0301-027.

V#319-19, Tammy Lanning, requesting a variance to increase size of accessory structure for 3801 Hwy 204., Ellabell, PIN# 031-050.

V#320-19, Nina Vangiller, requesting a variance to increase length of private road for 400 Porter Rd., Ellabell, PIN# 001-001.

VI. OTHER BUSINESS

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

UDO: Unified Development Ordinance update

VII. ADJOURNMENT

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

Posted: May 28, 2019

BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MINUTES

Meeting Date: May 7, 2019
Meeting Time: 6:30 p.m.

Attendees: Acting Chairman, Ronald Carswell
Jonathan Goodman
Alex Floyd
Stacy Watson

Absent: Steve Scholar
Joseph Pecenka
Boyce Young

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

1. CALL TO ORDER

Chairman Carswell called the meeting to order at 6:37 p.m.

2. RECOGNITION OF GUESTS

3. APPROVAL OF MINUTES

Commissioner Goodman made a motion to approve the April 2, 2019 Minutes, and a 2nd was made by Commissioner Floyd. Vote 3:0, motion carried.

4. ELECTION OF OFFICERS

Commissioner Goodman made a motion to postpone, and a 2nd was made by Commissioner Floyd. Vote 3:0, motion carried.

5. APPROVAL OF AMENDED BYLAWS

Commissioner Goodman made a motion to approve the Bylaws, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.

6. PUBLIC HEARINGS

Commissioner Goodman made a motion to open the public hearings, and a 2nd was made by Commissioner Floyd. Vote 3:0, motion carried.

PLANNING COMMISSION

I. Z# 203-19, Charles Way, requesting to amend the PUD for property located on Highway 144 and Veterans Memorial Parkway to be known as Lenox, PIN# 061-065-05 & 061-066.
   a. Ms. Farr-Newman presented the board with the application for Charles Way, describing the changes in his application since the last meeting in April. She stated they were not asking for design waivers or variances, and provided additional justifications for the change in land uses. Ms Farr-Newman compared the previous and amended plan, stating the recommendation of approval with conditions from staff.
   b. Charles Way, applicant, offered to clear the right-of-way to Highway 144 beside the Spirit of Peace Lutheran Church for emergency access and they were willing to re-evaluate the traffic study once the construction of Highway 144 improvements and new school were complete based on staff's recommendation with the original application last fall. He also stated that the more land put into commercial would change the lot density requirements and marketability of the property.
   c. Ms. Clement stated that the staff encouraged the applicant to retain 5 acres of the previously approved 16 commercial acres to support the neighborhood plan.
   d. Two residents spoke on the project requesting to table until further information was provided.

II. SD#3084-18, Hussey Gay Bell, requesting preliminary plat approval for The Estates at George's Branch, on Wilma Edwards Road, PIN#019-046-03.
   a. Ms. Clement presented the board with the preliminary plat request for The Estates at George's Branch based on the previous rezoning in 2006 with R-1 standards for development. She stated that the applicant submitted a revised plat yesterday in response to the staff recommendations. She stated that the revised plat showed an additional access, reduction in the number of lots, an increase in lot sizes, removal of lots from flood hazard areas and revision to include individual septic systems on site. Ms. Clement indicated that with the revised plat recently received, staff would need adequate time to review and recommended to defer until all departments could review the revised plat.
   b. C. J. Chance, engineer, spoke on the proposed plat. He stated that they met the intent with revisions provided and asked not to be deferred but to allow approval contingent upon department review.

c. Corde Wilson, applicant, spoke on the project time line and approvals already received.
d. Ms. Clement described the recommendation to the board based on the new plat, stating the need for approval from EPD and Department of Environmental Health.
e. Many citizens spoke on concerns with the number of existing subdivisions and the traffic impacts from the increasing population.

III. CUP#155-19, Hubert Quiller, requesting a Conditional Use for a memorial garden with columbarium on 7446 US Hwy 17, PIN# 042-036.
   a. Ms. Clement presented the Conditional Use request and stated that this was an expansion of an existing CUP approved in 2016 for the established and operating Restoration Worship Church. She continued by stating this would be for an accessory use and gave a description of the proposed columbarium.
   b. Two adjacent property owners gave their concerns on location and type of structure.

IV. CUP#158-19, McLendon Enterprises, requesting a Conditional Use for a borrow pit located on US Hwy 204, PIN# 036-013.
   a. Ms. Clement presented the application for the borrow pit, describing the site and its use for the GDOT project on Old River Road with a potential expansion. She also stated the proposed times, operating times, and truck hauling amounts.
   b. Joel Hussey, representative, stated McLendon Enterprises wanted to collaborate with the community and stated that GDOT had visited the site.

V. Z#204-19, James Dean Stanfield, requesting to rezone 17.33 acres on US Hwy 119 from A-5 to AR-2.5, PIN# 014-039-02
   a. Ms. Farr-Newman presented the rezoning request, stating the staff recommended approval to AR-2.5.
   b. Mr. Stanfield, applicant, stated he had no intentions of placing manufactured homes on the lots once he started the subdivision process in the future. He also stated that the lots would have individual well and septic systems.

A motion was made by Commissioner Goodman and seconded by Commissioner Floyd to close the public hearing. Vote 3:0, motion carried.

A motion recommending deferring Z#203-19 until the next meeting in June was made by Commissioner Watson and seconded by Commissioner Floyd. Vote 2:1, Commissioner Goodman, against, motion carried.

A motion was made by Commissioner Goodman to recommend approval for SD#3084-18 with staff recommendations and seconded by Commissioner Floyd. Vote 3:0, motion carried.

A motion was made by Commissioner Floyd to recommend approval for CUP#155-19 subject to the condition that if the Church would change location that the columbarium would move with the Church and seconded by Commissioner Goodman. Vote 3:0, motion carried.

A motion was made to recommend approval with staff recommendations by Commissioner Goodman for CUP#158-19 and seconded by Commissioner Floyd. Vote 3:0, motion carried.

A motion was made by Commissioner Goodman to recommend approval for Z#204-19 and seconded by Commissioner Floyd. Vote 3:0, motion carried.

A motion was made by Commissioner Goodman to adjourn as the Planning Commission and open as the Board of Adjustment. The motion was seconded by Commissioner Floyd. Vote 3:0, motion carried.

BOARD OF ADJUSTMENT

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

    a. Ms. Clement presented the variance request stating the request did not meet the intent of the ordinance.
    b. Mike Roberts, applicant, presented the board and staff with a revised site plan showing the square footage to be 348. He continued by stating other similar lots did have pool houses exceeding the current square footage requirements. He also stated that he received approval from surrounding property owners and the HOA for the requested pool house size.

A motion was made by Commissioner Goodman to approve the variance request for V#317-19 and seconded by Commissioner Watson. Vote 3:0, motion approved.

A motion was made by Commissioner Goodman to adjourn the meeting at 8:18 p.m. and seconded by Commissioner Floyd. Vote 3:0, motion approved.

VII. ADJOURNMENT

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Posted: May 28, 2019

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: June 4, 2019

REGARDING THE APPLICATION OF: Norwood Construction, requesting the rezoning of parcel, PIN# 063 01 085 001 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned AR-1.5, from its current A-5 zoning.	Staff Report by Amanda Clement Dated: May 28, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by William Norwood of Norwood Construction, proposes to change the A-5, Agricultural District, zoning for a 10-acre parcel, PIN# 063 01 085 001, in unincorporated Bryan County, Georgia, to AR-1.5, Agricultural Residential District.

Representative: **Seth Norwood**
William Norwood LLC / Norwood Construction
P.O. Box 472
Richmond Hill, GA 31324

Owner: **Kevin Smith**
30 Island View Court
Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power ("standards")

II. General Information

1. Application: A rezoning application was placed by Seth Norwood, on April 30, 2019. After reviewing the application, the Director certified the application as being generally complete on May 9, 2019.

2. Notice: Public notice for this application was as follows:
A. Legal notice was published in the Bryan County News on May 16, 2019.
B. Notice was sent to Surrounding Land Owners on May 15, 2019.
C. The site was posted for Public Hearing on May 15, 2019.

3. Background: The 10-acre property is currently vacant, and the applicant is requesting to rezone to AR-1.5 in order to subdivide the property into six lots.

The property is located on the south side of Bryan Fisherman's Co-op Road near its intersection with State Route 144. The Bryan County Comprehensive Plan's Character area and Future Land Use Map identifies this area as Low Density Residential.

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

"A" Exhibits- Application:
A-1 Rezone Application
A-2 Applicant's Impact Analysis
A-2 Site Plan

"B" Exhibits- Agency Comments:
None provided

"C" Exhibits- Bryan County Supplements
C-1 Overview Map
C-2 Location Map
C-3 Notification Map
C-4 Zoning Map

"D" Exhibits- Public Comment:
No Public Comments Received

III. 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 South Bryan County shows the area north of Bryan Fisherman's Co-op Road as being designated for Low Density Suburban and the area south as Low Density Residential. The distinction between the two character areas is based on the prevalence of wetlands in the area closer to the coast, as well as the lack of water and sewer service south of Bryan Fisherman's Co-op. For these reasons, the Comprehensive Plan assumes that future development in the southern portion of the south end of the County will require five or more acres in order to obtain a suitable building site; but also recognizes that there are areas that may be suitable for a denser development pattern. Since, the area where the rezoning is proposed is not impacted by wetlands or a Special Flood Hazard Area, and is adjacent to an already existing "R-1" single-family residential development (Kenmare Subdivision), then the development of lots smaller than 5 acres remains in conformance with the intent of the Comprehensive Plan.

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

►**Staff comment:** The reclassification maintains the overall zoning scheme. The property immediately adjacent to the west is zoned "R-1" Single Family Residential District and contains 48 lots, while the area to the east is zoned "A-5" Agricultural District. The rezoning to "AR-1.5" Agricultural Residential District will provide an appropriate transition between these residential and agricultural uses, improving the overall zoning scheme within the immediate area.

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

►**Staff comment:** The proposed reclassification is compatible with the character and land use pattern of the properties within one mile of the subject lot. These properties also have low-density residential and agricultural characteristics.

(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 lots under the AR-1.5 zoning classification will have individual septic systems and private wells. The site has access to Bryan Fisherman's Co-op Road, which is a local, 2-lane, paved County road.

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

►**Staff comment:** The Georgia Natural, Archaeological, and Historic Resources map does not reveal any known resources, and the property does not lie within any Special Flood Hazard areas. There does appear to be a small portion of a wetland habitat in the southwest corner of the property as shown on the National Wetlands Inventory map; however, this should not be significant enough to hinder rezoning or subdivision of the property as a suitable building area could still be maintained without requiring mitigation. Therefore, the reclassification should not adversely affect these resources.

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

►**Staff comment:** The surrounding properties are also low density residential, so the proposed reclassification should not have a negative impact on them.

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

►**Staff comment:** No adverse effect is anticipated.

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

►**Staff comment:** The maximum number of lots that could be created under the rezoning is 6, which should have a minimal impact on existing services. Each lot is anticipated to generate 9.44 average trips per day based on the Institute of Traffic Engineers Trip Generation Manual. This results in a total of 56.64 additional trips once all lots are developed, which does not meet the threshold to require a Traffic Impact Analysis. Additionally, since the area to be rezoned is fewer than 20 acres in size, a written analysis of the impact of the proposed zoning change was not required of the applicant.

(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:** There are no known existing or changing conditions affecting the use and development of this property.

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

►**Staff comment:** Nearby lots have low density and agricultural zonings and are used for residences.

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

►**Staff comment:** The current zoning of A-5 requires a minimum of 5 acres per lot and would allow a maximum of 2 lots to be created; however, rezoning the lot to AR-1.5 would allow for the creation of up to 6 lots.

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

►**Staff comment:** There is not a significant public benefit to restricting the subdivision of this lot to 5-acre lots versus 1.5-acre lots.

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

►**Staff comment:** There is no relative gain to the public.

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

►**Staff comment:** The lot is suitable for both zonings.

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

►**Staff comment:** The applicant has stated that the lot has been non-income producing for 5 years.

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

►**Staff comment:** The reclassification would not create an isolated District.

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

►**Staff comment:** The current and proposed use are equally valid.

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

►**Staff comment:** A general subdivision plan was provided, which shows the plans for the property. If approved for the rezoning, the applicant will need to present a subdivision plan that complies with all applicable AR-1.5 development standards and the Subdivision Ordinance.

IV. Staff Recommendation

Staff recommends approval of the rezoning.

V. Planning & Zoning Recommendation

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

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

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

“A” Exhibits – Application

Exhibit "A-1"

RECEIVED
APR 30 2019

APPLICATION FOR ZONING
CASE Z# 205-19

Date Received _____ Meeting Date: _____

Applicant: William Norwood LLC / Norwood Construction

Applicant's Address: P.O. Box 472
Richmond Hill, Ga 31324

Applicant's Phone No: 912-312-5532

Applicant's Email Address snorwoodconstruction@gmail.com

Owner(s) of the Property: Kevin Smith

Owners' Address: 30 Island view Ct
Richmond Hill, GA 31324

Owner's Telephone No.: 912-657-4371 Fax No.: _____

Contact Person's Name: Seth Norwood

Contact Person's Phone No.: 912-312-5532 Fax No.: _____

Address of Property selected for reclassification: _____

300 Bryan Fisherman's Coop Rd
(Please provide access road if no address is available)

Tax Parcel Number (PIN): 063 01 085 001 Acreage: 10

Present Zoning: A-5 Requested Zoning: AR 1.5

Existing Structure and/or Use of Property: N/A

Proposed Use including the number of lots: 6 1.5 acre residential Lots zoned AR 1.5

Proposed date of completion: _____

Signature of applicant **Date** 4/23/19

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.

063 01 085 001
Parcel Identification Number

2018 - Taxes pd. for Rezoning

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Name: Maria Rodriguez Title: Tax clerk

Signature [signature] Date: 4-24-19

FMUMFB CARROL ANN COLEMAN BRYAN COUNTY TAX COMM 4/24/19
FMUMFB01 Clerk MR Date 2019 04 24 Sequence 103756 10:38:13

Bill Number . .	2018 018245 Acct 18913R18	Fair Mkt Val	72,200
Taxpayer Name. .	SMITH KEVIN W	Bill Date	2018 08 24
Additional Name.		Due Date	2018 11 15
Address Line 1 .		H/S Code	
Address Line 2 .	30 ISLAND VIEW COURT	Lender Code	
City ST Zip 4. .	RICHMOND HILL GA 31324	Under Appeal	
Loctn/Desc . . .	TRACT A-1 PB 662 / PG 4A	Bankruptcy	
Map Blk Par Sub.	063 01 085 001 Dist 03	Check Notes	

Original Bill	Adj & Charges	Payments	Descriptions	This Tran
732.83	.	732.83-	Taxes	
			Assessment Pen	
			Interest	
			Costs	
			Late Penalty	
			Other Penalty	
732.83		732.83-	TOTALS	
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 11 15	Reason Code	(F13) 00

Email Address:

F1=Options F3=Return F4=Delete F8=Adj to Total

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.

_____
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 23 day of April, 2019.

Cynthia Burbage
Notary Public

(Notary Seal)

OFFICIAL SEAL
CYNTHIA BURBAGE
Notary Public, Georgia
BRYAN COUNTY
My Commission Expires
JUNE 22, 2020

AUTHORIZATION BY PROPERTY OWNER

I, Kevin Smith, 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: Kevin Smith

Address: 30 Island View Ct.

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: (912) 657-4371 Fax Number: _____

Kevin W. Smith
Signature of Owner

4/23/19
Date

Kevin W. Smith
Owners Name (Print)

Personally appeared before me

_____
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 23 day of April, 2019.

Cynthia Burbage
Notary Public

(Notary Seal)

OFFICIAL SEAL
CYNTHIA BURBAGE
Notary Public, Georgia
BRYAN COUNTY
My Commission Expires
JUNE 22, 2020

COPY

Georgia Department of Public Health
Bryan County | Richmond Hill
Environmental Health

Coastal Health District
Diane Z. Weems, M.D., District Health Director

66 Captain Matthew Freeman Drive, Suite 146
Richmond Hill, Georgia 31324
Phone: 912-756-2636 | Fax: 912-756-2416

SITE EVALUATION APPLICATION Rezoning*

The following form must be filled out completely and submitted to the health department with an approved plat.

Applicant's name Seth Norwood Phone number (912) 312-5532
Mailing address PO Box 472
City Richmond Hill State GA Zip 31324

Property to be tested:

Tax map # _____ parcel # 063 01 085001
Subdivision _____ lot 10 acres
911 address 300 Bryan Fishermans Coop Rd.
City Richmond Hill State Ga Zip 31324
Type facility(residence, etc.) Residence
Water supply : ____ public ____ community ✓ individual
Water system owner Private
Address _____ Phone number _____
Well located required distance from possible pollution source: ____ yes ✓ no
Garbage disposal/garbage grinder: ____ yes ✓ no

Reasons for property to be tested:

✓ planning & zoning _____ mortgage co.
_____ other (explain) _____

Specific directions to lot (lot should be marked clearly)
Head East on GA Hwy 144, Turn left on Bryan Fishermans Co-Op Rd., Property is located directly Past Kenmare Subdivision

Applicant _____ Date 4/23/19

Office use only:

date received 4/24/19
payment $ 75.00 check# 13215

Zoning Clearance Clearance no. _____
Zone: _____ Lot size: _____
Any existing residence on property: _____ Yes _____ No
Proposed use of property: _____

Approved: _____ Date: _____

300 Fisherman's Co-op Road
Richmond Hill, Ga 31324

TMH LLC
379 Bluff Dr
Richmond Hill, GA 31324

JNO Investments LLC
101 Fraser St
Hinesville, GA 31313

Ariel Quintero
133 Kerry Dr
Richmond Hill, GA 31324

Jed Klimas
159 Kerry Dr
Richmond Hill, GA 31324

Seth & Julianne Varayon
181 Kerry Dr
Richmond Hill, GA 31324

Jerome & Segried Jones
199 Kerry Dr
Richmond Hill, GA 31324

Carla & Ronald Stamper
19 Bay Tree Ct
Richmond Hill, GA 31324

Andrea Asendio
37 Bay Tree Ct

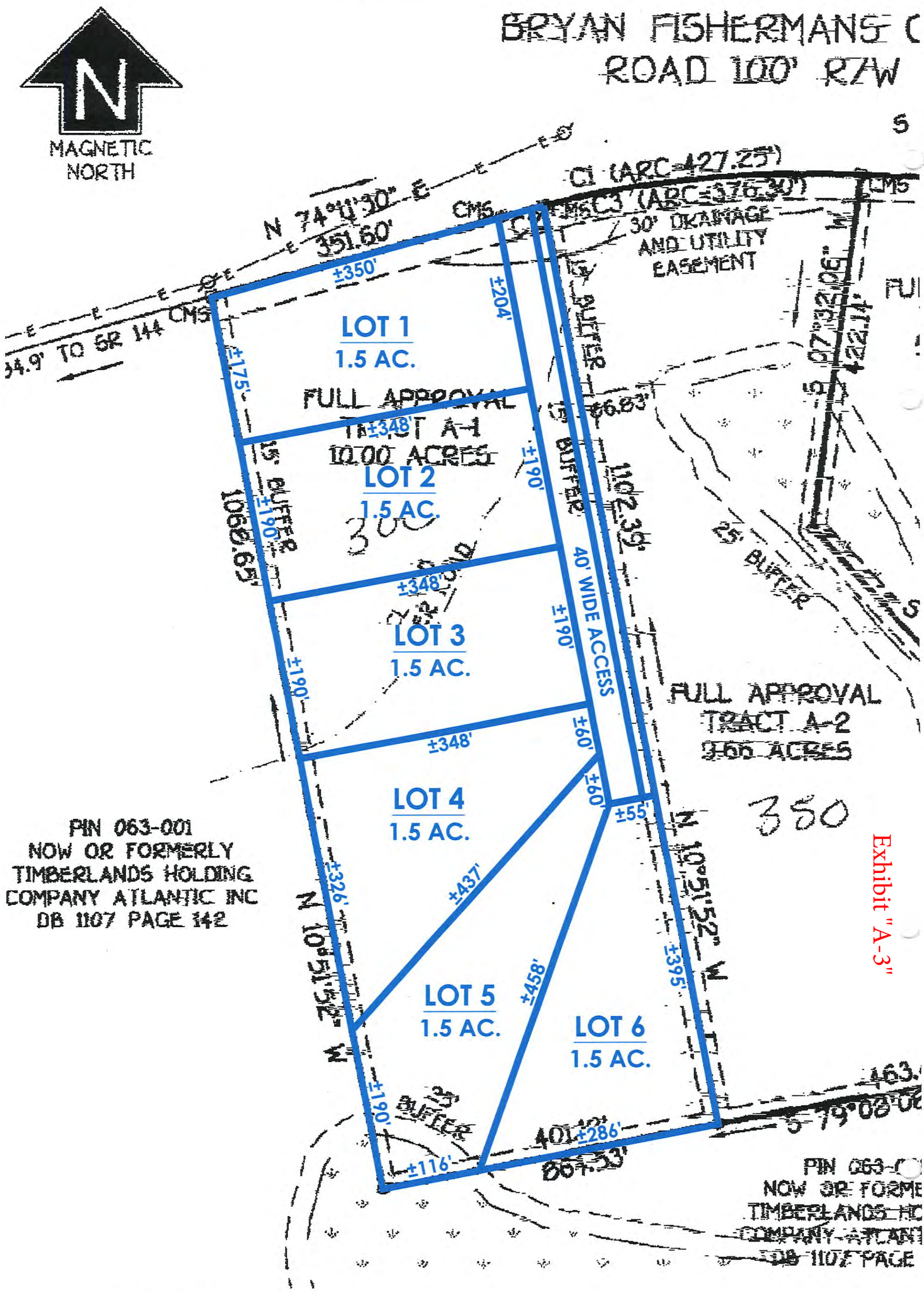
Jina & Jay Perdue
145 Wildlife View Ct S
Richmond Hill, GA 31324

Analysis:

a. Yes, the reclassification is in conformance with the Comprehensive Plan.
b. Yes, the proposed reclassification will improve the overall zoning scheme and will help carry out the purposes of the Ordinance.
c. The reclassification will be compatible, as they will follow residential housing patterns with building requirements.
d. Public facilities should not be needed as private systems can be used.
e. The reclassification will have no known affect or archaeological, historical, cultural or environmental.
f. There will be **no** adverse effect on exiting uses or usability of adjacent lots or the preservation of the integrity of any adjacent neighborhoods.
g. No, market values should improve.
h. No, the proposed reclassification will not require an increase in existing levels of public services.
i. None
j. The existing uses and zoning of the nearby lots: A5 and R-1 zoning classifications.
k. Greatly
l. None
m. The rezoning would benefit the public and petitioner.
n. Very suitable
o. The lot to be reclassified has been a non-income producing for 5 years.
p. The reclassification will **not** create an isolated district unrelated to adjacent and nearby districts.
q. Specific site plans provided.

Disclosure Statement:

We are proposing the 10-acre tract at 300 Bryan Fisherman's Co-op Rd be reclassified into 6 lots rezoned for A-R 1.5 lots, a change from the current A5 zoning, to create large residential lots. We believe the larger lots is what the Richmond Hill residents desire. We will maintain high standard for construction in a residential setting with architectural guidelines and community covenants. This will preserve high property values and the great appeal for which Richmond Hill is known.



BRYAN FISHERMANS C
ROAD 100' R/W
MAGNETIC NORTH
N 74°11'30" E
351.60'
C1 (ARC=427.25')
C3 (ARC=376.30')
30' DRAINAGE AND UTILITY EASEMENT
34.9' TO SR 144
LOT 1
1.5 AC.
FULL APPROVAL
TRACT A-1
10.00 ACRES
LOT 2
1.5 AC.
LOT 3
1.5 AC.
LOT 4
1.5 AC.
LOT 5
1.5 AC.
LOT 6
1.5 AC.
40' WIDE ACCESS
15' BUFFER
25' BUFFER
1068.65'
1102.39'
FULL APPROVAL
TRACT A-2
9.66 ACRES
350
PIN 063-001
NOW OR FORMERLY
TIMBERLANDS HOLDING
COMPANY ATLANTIC INC
DB 1107 PAGE 142
N 10°51'52" W
±350'
±204'
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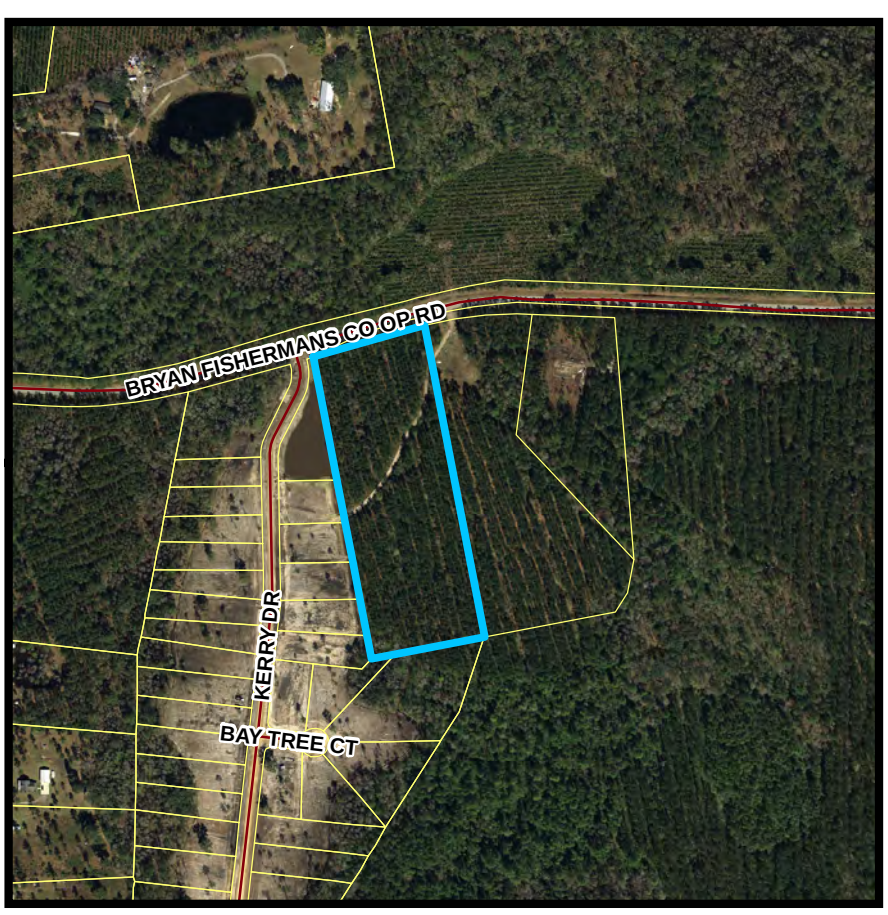
±326'
±437'
±458'
±395'
±190'
±286'
±116'

Exhibit "A-3"

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements



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

Roads

Subject Parcel 063-01-085-001

Surrounding Parcels

Produced by Bryan County GIS
May 2019

N

Overview Map
William Norwood LLC/Norwood Construction
Case Z# 205-19

DISCLAIMER
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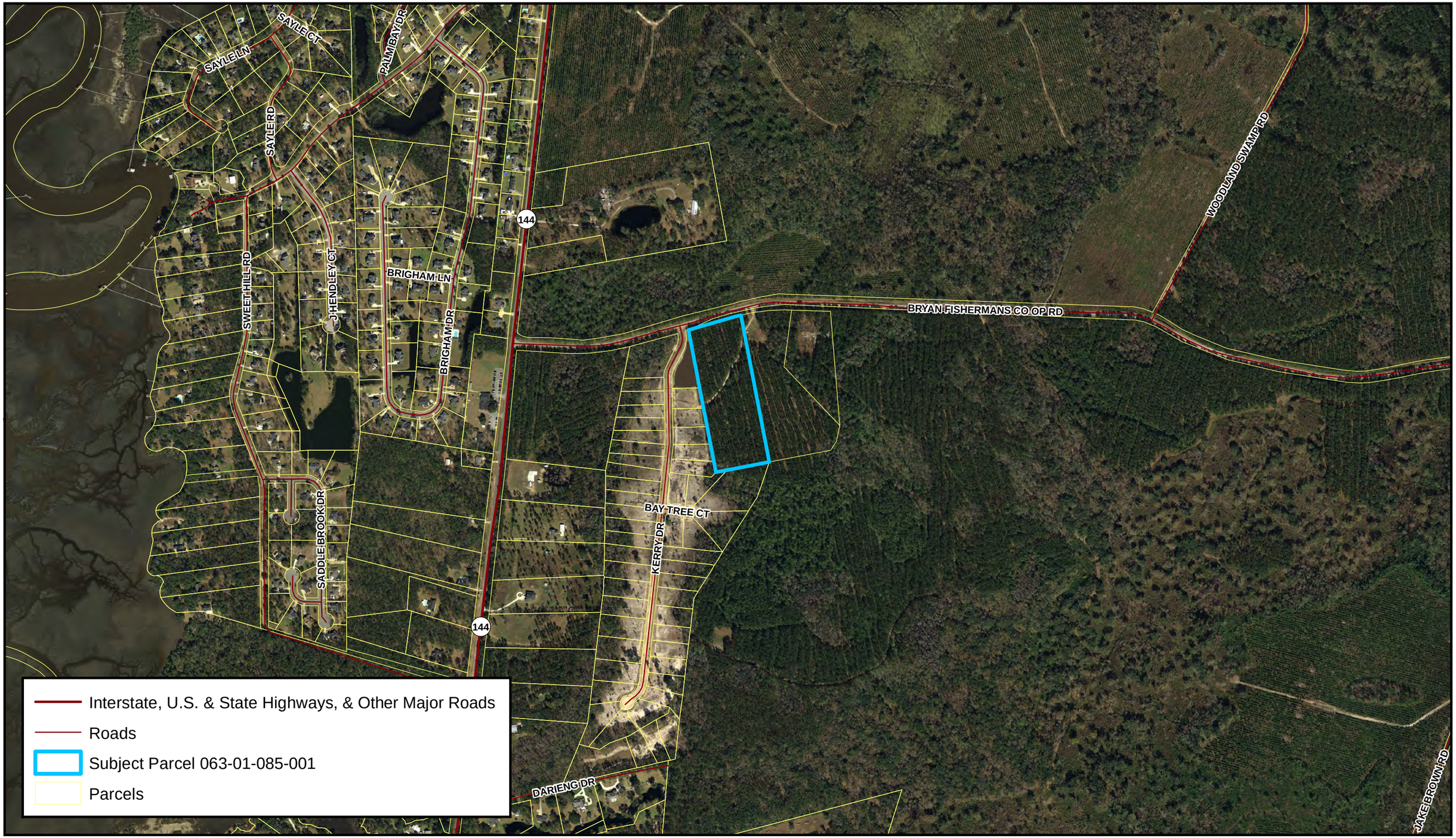

Produced by Bryan County GIS
May 2019

N

Location Map
William Norwood LLC/Norwood Construction
Case Z# 205-19

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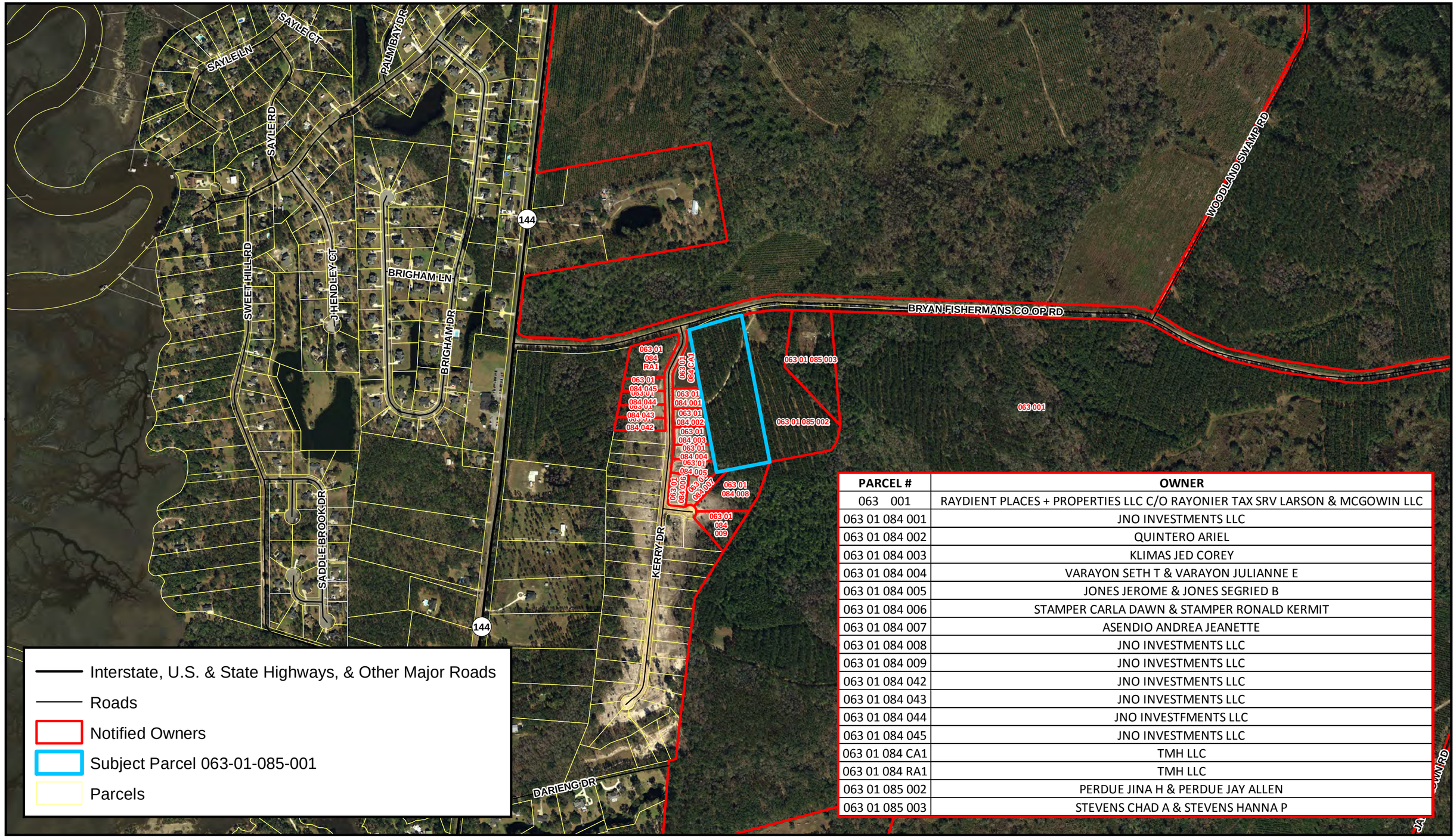

PARCEL #	OWNER
063 001	RAYDIENT PLACES + PROPERTIES LLC C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC
063 01 084 001	JNO INVESTMENTS LLC
063 01 084 002	QUINTERO ARIEL
063 01 084 003	KLIMAS JED COREY
063 01 084 004	VARAYON SETH T & VARAYON JULIANNE E
063 01 084 005	JONES JEROME & JONES SEGRIED B
063 01 084 006	STAMPER CARLA DAWN & STAMPER RONALD KERMIT
063 01 084 007	ASENDIO ANDREA JEANETTE
063 01 084 008	JNO INVESTMENTS LLC
063 01 084 009	JNO INVESTMENTS LLC
063 01 084 042	JNO INVESTMENTS LLC
063 01 084 043	JNO INVESTMENTS LLC
063 01 084 044	JNO INVESTFMENTS LLC
063 01 084 045	JNO INVESTMENTS LLC
063 01 084 CA1	TMH LLC
063 01 084 RA1	TMH LLC
063 01 085 002	PERDUE JINA H & PERDUE JAY ALLEN
063 01 085 003	STEVENS CHAD A & STEVENS HANNA P

Produced by Bryan County GIS
May 2019

N

Notification Map
William Norwood LLC/Norwood Construction
Case Z# 205-19

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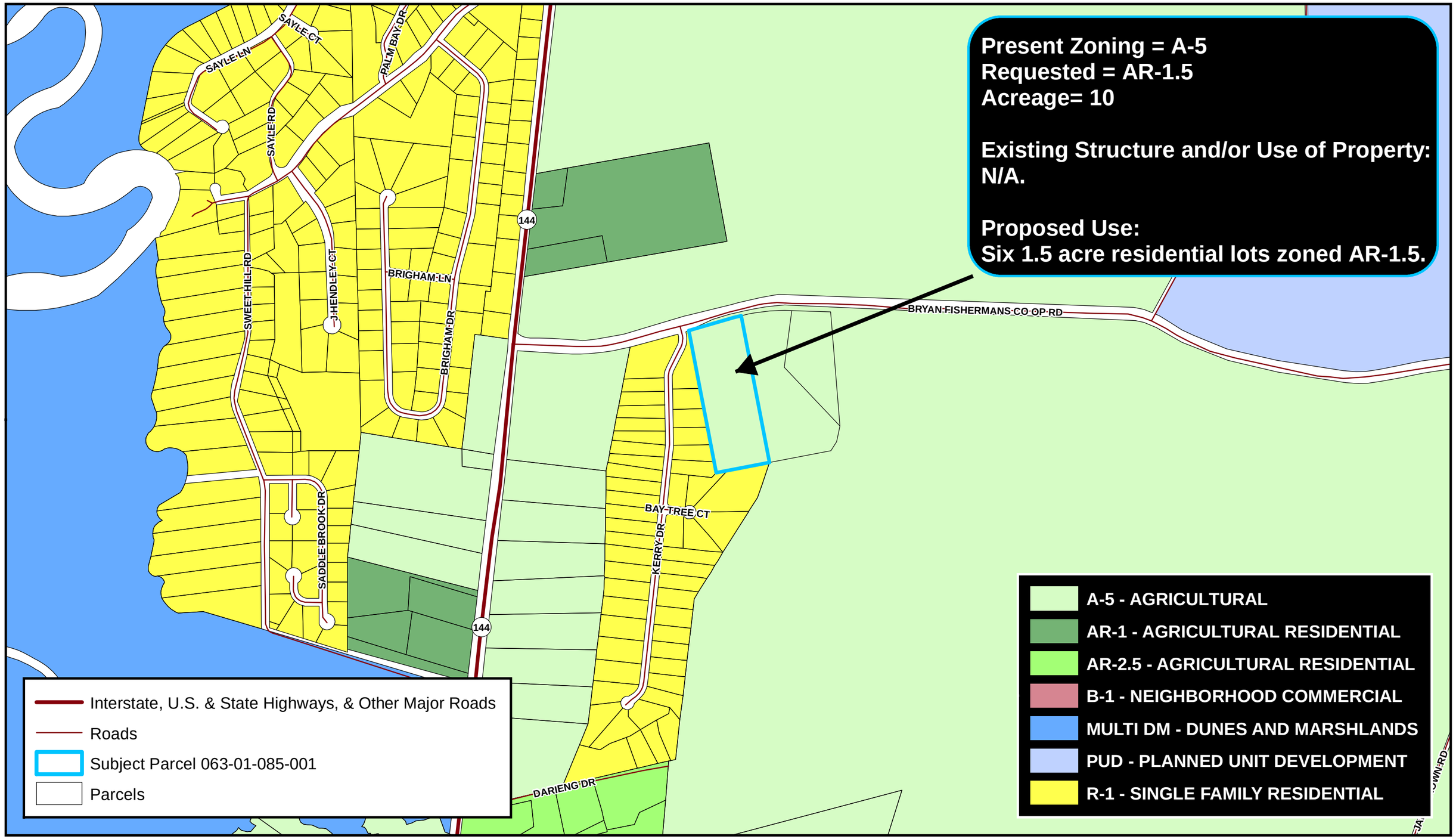

Produced by Bryan County GIS
May 2019

N

Zoning Map
William Norwood LLC/Norwood Construction
Case Z# 205-19

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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: June 4, 2019

REGARDING THE APPLICATION OF: Honia Gapac, requesting the rezoning of parcel, PIN# 025 001 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned B-2, from its current A-5 zoning.	Staff Report by Amanda Clement Dated: May 28, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by Honia Gapac, proposes to change the A-5, Agricultural District zoning for a 3.22-acre portion of parcel PIN# 025 001, in unincorporated Bryan County, Georgia, to B-2, General Commercial District.

Representative: **Honia Gapac**
123 Hardwood Trail
Ellabell, GA 31308

Owner: **BBW Enterprises**
125-B Pine Meadows Road
Pooler, GA 31322

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI, Amendments, Sec. 610. Standards Governing the Exercise of Zoning Power ("standards")

II. General Information

1. Application: A rezoning application was placed by Honia Gapac, on May 2, 2019. After reviewing the application, the Administrator certified the application as being generally complete on May 9, 2019.

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

A. Legal notice was published in the Bryan County News on May 16, 2019.

B. Notice was sent to Surrounding Land Owners on May 15, 2019.

C. The site was posted for Public Hearing on May 15, 2019.

3. Background: The subject property is located on the west side of Bill Futch Road, approximately 580 feet north of its intersection with Wilma Edwards Road. The 3.22-acre portion of the parcel that is the subject of this request is bifurcated from the parent parcel's remaining 420 acres by Bill Futch Road. It is currently undeveloped and mostly wooded, with a canal along the southern boundary of the site that drains to Black Creek.

The applicant is requesting a rezoning to "B-1" Neighborhood Commercial District or "B-2" General Commercial District to permit the use of a "hobby shop". Generally, the term "hobby shop" describes a retail store, which sells recreational items for hobbyists; however, in speaking with the applicant, the intended use appears to be for the refurbishing of antique and/or collectible items and it may be more appropriate to refer to it as a "restoration shop". Neither this specific use, nor one similar enough to make a similar use interpretation, is contemplated within the zoning ordinance. Therefore, based on the request as submitted, staff reviewed this application under the most intensive use of the property that could be permitted under the "B-2" district.

It is noted for the applicant's benefit, that if a rezoning is approved, an associated text amendment may still be necessary in order to allow for the use as a "restoration shop".

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on May 2, 2019 unless otherwise noted.

"A" Exhibits- Application:

A-1 Rezone Application

A-2 Plat

"B" Exhibits- Agency Comments:

None provided

"C" Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

"D" Exhibits- Public Comment:

No Public Comments Received

III. 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 primarily projected to be Agricultural Low Density Residential, with appropriate neighborhood commercial uses concentrated near major intersections. Where appropriate, neighborhood commercial uses are limited to small-scale commercial and retail uses as provided for under the BN and/or B-1 zoning districts. As the subject site is not located near a major intersection, the proposed reclassification of the property to "B-2" is not in conformance 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:** The intent of the "B-2" zoning district is to provide locations for large countywide businesses that generate larger traffic volumes, and generally require good access to major highways/intersections. As this site does not have direct access to a major roadway or intersection, then rezoning the parcel as requested does not improve the overall zoning scheme or help to carry out the purposes of the zoning ordinance.

(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 properties within one mile of the subject site are of a rural character comprised of low-density residential neighborhoods, agricultural lands, and a county park. Nearby commercial uses fall outside the one-mile radius and are generally concentrated near the intersection of Wilma Edwards

Road and Highway 280, with the exception of the property to the south, which was recently rezoned for neighborhood commercial use (B-1). Natural features often serve as good delineators between changing land uses; and in this case, the canal along the southern boundary of this property provides a good natural buffer between this site and the commercially zoned property to the south. Approving additional lots for commercial uses along Bill Futch Road beyond this buffer, could alter the character of the area by causing commercially zoned lands to encroach upon residential and agricultural uses. Additionally, the range of uses that are permitted in the "B-2" district could negatively impact the rural and residential character of the area by introducing more intense uses which are likely to generate heavier traffic and noise.

(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 greatest impact commercial uses generally have on public facilities are on the road network. The most intensive use permitted in the requested classification is Service Stations. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, service stations, which include pumps and a convenience store building ranging from 2,000 to 3,000 square feet, can produce an average of 1,440.02 trips a day per 1,000 square feet of floor area. Without a traffic impact analysis, it is unknown whether the existing road facilities are adequate to support a rezoning to "B-2" General Commercial.

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

►**Staff comment:** The Georgia Natural, Archaeological, and Historic Resources map does not reveal any known archeological, historical, or cultural resources. The National Wetlands Inventory map, as well as the submitted survey, does show a canal across the southern boundary of the property; and the FEMA F.I.R.M. maps place a significant portion of this property within a Special Flood Hazard Area (unnumbered A zone).

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

►**Staff comment:** The intensity of the B-2 zoning could adversely affect the existing uses and neighborhoods if heavier traffic and/or noise is generated from the site. Depending on the scale of restoration projects that are being completed, the use of machinery/equipment and the potential for outdoor storage to accumulate on site, could further impact the preservation of the rural character of the area.

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

►**Staff comment:** No evidence or research has been presented either in support of or in opposition to this request, which would suggest that the proposed use will have an adverse effect on the market values of nearby lots; however, approving a zoning outside of the recommendations of the Comprehensive Plan could make future development and land uses in the area more unpredictable for potential buyers.

(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:** Heavier traffic generated from the commercial uses that are permitted in the "B-2" zoning district, could affect the level of service of adjacent roadways and nearby intersections.

(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 zoned "A-5" Agricultural Districts, except the property to the south that was recently rezoned to "B-1" Neighborhood Commercial District. Other nearby zoning includes "R-1" Single-family residential.

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

►**Staff comment:** The current zoning of A-5 requires a minimum of 5 acres per dwelling. Therefore, the 3.22-acre portion that is proposed to be reclassified is substandard in lot area to permit the subdivision of this land from its parent parcel and to be developed by-right under the A-5 zoning restrictions. Although the value of the site may be somewhat diminished by this restriction, its noncomplying condition is through no fault of the property owner, as this area was created by Bill Futch Road. Therefore, the property owner could be eligible for a variance to alleviate this hardship or request a rezoning to a more suitable zoning category, such as AR 2.5, to allow for the development of a single-family home.

(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:** Any diminished property value of the proposed lot resulting from the current agricultural and residential zoning restrictions promotes the health and safety of the general public by maintaining the rural character of the community.

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

►**Staff comment:** The relative gain to the public for the subject property to remain agriculturally and residentially zoned is the promotion and protection of the rural character and local environmental resources.

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

►**Staff comment:** The site's location on Bill Futch Road with no direct access to a major highway or intersection makes it unsuitable for the "B-2" zoning proposed. Additionally, the significant portion of the site that is located within the Special Flood Hazard Area makes it even less suitable for intense commercial development, as the permitted 60% lot coverage within the proposed "B-2" district could contribute to an increase in flood levels for adjacent properties. The current zoning is more compatible with nearby zoning that is agricultural and low density residential.

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

►**Staff comment:** This information was not provided.

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

►**Staff comment:** The property immediately adjacent and to the south is zoned "B-1" Neighborhood Commercial District. The proposed reclassification would not create an isolated district unrelated to this adjacent use.

(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 and could provide for a single-family residence in connection with the remaining 420 acres; or it could be rezoned to AR 2.5 to allow for the development of a single-family residence independent from the parent parcel.

(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:** No specific site plan was submitted.

IV. Staff Recommendation

Staff recommends denial of the rezoning, as the request to rezone to "B-2" General Commercial District is not in compliance with the County's Comprehensive Plan.

V. Planning & Zoning Recommendation

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

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

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

“A” Exhibits – Application

Exhibit "A-1"

APPLICATION FOR ZONING
CASE Z# 206-19

Date Received: 5-2-19 Meeting Date: _____

Applicant: Hunia Gapal

Applicant's Address: 123 Hardwood trl. Ellabell GA. 31308

Applicant's Phone No: 912-654-8721

Applicant's Email Address Hunia.valerie@gmail.com

Owner(s) of the Property: BBW enterprises (Burke Wall)

Owners' Address: 125-B Pine Meadows Rd. pooler GA. 31322

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

Contact Person's Name: Burke Wall

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

Address of Property selected for reclassification: _____

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 025-001 Acreage: 3.22

Present Zoning: A-5 Requested Zoning: B-1 or (2)

Existing Structure and/or Use of Property: _____

Proposed Use including the number of lots: Hobby Shop

Proposed date of completion: _____

Hunia Gapal
Signature of applicant

5/2/19
Date

AUTHORIZATION BY PROPERTY OWNER

I, Ben B. Wall, 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: Hunia Gupal

Address: 123 Hardwood trl.

City: Ellabell State: GA Zip Code: 31308

Telephone Number: 912-654-8721 Fax Number: _____

B B Wall
Signature of Owner

4-25-19
Date

Ben B. Wall
Owners Name (Print)

Personally appeared before me

Hunia Gupal
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 25th day of April, 2019

Tanya A. Dixon
Notary Public

(Notary Seal)

TANYA A DIXON
NOTARY
PUBLIC
Exp. 02-23-2022
BULLOCH COUNTY, GA

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.

Hunil Gupal
Signature of Applicant

Personally appeared before me

Hunil Gupal
Applicant (Print)

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

This 25th day of April, 2019.

Tanya A Dixon
Notary Public

(Notary Seal)

TANYA A DIXON
NOTARY
PUBLIC
Exp. 02-23-2022
BULLOCH COUNTY, GA

Bryan County
Board of Commissioners

Community Development Department

VERIFICATION OF PAID TAXES

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

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

025 001

Parcel Identification Number

Signature of Applicant

Date 4/24/19

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: Amanda Smoyer

Title: tax/tag/title clerk

Signature:

Date: 4/24/19

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

Manufactured Home:

Make

Model

Year

Serial #

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

Signature:

Date:

Exhibit "A-2"

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

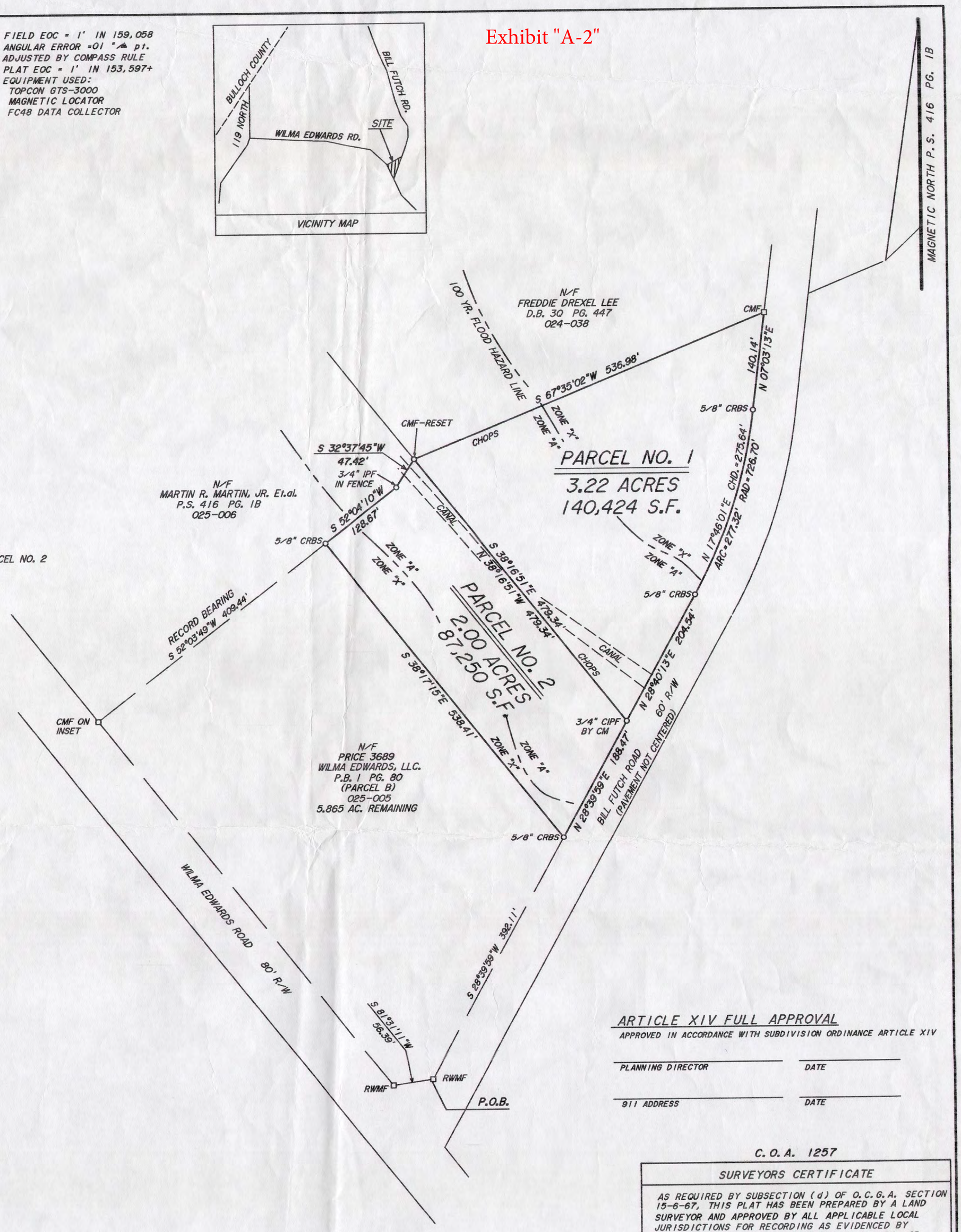
FIELD EOC = 1' IN 159,058
ANGULAR ERROR =01 "√n pt.
ADJUSTED BY COMPASS RULE
PLAT EOC = 1' IN 153,597+
EQUIPMENT USED:
TOPCON GTS-3000
MAGNETIC LOCATOR
FC48 DATA COLLECTOR

VICINITY MAP

LEGEND:
R/W RIGHT-OF-WAY
N/F NOW OR FORMERLY
CMF CONCRETE MONUMENT FOUND
CRBS CAPPED REBAR SET
IPF IRON PIPE FOUND
RWMF RIGHT-OF-WAY MONUMENT FOUND
P.O.B. POINT OF BEGINNING

REFERENCES:
D.B. 1044 PG. 92
D.B. 1080 PG. 733
P.B. "I" PG. 80
P.B. "G" PG. 47
P.S. 416 PG. 1B

NOTES:
- SUBJECT PROPERTIES ARE PORTIONS OF TAX ID 025-005 AND 025-001 OF THE BRYAN COUNTY TAX ASSESSORS
- OWNERS OF RECORD:
BBW ENTERPRISES LLLP - PARCEL NO. 1
PRICE 3689 WILMA EDWARDS, LLC - PARCEL NO. 2
- ZONING: B-1
SETBACKS: FRONT - 75'
REAR - 50'
SIDE - 35'
- PHYSICAL ADDRESS NOT ESTABLISHED
- BOTH PARCELS ARE VACANT
- A PORTION OF THESE PARCELS ARE LOCATED IN A 100 YEAR FLOOD HAZARD ZONE BY FEMA FIRM NO. 13029C0070D, EFFECTIVE DATE 5-5-2014



ARTICLE XIV FULL APPROVAL
APPROVED IN ACCORDANCE WITH SUBDIVISION ORDINANCE ARTICLE XIV

PLANNING DIRECTOR _____ DATE _____

911 ADDRESS _____ DATE _____

C. O. A. 1257

SURVEYORS CERTIFICATE

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 JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT:

_____
APPROVING OFFICIAL
DATE: _____

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 15-6-67.

MARLIN NEVIL
GA. RLS #2524

3-27-2019
DATE:

GEORGIA REGISTERED NO. 2524 LAND SURVEYOR MARLIN NEVIL

SURVEYED BY:
NEVIL & LINDSEY
LAND SURVEYING, INC.
519 MILLER ST. EXT.
STATESBORO, GA. 30458
PHONE: 912-764-9096

SUBDIVISION SURVEY OF:

2 PARCELS OF LAND LOCATED IN THE 1380TH G.M. DISTRICT OF BRYAN COUNTY, GEORGIA

SURVEY FOR:

VALLI GAPAC

SURVEY DATE: MARCH 20, 2019

PLAT DATE: MARCH 22, 2019

SCALE: 1" = 100' 0 100' 200' 300'

F.N. 19037

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

Interstate, U.S. & State Highways

Roads

Subject Parcel Portion Of 025-001

Surrounding Parcels

Produced by Bryan County GIS
May 2019

N

Overview Map
Honia Gapac
Case Z# 206-19

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May 2019

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Location Map
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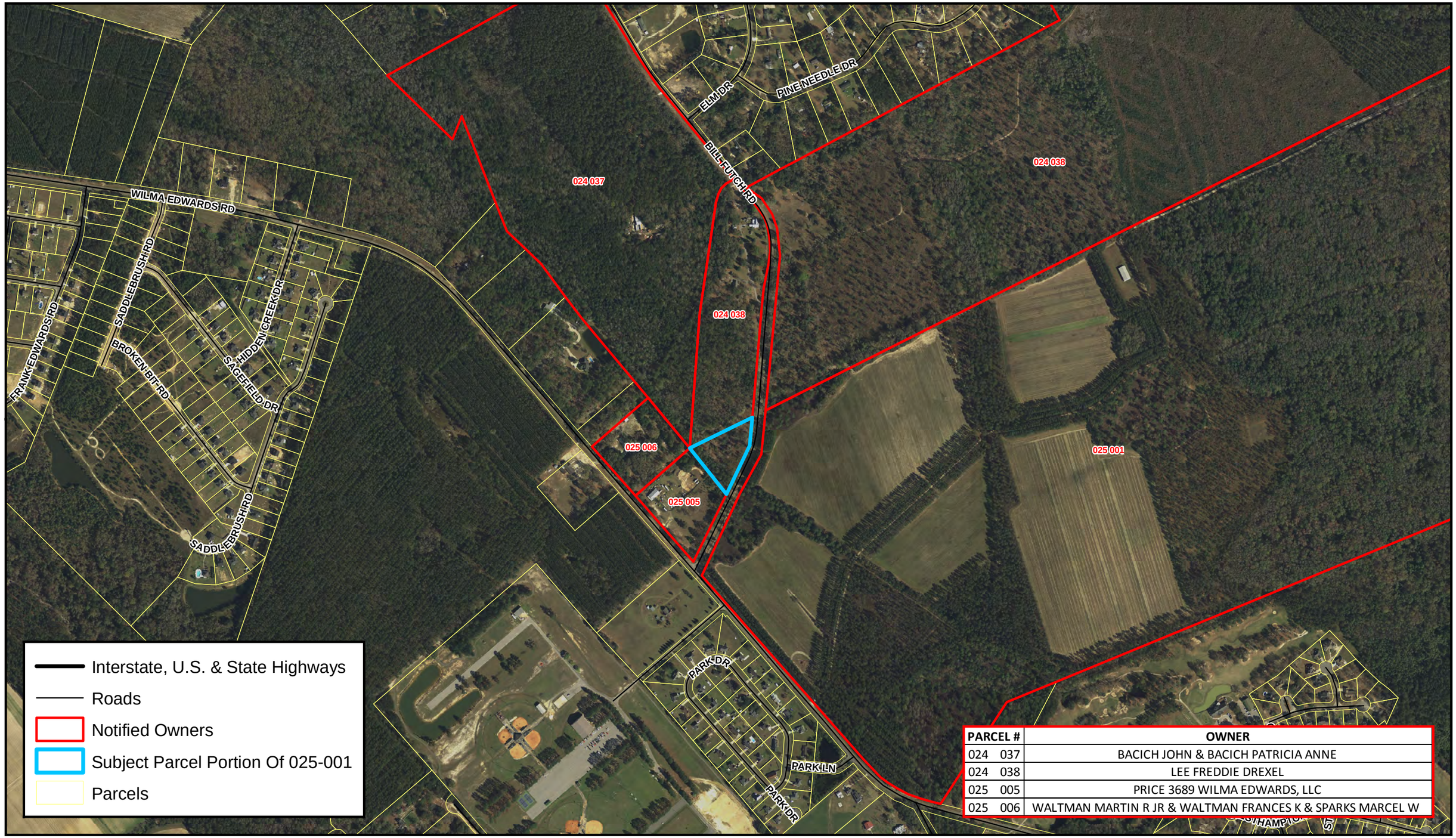

PARCEL #	OWNER
024 037	BACICH JOHN & BACICH PATRICIA ANNE
024 038	LEE FREDDIE DREXEL
025 005	PRICE 3689 WILMA EDWARDS, LLC
025 006	WALTMAN MARTIN R JR & WALTMAN FRANCES K & SPARKS MARCEL W

Produced by Bryan County GIS
May 2019

N

Notification Map
Honia Gapac
Case Z# 206-19

DISCLAIMER
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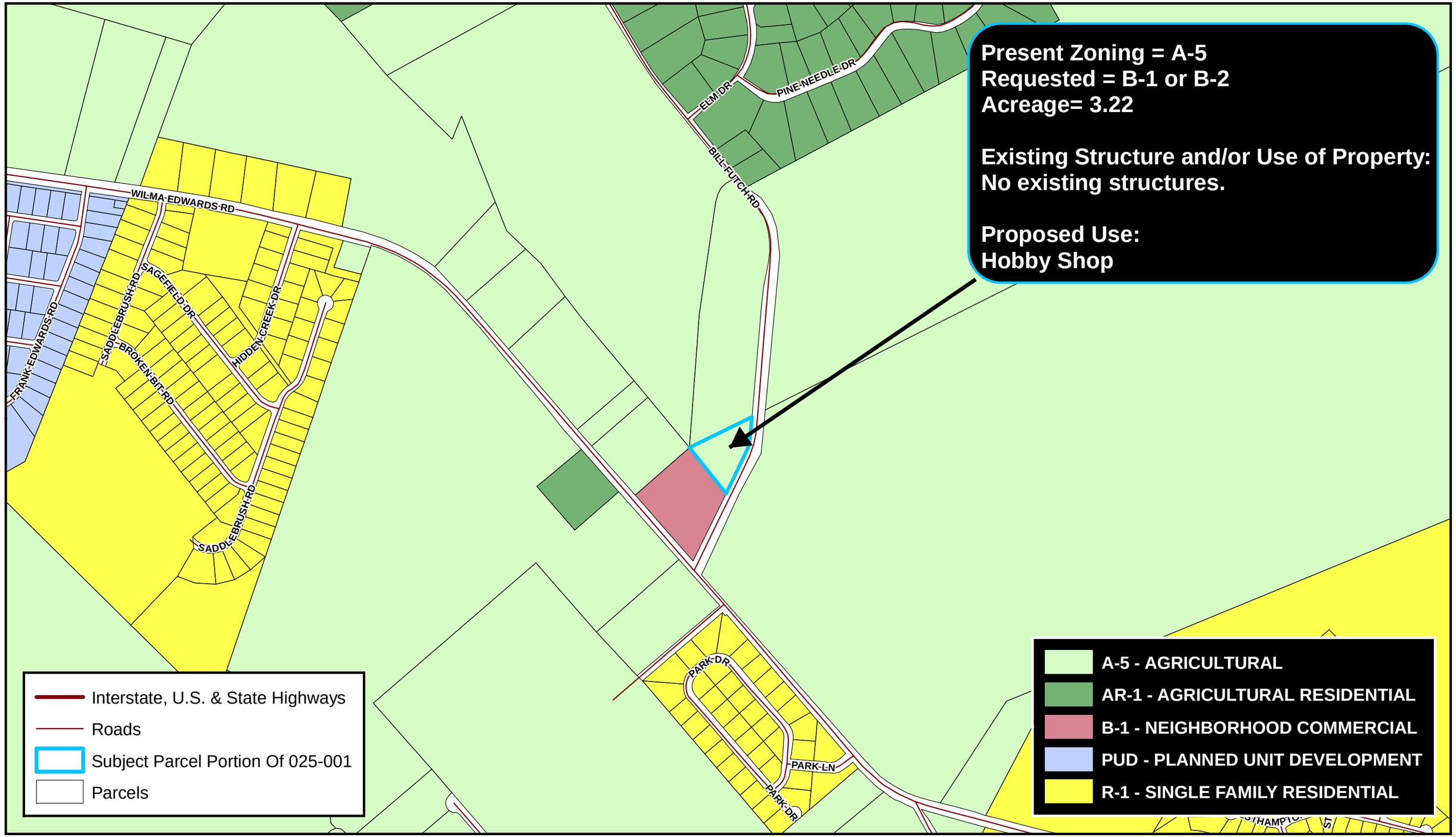

Produced by Bryan County GIS
May 2019

N

Zoning Map
Honia Gapac
Case Z# 206-19

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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF ADJUSTMENT

Public Hearing Date: June 4, 2019

REGARDING THE APPLICATION OF: Lucas and Angela Watson requesting a variance for property located at 2086 Homestead Drive PIN# 0301 027. The applicant is requesting to decrease the required minimum lot size per dwelling in the AR 2.5 zoning district.	Staff Report By Sara Farr-Newman Dated: May 28, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Lucas and Angela Watson to decrease the required minimum lot size in the AR 2.5 zoning district.

Representative: **Lucas and Angela Watson**

Owner: **Lucas and Angela Watson**
2086 Homestead Drive
Ellabell, GA 31308

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County IDO, Section 9 – Appeals Variances, and Administrative Relief– Variances. Bryan County Code requires a 4/5 majority to approve a variance request.
- Bryan County Code of Ordinances. Subpart B Land Development. Appendix B Zoning Article XI. Uses Permitted in districts. Section 1119. Setback requirements

II. General Information

1. Application: A Variance application was submitted by Lucas and Angela Watson on April 9, 2019. After reviewing the application, the Director certified the application as being generally complete on April 9, 2019.

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

A. Legal notice was published in the Bryan County News on May 16, 2019.

B. Notice was mailed on May 14, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.
D. An on-site notice was posted on May 14, 2019.

3. Background:

This property consists of 3.01 acres and is located off of Homestead Drive in Phase II of the Black Creek neighborhood. It is zoned AR-2.5 and currently has a residence on it. The applicant plans to subdivide the lot into two lots in order to construct a second residence.

4. **Requested Variance**: Per the Bryan County Code of Ordinances, the minimum lot size in AR-2.5 zoning is 2.5 acres. The applicant is proposing to split the lot approximately in half, so each lot would be approximately 1.5 acres.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on April 9, 2019, unless otherwise noted.

"A" Exhibits- Application:
A-1 Variance Application
A-2 Written Justification for Variance
A-23 Site Plan

"B" Exhibits- Agency Comments:

Not Applicable

"C" Exhibits- Bryan County Supplements

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

"D" Exhibits- Public Comment:

None received

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

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

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

Staff Findings: Hardships are generally defined by extraordinary and exceptional conditions pertaining to the physical condition of a lot which would prevent it from being used or developed in compliance with the requirements of the zoning ordinance. In this case, there are no unique physical conditions of the lot which would prevent the development of the lot. There is already a home on the lot that meets all zoning requirements; however, there are additional options for the applicant if more space is required. These options include placing a larger home on the lot in place of the existing home or building a guest house. Therefore, staff does not find the inability to subdivide and build a second home to be a hardship.

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 3.01 acres in size which exceeds the minimum requirements of the AR-2.5 zoning district. Within the immediate vicinity there are other AR-2.5 lots developed at the same time as part of the Black Creek neighborhood. Therefore, the condition of the property appears to be common to the neighborhood.

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

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

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

Staff Findings: The requested variance is not in keeping with the intent of the ordinance, which is to require minimum lot sizes based on zoning district.

IV. Staff Recommendation

Staff recommends denying the requested variance from Bryan County Code of Ordinances. Subpart B Land Development. Appendix B Zoning Article XI. Uses Permitted in districts. Section 1119. Setback Requirements, because the variance requirements are not met.

V. Board of Adjustment Decision

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

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

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

“A” Exhibits – Application

Exhibit "A-1"

BRYAN COUNTY
APPLICATION FOR VARIANCE
CASE V# 318-19

Date Received: 4-9-19 Meeting Date: June 4, 2019

Applicant: Lucas & Angela Watson

Applicant's Address: 20816 Homestead Dr
Ellabell, GA 31308

Applicant's Phone No.: 912-220-2322 Fax No.: _____

Owner of the Property: Lucas & Angela Watson

Owner's Address: 20816 Homestead Dr
Ellabell, GA 31308

Owner's Telephone No.: 912-220-2322 Fax No.: _____

Contact Person's Name: Angela Watson

Contact Person's Phone No.: 912-220-2322 Fax No.: _____

Present Zoning: AR 2.5 angelawatson1@allstate.com

Location of Property: 20816 Homestead Dr Ellabell GA 31308

Tax Parcel Number (PIN): 0301 027 Acreage: _____

Existing Structure and/or Use of Property: personal residence

Proposed Variance: _____

Public / Private Roadway Access: _____

Section of the Zoning Ordinance in which this request is being made: # of homes, lot size

Adjacent Zonings: North: AR 2.5 East: AR 2.5
South: AR 2.5 West: AR 2.5

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

Angela Watson 04/09/19 Angela Watson 04/09/19
Signature of Applicant Date 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:* _____

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.

0301 027
Parcel Identification Number

Angela Watson
Signature of Applicant

04/09/19
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: Belinda Myers Title: Tag - Title Clerk

Signature: [signature] Date: 4-9-19

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.

Revised 05/16/2014

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk **MM1** Date **2019 04 09** Sequence **140258**

4/09/19
14:04:26

Bill Number . .	**2018 020907** Acct **2681R18**	Fair Mkt Val	**118,980**
Taxpayer Name. .	**WATSON ANGELA G GIROUX &**	Bill Date	**2018 08 24**
Additional Name.	**LUCAS M WATSON**	Due Date	**2018 11 15**
Address Line 1 .		H/S Code	**L1**
Address Line 2 .	**2086 HOMESTEAD DR**	Lender Code	
City ST Zip 4. .	**ELLABELL GA 31308**	Under Appeal	
Loctn/Desc . . .	**LOT 86 BCFW PH II PBH 94/95**	Bankruptcy	
Map Blk Par Sub.	**0301 027 Dist 03**	Check Notes	

Original Bill	Adj & Charges	Payments	Descriptions	This Tran
1,245.50		**1,245.50-**	Taxes	
			Assessment Pen	
			Interest	
			Costs	
			Late Penalty	
			Other Penalty	
1,245.50		**1,245.50-**	TOTALS	
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 11 14	Reason Code	(F13) 00

Email Address:

F1=Options F3=Return F4=Delete F8=Adj to Total

AUTHORIZATION BY PROPERTY OWNER

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

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

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

Name of Applicant: Lucas + Angela Watson

Address: 20816 Homestead Dr

City: Ellabell State: GA Zip Code: 31308

Telephone Number: 912-220-2322 Fax Number: _____

Angela Watson 04/09/19
Signature of Owner Date

Personally appeared before me

Angela Watson
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.

Taylor M Reffner
Notary Public

4-9-19
Date (Notary Seal)

TAYLOR M REFFNER NOTARY PUBLIC Comm. Exp. 01/01/23 BRYAN COUNTY, GA

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

Angela Watson
Signature of Applicant

Personally appeared before me

Angela Watson
Applicant (Print)

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

Taylor M Reffner
Notary Public

4-9-19
Date

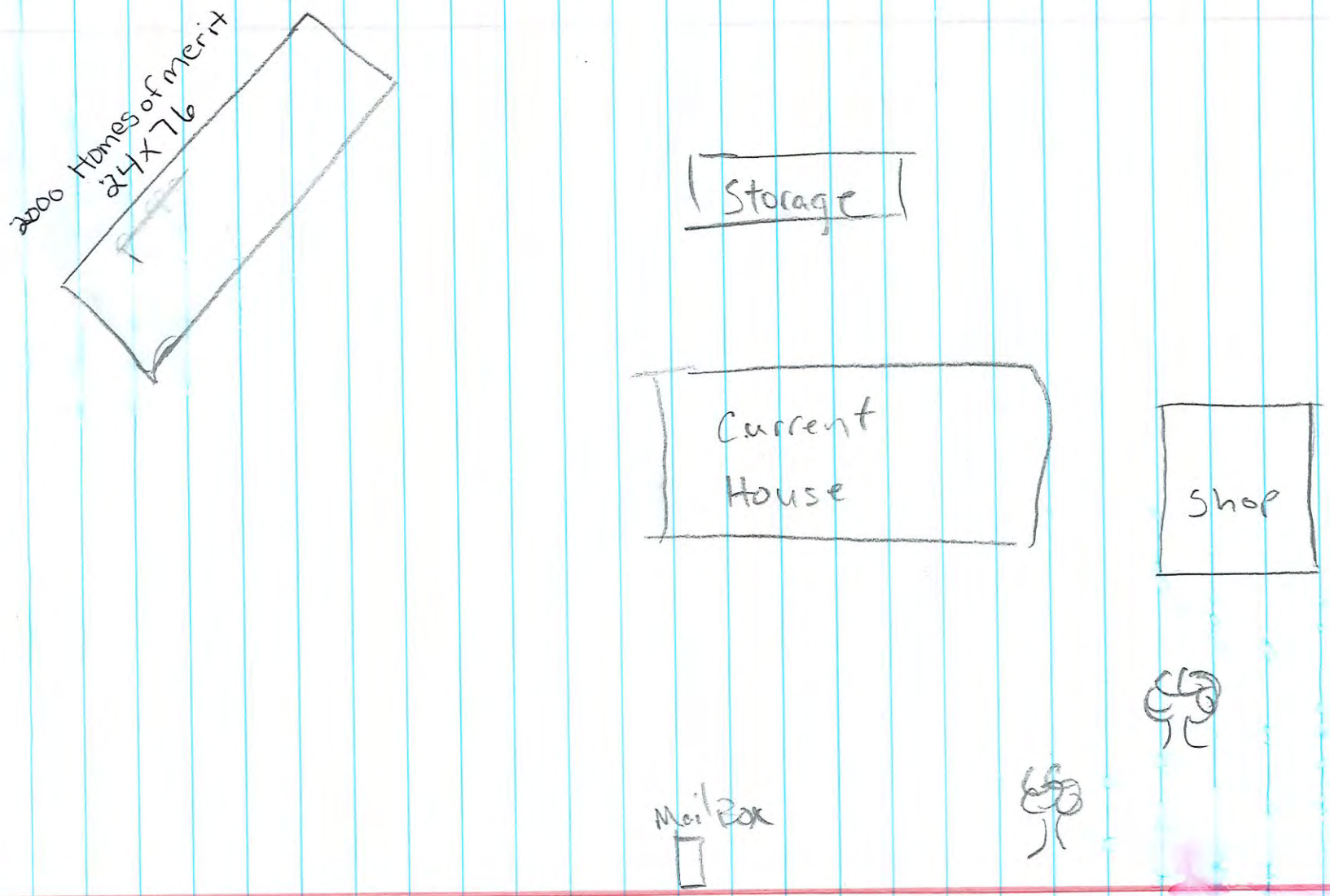
(Notary Seal)

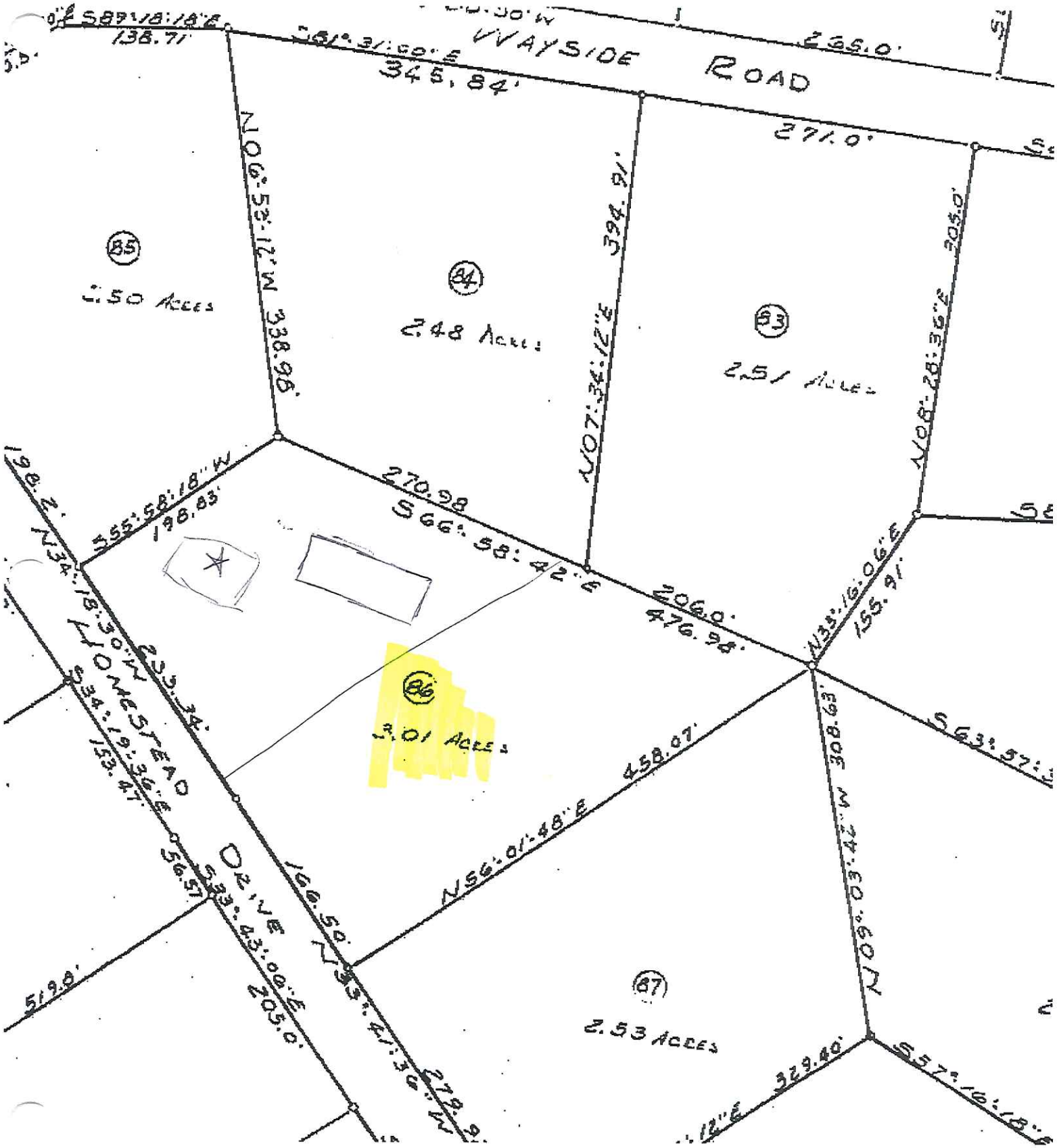
TAYLOR M REFFNER
NOTARY
Comm. Exp. 01/01/23
PUBLIC
BRYAN COUNTY, GA

Exhibit "A-2"

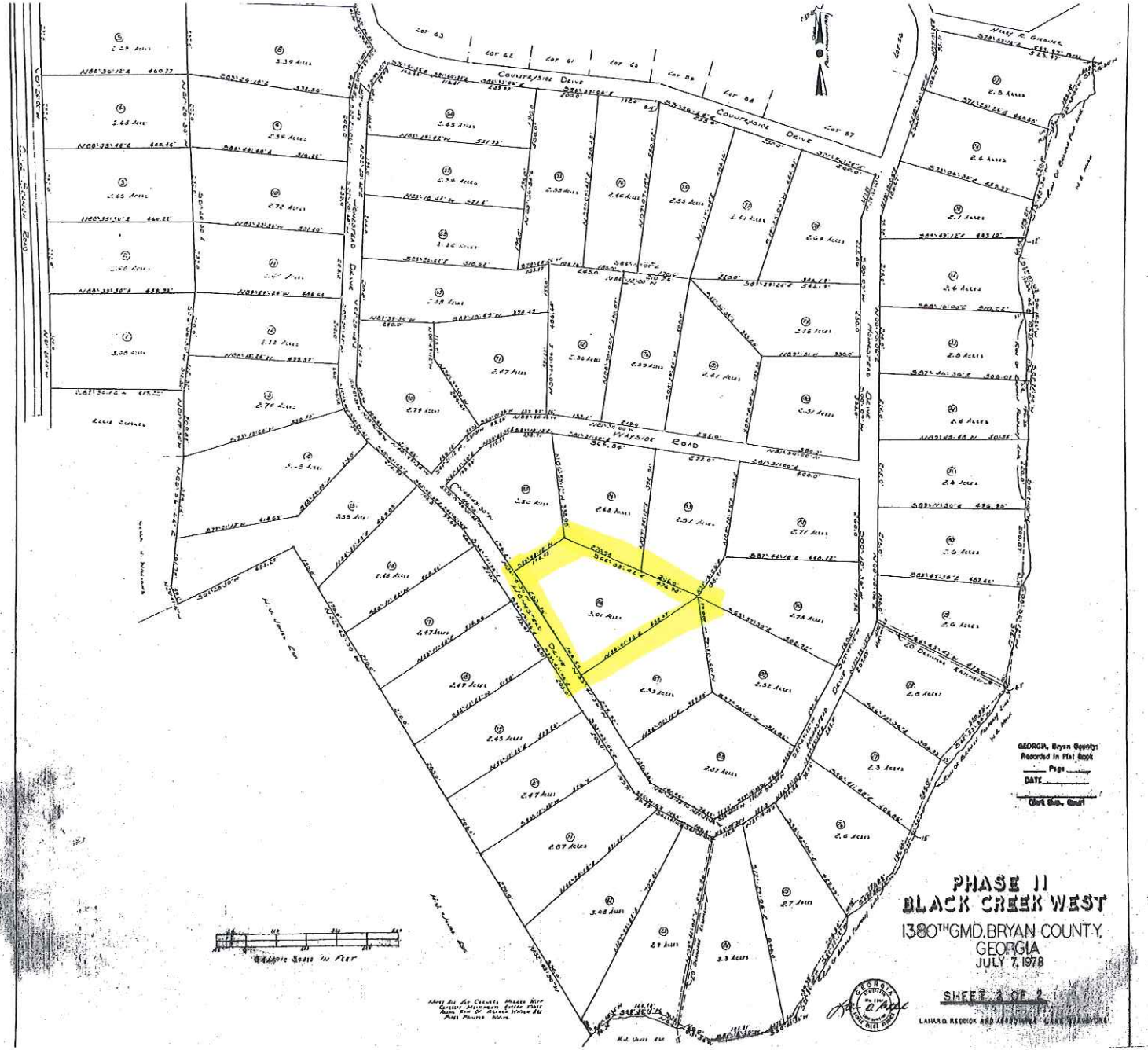
In 2018 my dad was told by his doctor that he could no longer work. He has COPD, diabetes and heart disease. He went most of 2018 without a paycheck, disability has yet to approve him, nor medicaid. Last month he was amputated below the knee because he couldn't get proper medical care. In February my wife was diagnosed with breast cancer. I'm applying for a variance so we can place another manufactured home on our property for my dad to live in. Bringing him closer will make it more manageable to take care of my dad, my wife and our child without the taxing commute back and forth to Savannah. I will be able to keep a closer eye on my dad instead of taking my dads word that everything is ok, which is what he was doing several days before he went to the emergency room and they chose to amputate.

Exhibit "A-3"


2000 Homes of merit
24X76
Storage
Current House
Shop
Mail Box



WAYSIDE ROAD
S89°18'18"E
138.71'
S81°31'00"E
345.84'
265.0'
271.0'
N06°53'12"W 338.98'
394.91'
N07°34'12"E
305.0'
N08°28'36"E
85
2.50 Acres
84
2.48 Acres
83
2.51 Acres
S55°58'18"W
198.83'
270.98
S66°58'42"E
206.0'
476.98'
N33°16'06"E
155.91'
198.2'
N34°18'30"W
233.34'
HOMESTEAD
S34°19'36"E
153.47'
86
3.01 Acres
458.07'
N56°01'48"E
308.63'
S63°57'
N09°03'42"W
56.57
S33°43'00"E
205.0'
166.50'
N33°41'36"W
519.8'
87
2.53 Acres
329.40'
S57°16'18"E



PHASE II
BLACK CREEK WEST

1380TH GMD, BRYAN COUNTY, GEORGIA
JULY 7, 1978

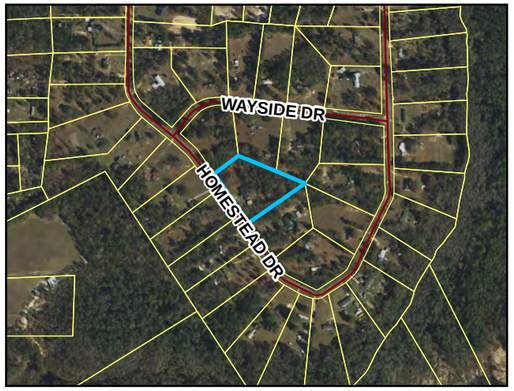
SHEET 2 OF 2

LAMAR D. REDDICK AND ASSOCIATES

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements



Interstate, U.S. & State Highways

Roads

Subject Parcel 0301-027

Surrounding Parcels

Produced by Bryan County GIS
May 2019

N

Overview Map
Lucas & Angela Watson
Case V# 318-19

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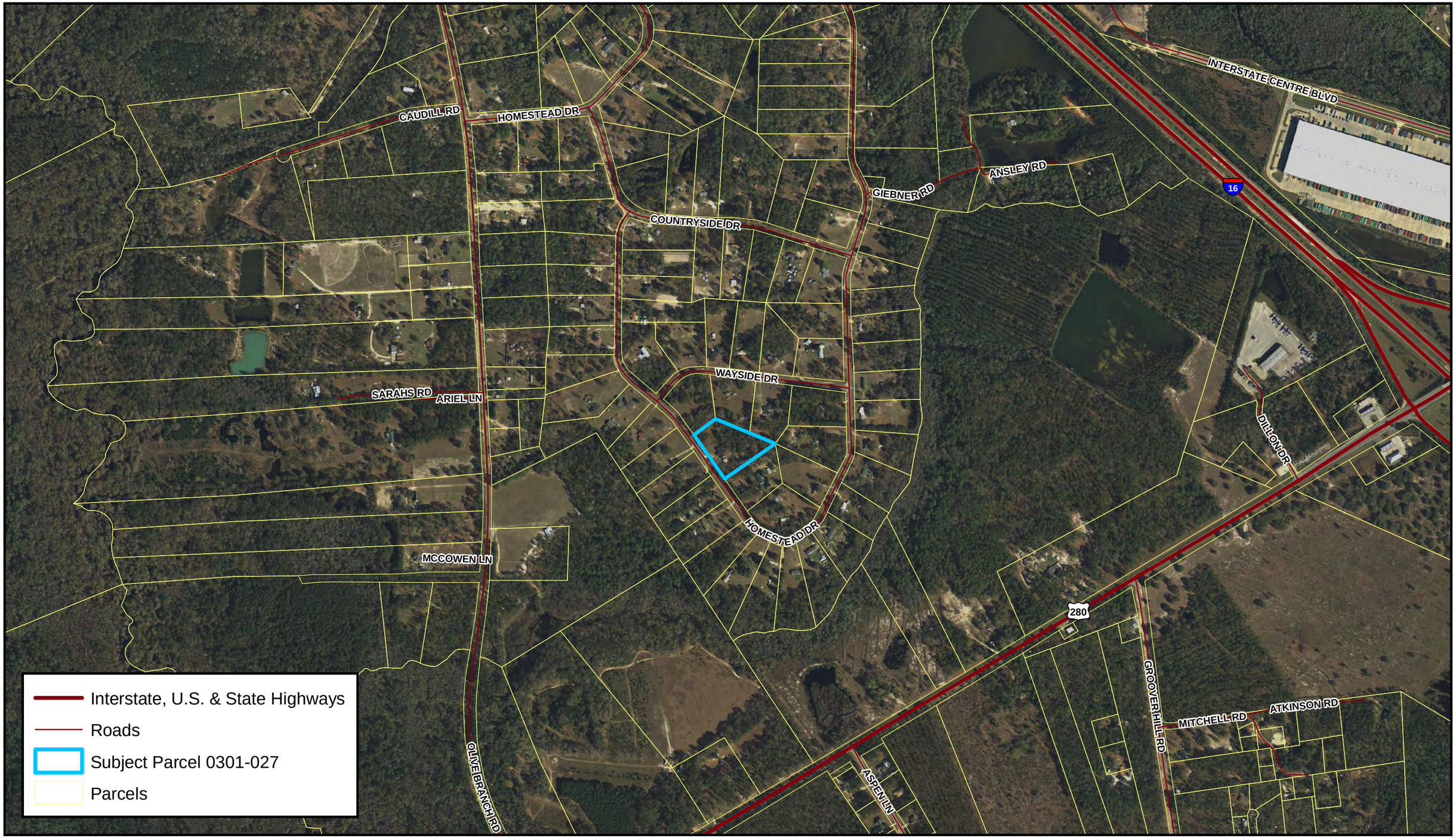

Produced by Bryan County GIS
May 2019

N

Location Map
Lucas & Angela Watson
Case V# 318-19

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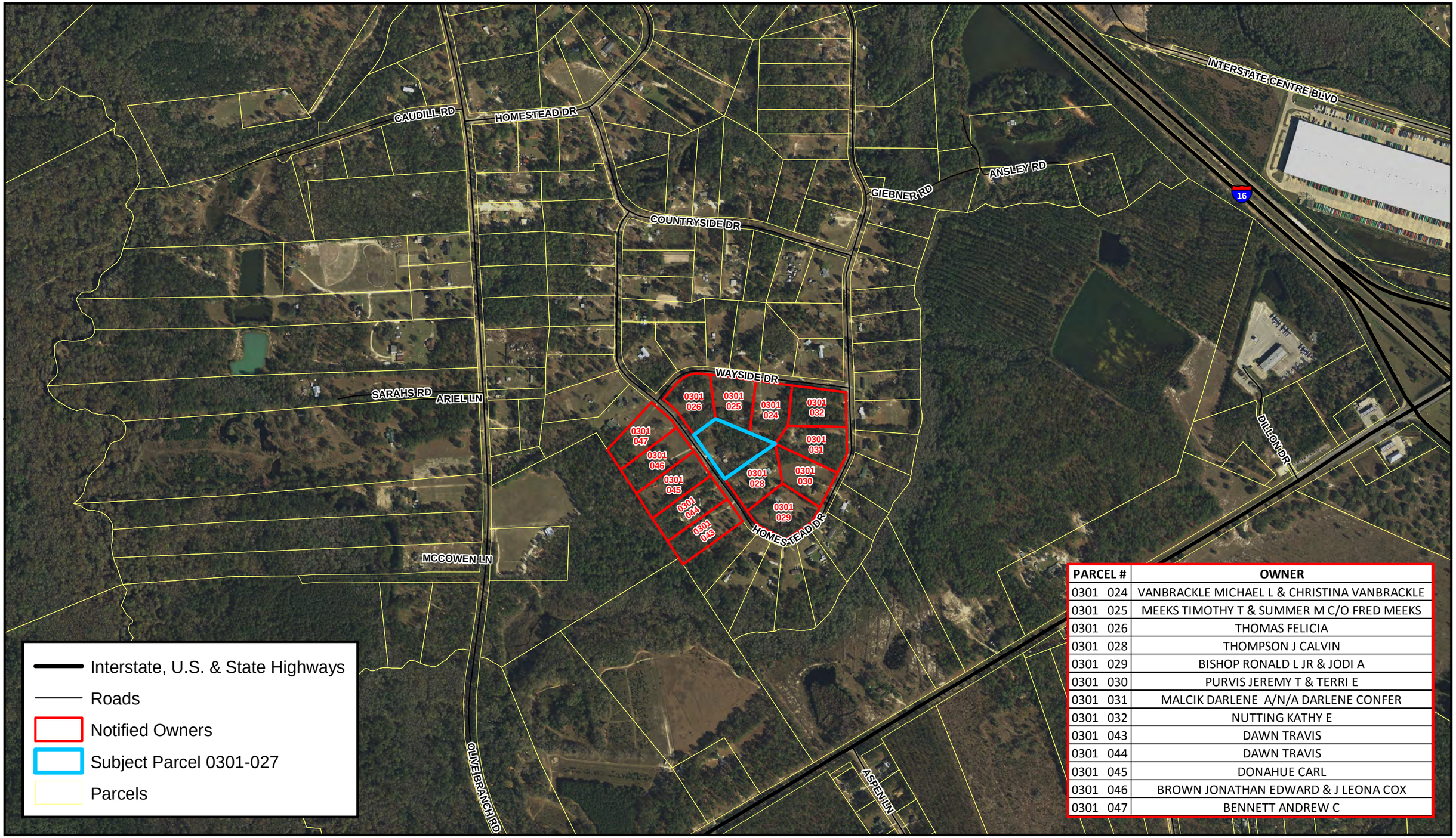

PARCEL #	OWNER
0301 024	VANBRACKLE MICHAEL L & CHRISTINA VANBRACKLE
0301 025	MEEKS TIMOTHY T & SUMMER M C/O FRED MEEKS
0301 026	THOMAS FELICIA
0301 028	THOMPSON J CALVIN
0301 029	BISHOP RONALD L JR & JODI A
0301 030	PURVIS JEREMY T & TERRI E
0301 031	MALCIK DARLENE A/N/A DARLENE CONFER
0301 032	NUTTING KATHY E
0301 043	DAWN TRAVIS
0301 044	DAWN TRAVIS
0301 045	DONAHUE CARL
0301 046	BROWN JONATHAN EDWARD & J LEONA COX
0301 047	BENNETT ANDREW C

BRYAN COUNTY GEORGIA

Produced by Bryan County GIS
May 2019

N

Notification Map
Lucas & Angela Watson
Case V# 318-19

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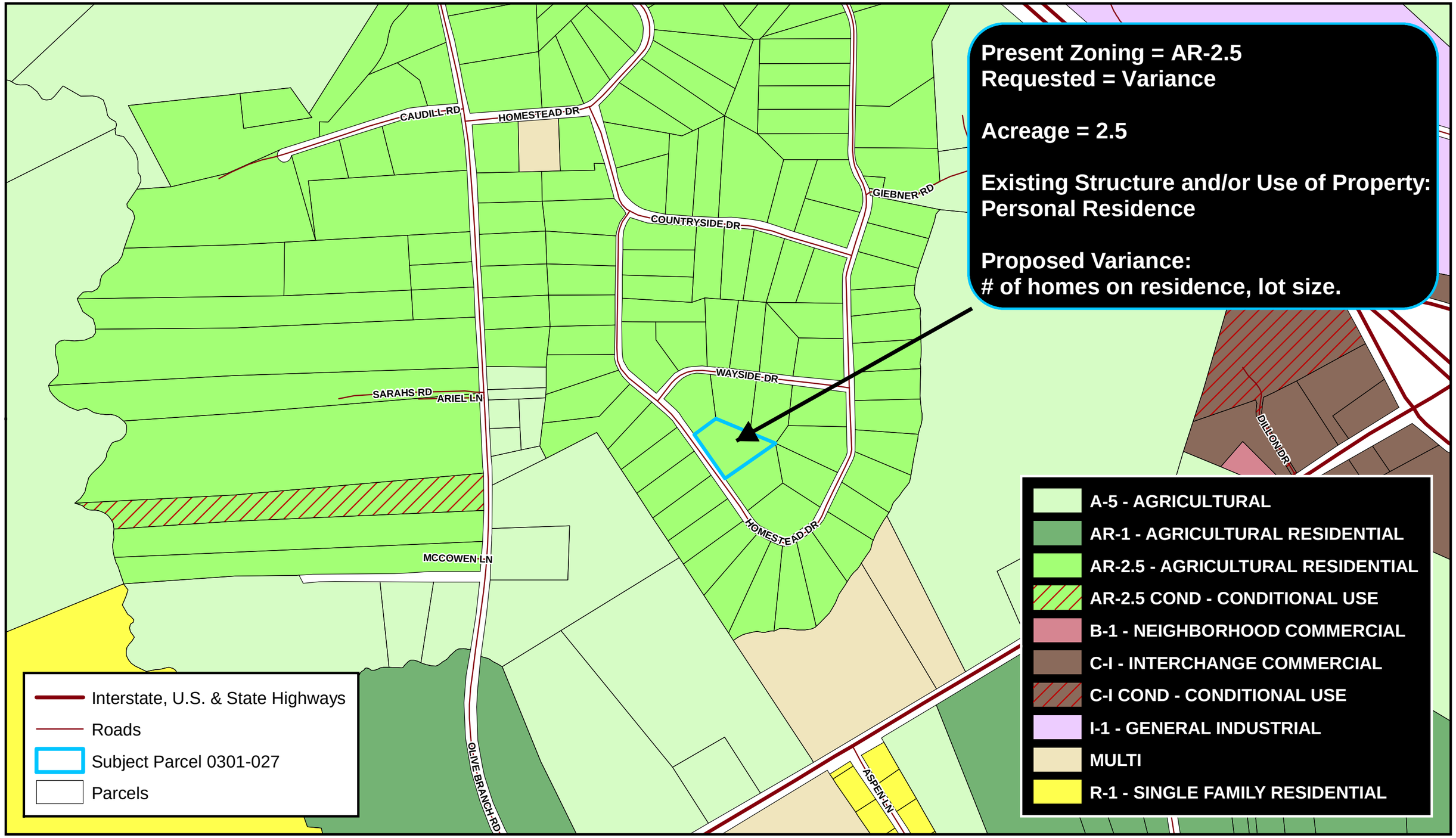

Produced by Bryan County GIS
May 2019

N

Zoning Map
Lucas & Angela Watson
Case V# 318-19

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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF ADJUSTMENT

Public Hearing Date: June 4, 2019

REGARDING THE APPLICATION OF: Tammy Lanning requesting a variance for property located at 3801 Highway 204, PIN# 031 050. The applicant is requesting to increase the allowable size of an accessory structure.	Staff Report By Sara Farr-Newman Dated: May 28, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Tammy Lanning to increase the permitted size of an accessory structure.

Representative: **Tammy Lanning**

Owner: **Tammy and Fredrick Lanning**
3801 GA Highway 204
Ellabell, GA 31308

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Appendix B – Zoning, Article V – Appeals, Variances, and Administrative Relief. Per the County ordinance, a 4/5 majority is required to approve a variance.
- Appendix B – Zoning, Article X – Development Standards of General Applicability, Section 1000 General Rules for Accessory Uses and Structures

II. General Information

1. Application: A Variance application was submitted by Tammy Lanning on April 30, 2019. After reviewing the application, the Director certified the application as being generally complete on April 30, 2019.

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

A. Legal notice was published in the Bryan County News on May 16, 2019.

B. Notice was mailed on May 15, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.
D. An on-site notice was posted on May 15, 2019.

3. Background:

This property consists of 2.78 acres and is located off of Highway 204 near the intersection with Clarence Smith Road. It is zoned AR-1 and currently has an approximately 1,416 square-foot home. The applicant submitted a variance application to allow construction of a shed. There is an existing concrete pad that is proposed to be expanded for the shed. The shed is proposed to be 900 square feet.

4. **Requested Variance**: Per Article X, Section 1000(g) of the Bryan County Code of Ordinances, the maximum square footage for an accessory structure in the AR-1 zoning district is 50% of the principal building's floor area, unless the structure is a farm structure. The proposed shed, therefore, does not comply with the Code. The Applicant is requesting a variance of 192 square feet.

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

"A" Exhibits- Application:
A-1 Variance Application
A-2 Site Plan

"B" Exhibits- Agency Comments:

Not Applicable

"C" Exhibits- Bryan County Supplements

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

"D" Exhibits- Public Comment:

None received

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

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

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

Staff Findings: Hardships are generally defined by extraordinary and exceptional conditions pertaining to the physical condition of a lot which would prevent it from being used or developed in compliance with the requirements of the zoning ordinance. In this case, there are no unique physical conditions of the lot which would prevent the proposed accessory building from complying with the stated requirements of the ordinance; therefore, an 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 2.78 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. Therefore, the condition of the property appears to be common to the neighborhood.

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

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

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

Staff Findings: The requested variance is not in keeping with the intent of the ordinance, which is to limit the size of accessory structures and buildings within the agricultural zoning districts to 50% of the square footage of the principal structure.

IV. Staff Recommendation

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

V. Board of Adjustment Decision

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

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

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

“A” Exhibits – Application

Exhibit "A-1"

BRYAN COUNTY
APPLICATION FOR VARIANCE
CASE #: 319-19

Date Received: 4-30-19 Meeting Date: _____
Applicant: Tammy Lanning
Applicant's Address: 3801 GA Hwy 204
Ellabell, GA 31308
Applicant's Phone No.: 321-246-8482 Fax No.: 912-382-0387
Owner of the Property: Tammy Lanning
Owner's Address: 3801 GA Hwy 204
Ellabell, GA 31308
Owner's Telephone No.: 321-246-8482 Fax No.: 912-382-0387
Contact Person's Name: Fredrick Lanning
Contact Person's Phone No.: 321-246-8483 Fax No.: _____
Present Zoning: AR-1
Location of Property: 3801 GA Hwy 204 Ellabell, GA 31308
Tax Parcel Number (PIN): 031-050 Acreage: 2.78
Existing Structure and/or Use of Property: _____
Proposed Variance: _____
Public / Private Roadway Access: _____
Section of the Zoning Ordinance in which this request is being made: _____

Adjacent Zonings: North: _____ East: _____
South: _____ West: _____

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

Tammy Lan 5-24-19 Tammy Lan 5-24-19
Signature of Applicant Date 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:* _____

We are proposing to build a Shed 192 sq feet larger than allowed by ordinance.

Tammy Lanier
3801 GA Hwy 204
Ellabell, GA 31308

Bryan County
Board of Commissioners
Department of Planning & Zoning

Tag Office

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.

031- 050
Parcel Identification Number

Sonny Sanny
Signature of Applicant

4-11-19
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: Bridgette Mikell
Title: Tax/Tag/Title Clerk
Signature: Bridgette Mikell
Date: 4-11-19

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 of the mobile home referenced above.

Signature: _____ Date: _____

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk BM1 Date 2019 04 11 Sequence 103004

4/11/19
10:30:23

Bill Number . .	2018 011306 Acct 3014R18	Fair Mkt Val	35,760
Taxpayer Name. .	LANNING TAMMY K & RETA S	Bill Date	2018 08 24
Additional Name.		Due Date	2018 11 15
Address Line 1 .		H/S Code	
Address Line 2 .	3801 HIGHWAY 204	Lender Code	
City ST Zip 4. .	ELLABELL GA 31308	Under Appeal	
Loctn/Desc . . .	PARCEL B PS401:1	Bankruptcy	
Map Blk Par Sub.	031 050 Dist 03	Check Notes	

Original Bill	Adj & Charges	Payments	Descriptions	This Tran
694.97		694.97-	Taxes	
			Assessment Pen	
			Interest	
			Costs	
			Late Penalty	
			Other Penalty	
694.97		694.97-	TOTALS	
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 11 09	Reason Code	(F13) 00

Email Address:

F1=Options F3=Return F4=Delete F8=Adj to Total

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

Danny Gray 4/30/19

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.

Shunda Givens

Notary Public

4/30/19

Date

(Notary Seal) SHUNDA GIVENS NOTARY PUBLIC BRYAN COUNTY, GA Exp. 08/07/21

AUTHORIZATION BY PROPERTY OWNER

I, Tammy Lanning, 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: Tammy Lanning

Address: 3801 GA Hwy 204

City: Ellabell State: GA Zip Code: 31308

Telephone Number: 321-246-8482 Fax Number: 912-382-0387

Tammy Lanning 4/30/19

Signature of Owner Date

Personally appeared before me

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.

Shunda Givens

Notary Public

4/30/19

Date (Notary Seal)

SHUNDA GIVENS NOTARY PUBLIC Comm. Exp. 08/07/21 BRYAN COUNTY, GA

CONFLICT OF INTEREST CERTIFICATION

FOR ZONING APPLICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Tammy Lanning 4-30-19

Signature of Applicant Date

Tammy Lanning

Type or print name and title

Signature of Applicant's attorney Date

Type or print name and title

Shunda Givens 4/19/2018

Signature of Notary Public Date

SHUNDA GIVENS NOTARY PUBLIC BRYAN COUNTY, GA COMM. EXP. 08/07/21

(Notary Seal)

qPublic.net™ Bryan County, GA

Summary

Parcel Number	031 050
Location Address	3801 HWY 204
Zip Code	31308
Legal Description	PARCEL B PS401:1
	(Note: Not to be used on legal documents)
Class	R3-Residential
	(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	AR-1
Tax District	County Unincorporated (District 03)
Millage Rate	25.375
Acres	2.78
Neighborhood	ELLABELL AREA (ELLAB)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

LANNING TAMMY K & RETA S
3801 HIGHWAY 204
ELLABELL, GA 31308

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	2.78

Mobile Homes

Style	Manufacturer	Model	YearBuilt	WidthLength	SerialNumber	Condition	Value
Mobile Homes	BELLCREST	BEACH COVE II	1999	24 x 59	GBHMM53036AB	Average	$17,960

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
* FEE - FIRE PROTECTION	2010	0x0 / 0	0	$0
* FEE - TRASH COLLECTION	2010	0x0 / 0	0	$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/13/2009	854 4	401 1	$68,900	MOBILE HOME INCLUDED	PRIMERA FINANCIAL SERVICES INC	LANNING TAMMY K & RETA S
7/14/2006	634 407	401 1	$0	DEED UNDER POWER	GOLDEN WILSON	PRIMERA FINANCIAL SERVICES INC
11/1/1995	14-V0168		$0	UQ		GOLDEN WILSON
11/1/1994	13-E0350		$350	UQ		
1/1/1991	08-Z0230		$0	UQ		

Valuation

		2018	2017	2016
	Previous Value	$35,760	$38,960	$39,560
	Land Value	$17,800	$17,800	$20,500
+	Improvement Value	$17,960	$17,960	$18,460
+	Accessory Value	$0	$0	$0
=	**Current Value**	**$35,760**	**$35,760**	**$38,960**

Photos

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Permits, Sketches.

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/30/2019, 6:58:24 AM

Version 2.2.16

Property owners of surrounding properties:

(1), (2) + (3) Glenda Smalls
205 E. Fairmont Ave
Savannah, GA 31406

(4) Joe + Lizzie Brinson EST
c/o Trenda Walker
P.O. Box 587
Ellabell, GA 31308

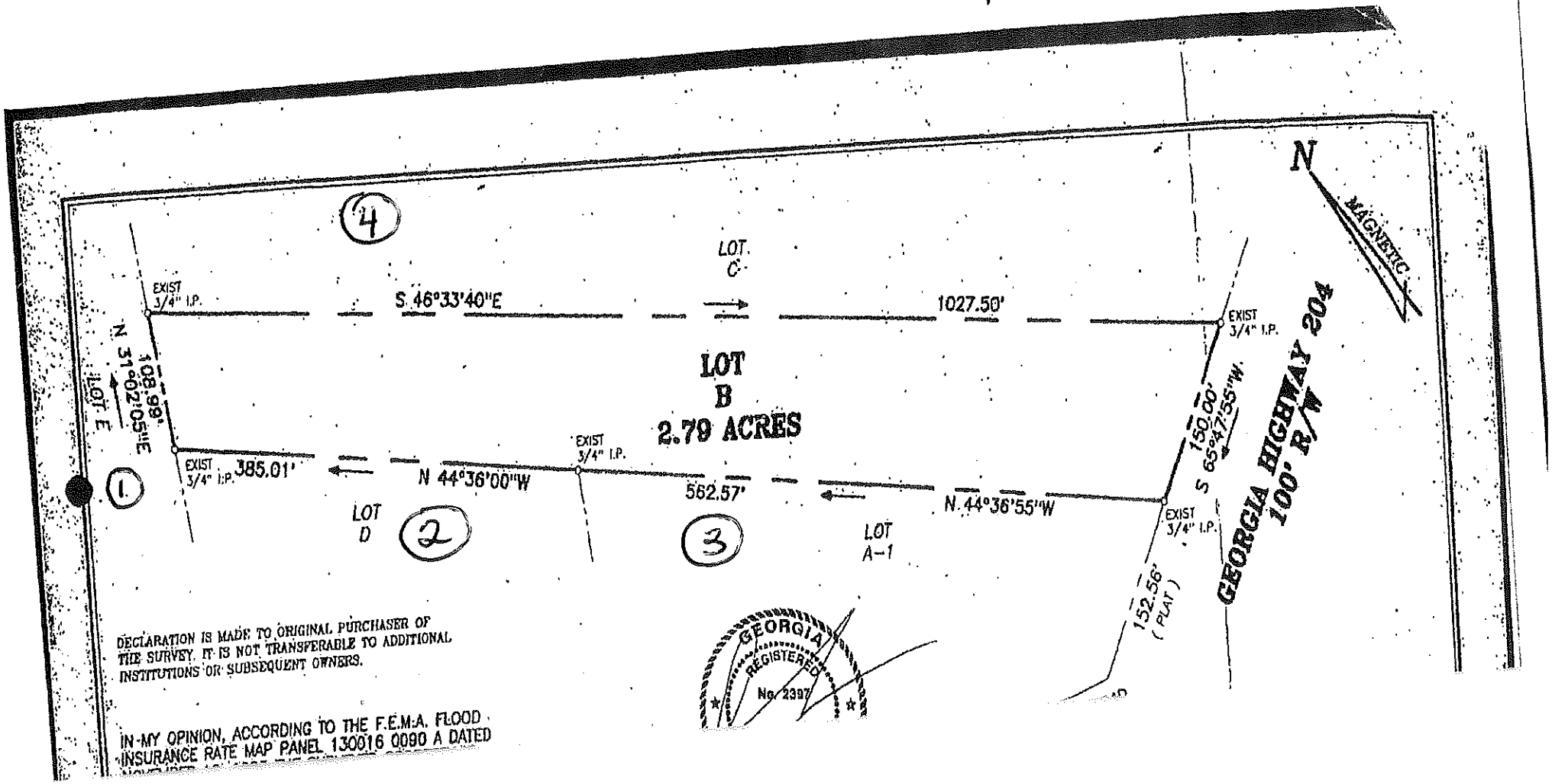
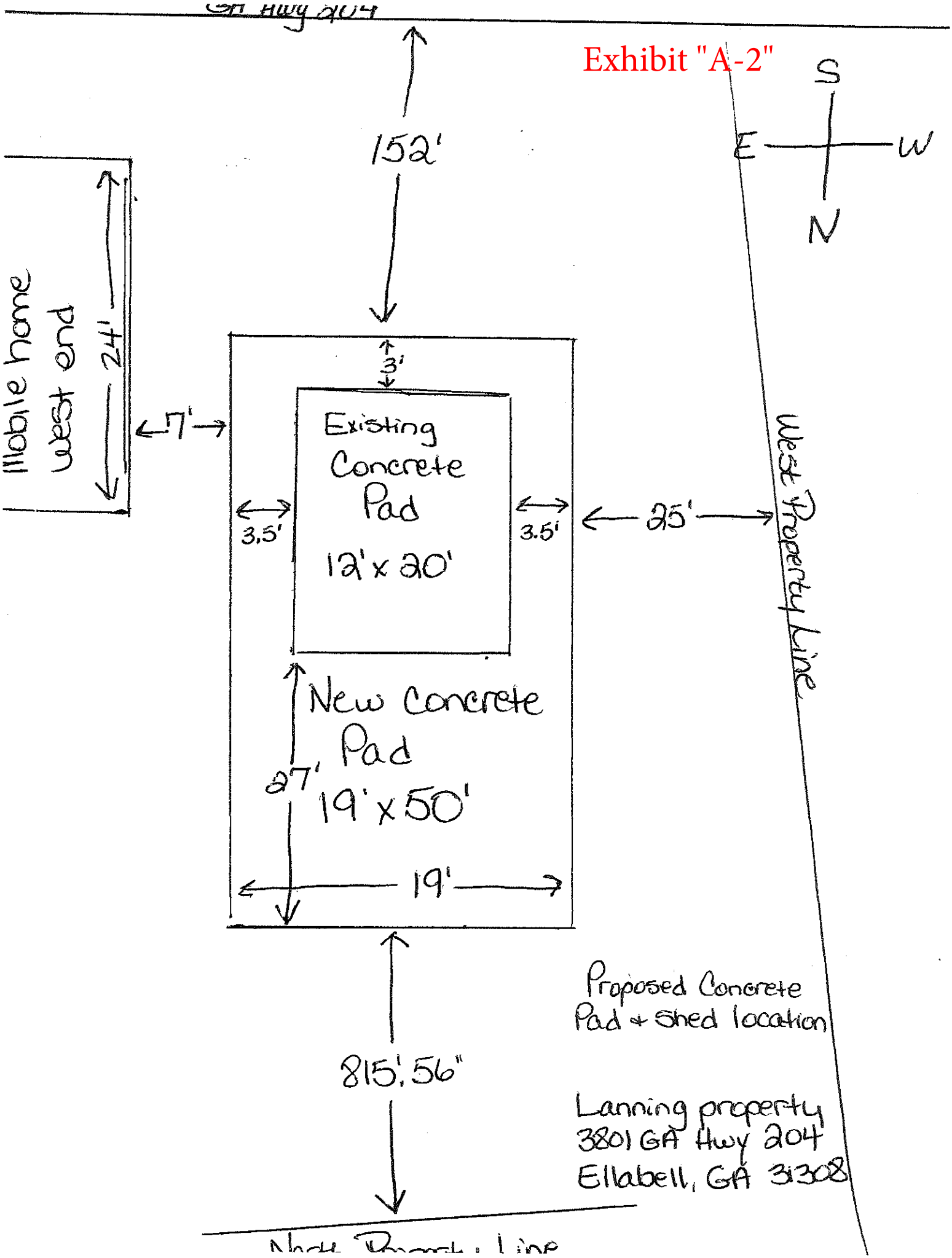


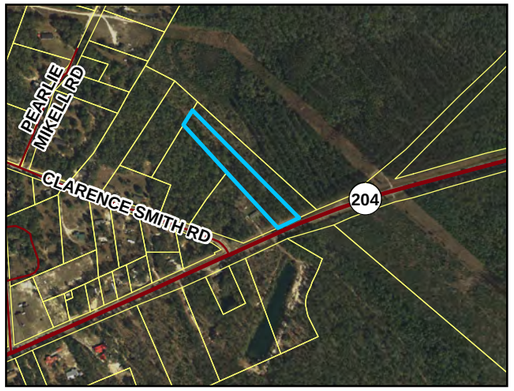
Exhibit "A-2"


GA Hwy 204
152'
S
E
W
N
Mobile home
west end
24'
7'
3'
Existing
Concrete
Pad
12' x 20'
3.5'
3.5'
25'
West Property Line
New Concrete
Pad
27'
19' x 50'
19'
Proposed Concrete
Pad + Shed location
815'.56"
Lanning property
3801 GA Hwy 204
Ellabell, GA 31308
North Property Line

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements



Interstate, U.S. & State Highways

Roads

Subject Parcel 031-050

Surrounding Parcels

Produced by Bryan County GIS
May 2019

N

Overview Map
Tammy Lanning
Case V# 319-19

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

Produced by Bryan County GIS
May 2019

N

Location Map
Tammy Lanning
Case V# 319-19

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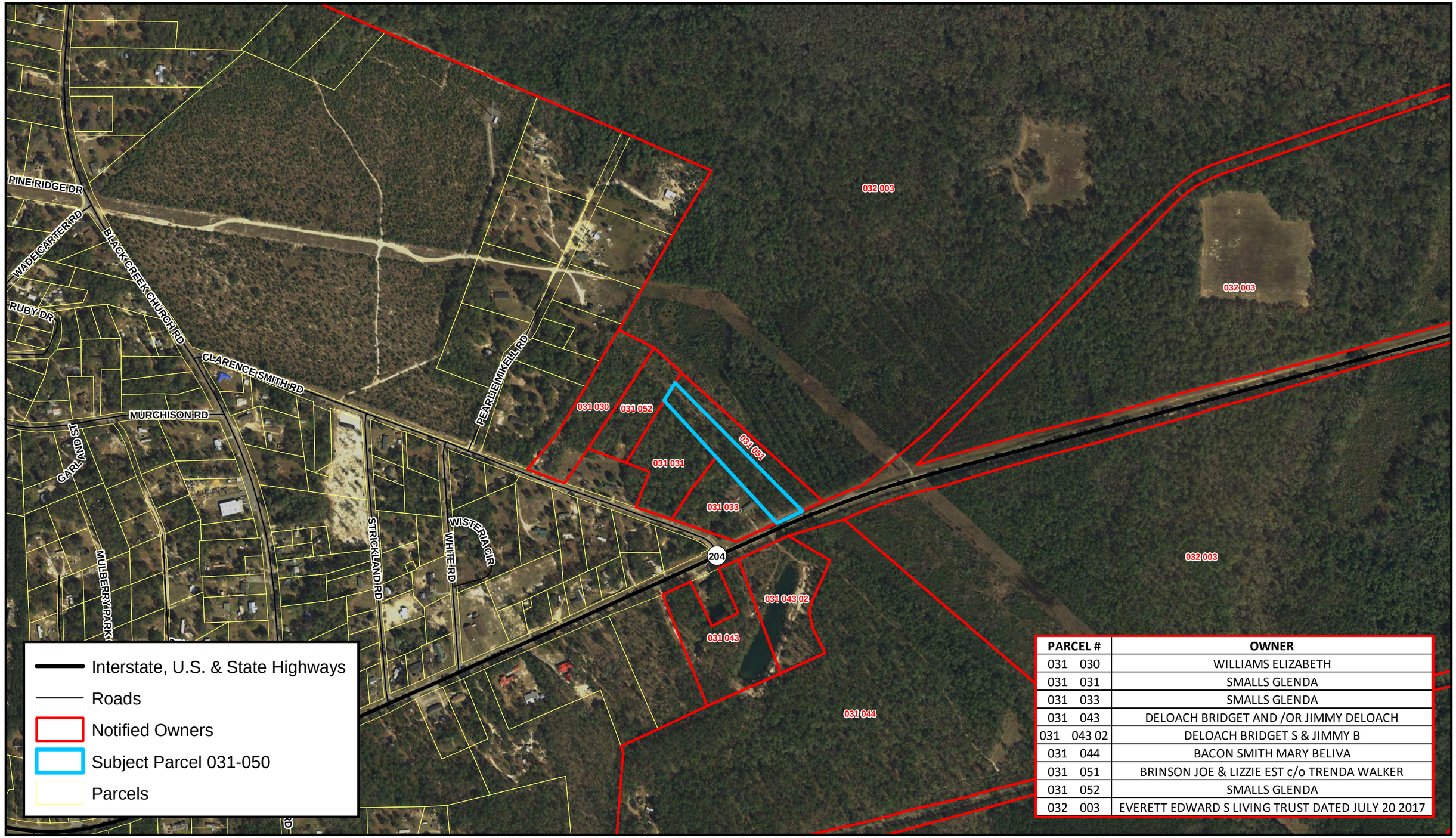

PARCEL #	OWNER
031 030	WILLIAMS ELIZABETH
031 031	SMALLS GLENDA
031 033	SMALLS GLENDA
031 043	DELOACH BRIDGET AND /OR JIMMY DELOACH
031 043 02	DELOACH BRIDGET S & JIMMY B
031 044	BACON SMITH MARY BELIVA
031 051	BRINSON JOE & LIZZIE EST c/o TRENDA WALKER
031 052	SMALLS GLENDA
032 003	EVERETT EDWARD S LIVING TRUST DATED JULY 20 2017

Produced by Bryan County GIS
May 2019

N

Notification Map
Tammy Lanning
Case V# 319-19

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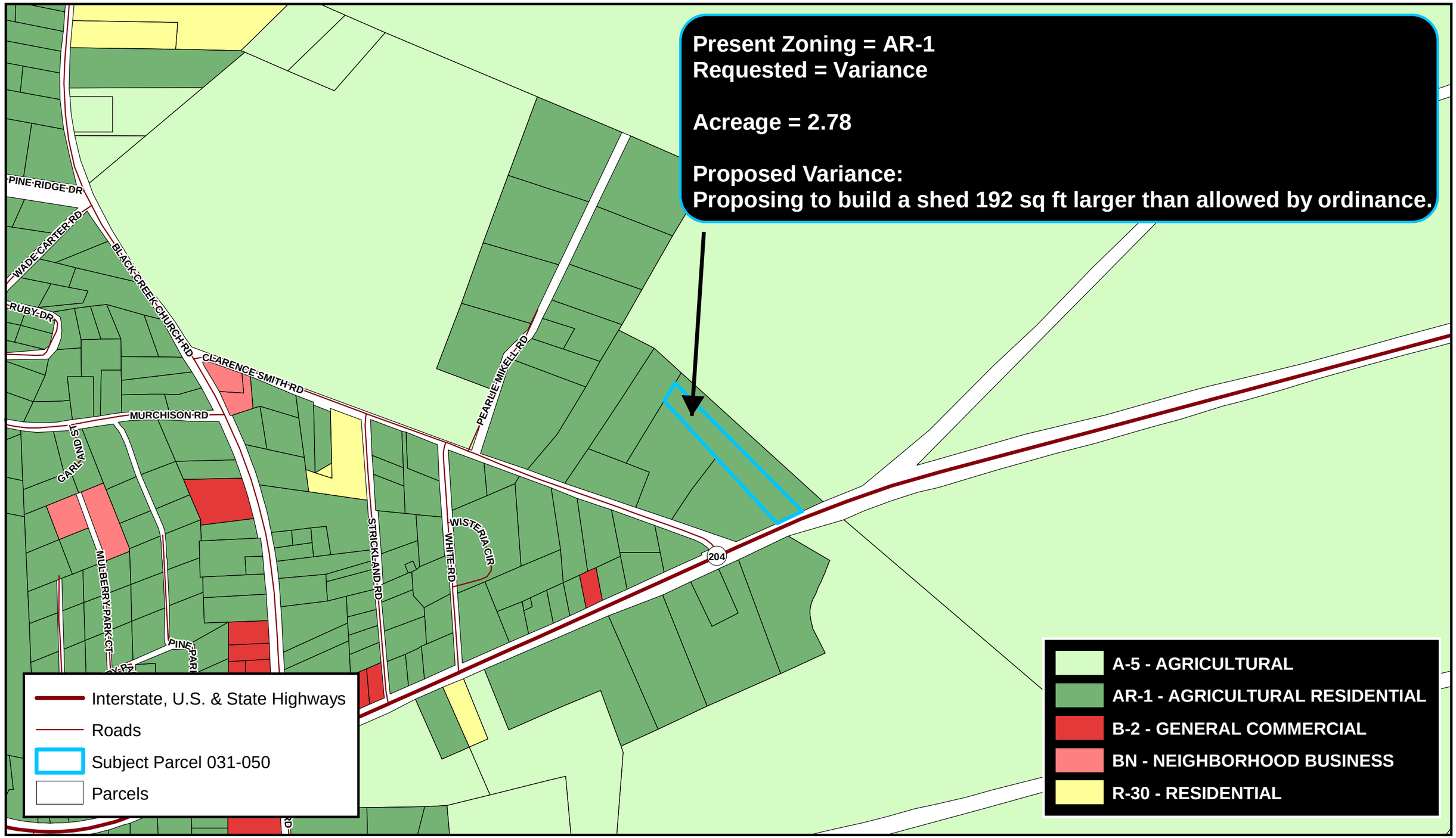

Produced by Bryan County GIS
May 2019

N

Zoning Map
Tammy Lanning
Case V# 319-19

DISCLAIMER
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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF ADJUSTMENT

Public Hearing Date: June 4, 2019

REGARDING THE APPLICATION OF: Nina Vangiller requesting a variance for property located at 400 Porter Road, PIN# 001 001. The applicant is requesting to increase the allowable length of a private road.	Staff Report By Sara Farr-Newman Dated: May 28, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Nina Vangiller to increase the permitted length of a private road.

Representative: **Nina Vangiller**

Owner: **Nina Vangiller**
147 Porter Road
Pembroke, GA 31321

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Appendix A – Subdivisions, Article V – Design Standards, Sections 502.02(b) and Section 502.01
- Appendix A – Subdivisions, Article XIII – Minor Subdivisions, Section 1303
- Appendix B – Zoning, Article V – Appeals, Variances, and Administrative Relief. Per the County ordinance, a 4/5 majority is required to approve a variance.

II. General Information

1. Application: A Variance application was submitted by Nina Vangiller on May 3, 2019. After reviewing the application, the Director certified the application as being generally complete on May 5, 2019.

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

A. Legal notice was published in the Bryan County News on May 16, 2019.

B. Notice was mailed on May 14, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.
D. An on-site notice was posted on May 14, 2019.

3. Background:

This property consists of 25.95 acres and is located off of Porter Road, near the intersection with Nevils Groveland Road. It is zoned AR-1 and currently has multiple residences located on the property. The applicant plans to subdivide two lots on the east end of the property, which will be reached via a private road coming off of Porter Road. A plat recorded in 1999 shows the three existing tracts subdivided out of the property with a 60-foot private road; however, the plat does not clearly indicate if the private road extends the entire length of the property. The applicant is requesting a private road that extends this length and up to access two proposed parcels at the east end of the property.

4. **Requested Variance**: Per Appendix A, Article XIII, Section 1303(e) of the Bryan County Code of Ordinances, unpaved private roads shall not exceed 300 feet in length from the edge of the nearest public right-of-way to the most distant property line along the road or driveway. The applicant is requesting a variance to extend this private road over the permitted 300 feet. The proposed road, therefore, does not comply with the Code.

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

"A" Exhibits- Application:
A-1 Variance Application
A-2 Site Plan

"B" Exhibits- Agency Comments:

Not Applicable

"C" Exhibits- Bryan County Supplements

C-1 Overview Map
C-2 Location Map
C-3 Notification Map
C-4 Zoning Map
C-5 Plat Book 478 Page 3B

"D" Exhibits- Public Comment:

None received

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

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

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

Staff Findings: Hardships are generally defined by extraordinary and exceptional conditions pertaining to the physical condition of a lot which would prevent it from being used or developed in compliance with the requirements of the zoning ordinance. In this case, there are no unique physical conditions of the lot which would prevent the property from complying with the stated requirements of the ordinance as residences already exist on the property. The applicant has already subdivided three parcels out of the property, so the inability to further subdivide does not constitute a hardship. Additionally, the applicant could subdivide the property if they provided a paved road that met County standards; therefore, an 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 25.95 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. Therefore, the condition of the property appears to be common to the neighborhood.

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

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

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

Staff Findings: The requested variance is not in keeping with the intent of the ordinance, which is to limit the length of private roads exempt from paving to 300 feet. The intent of the ordinance is to ensure sufficient emergency access and public safety as these roads are privately held and maintained.

IV. Staff Recommendation

Staff recommends denying the requested variance from Article XIII, Section 1303(e) of the Subdivision Ordinance, because the variance requirements are not met.

V. Board of Adjustment Decision

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

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

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

“A” Exhibits – Application

Exhibit "A-1"

BRYAN COUNTY
APPLICATION FOR VARIANCE
CASE V# 320-19

Date Received: 5/3/19 Meeting Date: _____

Applicant: NINA VANGILLER

Applicant's Address: 147 Porter Rd
Pembroke, GA. 31321

Applicant's Phone No.: 912-944-8759 Fax No.: _____

Owner of the Property: Nina VanGiller

Owner's Address: 147 Porter Rd
Pembroke, GA. 31321

Owner's Telephone No.: 912-346-4387 Fax No.: _____

Contact Person's Name: Cody Shuman

Contact Person's Phone No.: 912-944-8759 Fax No.: _____

Present Zoning: AR-1

Location of Property: 400 PORTER ROAD

Tax Parcel Number (PIN): 00L001 Acreage: 25.95

Existing Structure and/or Use of Property: _____

Proposed Variance: _____

Public / Private Roadway Access: _____

Section of the Zoning Ordinance in which this request is being made: _____
private rd longer than 300ft. (rd already there)

Adjacent Zonings: North: _____ East: _____
South: _____ West: _____

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

Nina A VanGiller 5-3-19 Nina A VanGiller 5-3-19
Signature of Applicant Date 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:* _____

CONFLICT OF INTEREST CERTIFICATION

FOR ZONING APPLICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Nina H Van Giller 6-3-19

Signature of Applicant Date

Nina G. VanGiller

Type or print name and title

Signature of Applicant's attorney Date

Type or print name and title

Shunda Givens 08/07/21

Signature of Notary Public Date

(Notary Seal)

SHUNDA GIVENS NOTARY PUBLIC Comm. Exp. 08/07/21 BRYAN COUNTY, GA

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

Signature of Applicant

Personally appeared before me

_____
Applicant (Print)

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

Notary Public

08/07/21
Date

(Notary Seal)

SHUNDA GIVENS
NOTARY
Comm. Exp.
08/07/21
PUBLIC
BRYAN COUNTY, GA

AUTHORIZATION BY PROPERTY OWNER

I, Nina G. VanGiller, 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: Nina VanGiller

Address: 147 Porter Rd

City: Pembroke State: GA Zip Code: 31321

Telephone Number: 912-944-8759 Fax Number:

Nina G. VanGiller 5-3-19

Signature of Owner Date

Personally appeared before me

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.

Shunda Givens

Notary Public

08/07/21

Date (Notary Seal)

SHUNDA GIVENS NOTARY PUBLIC Comm. Exp. 08/07/21 BRYAN COUNTY, GA

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

NV 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.

NV 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.

001 001
Parcel Identification Number

Hina G Van Gelle
Signature of Applicant

5-3-19
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: _____ Title: _____

Signature: _____ Date: _____

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

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

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

Signature: _____ Date: _____

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

Revised 05/16/2014

qPublic.net Bryan County, GA

Summary

Parcel Number	001 001
Location Address	400 PORTER RD
Zip Code	31321
Legal Description	AC CORRECTION'94 PS420/1 (Note: Not to be used on legal documents)
Class	A5-Agricultural (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	AR-1
Tax District	County Unincorporated (District 03)
Millage Rate	25.375
Acres	25.95
Neighborhood	POLK-STRICKLAND S/D (POLST)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

VANGILLER NINA S SHUMAN NANCY &
SHUMAN DAVID B
147 PORTER ROAD
PEMBROKE, GA 31321

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	3	25.95

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
TOWER UNMANNED FIRE	2009	1x1 / 0	0	$1

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
25049	SHUMAN CRAIG		1989	STORAGE	UNKNOWN	14x53

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/3/2016	1210 513	420 0	$0	QUIT CLAIM	VANGILLER NINA S SHUMAN NANCY	VANGILLER NINA S SHUMAN NANCY &
8/4/2015	1185 780	420 1	$0	ESTATE	SHUMAN BARRY ETAL	VANGILLER NINA B
4/30/2014	1133 273	420 1	$0	CERTIFICATE YEAR SUPPORT	SHUMAN BARRY CRAIG ETAL	SHUMAN BARRY ETAL
9/25/2003	370 416	420 1	$0	GIFT DEED	SHUMAN GEORGE JR	SHUMAN BARRY CRAIG ETAL
9/25/2003	370 414	420 1	$0	ESTATE	SHUMAN JEANETTE	SHUMAN GEORGE JR
1/1/1988	07-C0 420	420 0 001	$0	UQ		SHUMAN JEANETTE
10/1/1985	06-F0 469		$18,500	UQ		

Valuation

		2018	2017	2016
	Previous Value	$74,601	$74,601	$74,601
	Land Value	$74,600	$74,600	$74,600
+	Improvement Value	$0	$0	$0
+	Accessory Value	$1	$1	$1
=	**Current Value**	**$74,601**	**$74,601**	**$74,601**

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Permits, Photos, Sketches.

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/3/2019, 6:56:48 AM

Version 2.2.16

qPublic.net™ Bryan County, GA

Legend

- Parcels
- Roads
- Fort Stewart

Parcel ID	001 001
Class Code	Agricultural
Taxing District	County Unincorporated County Unincorporated
Acres	25.95

(Note: Not to be used on legal documents)

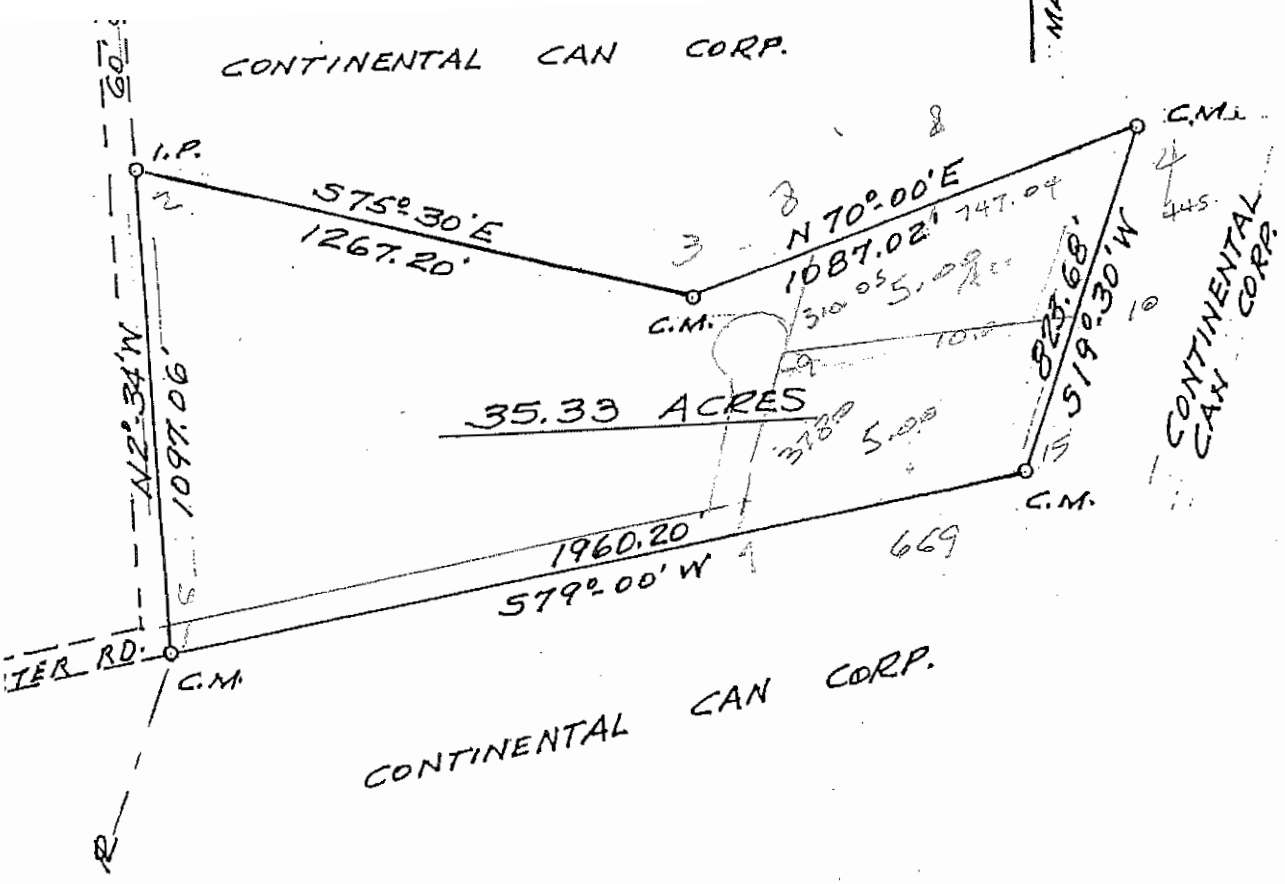
Owner	VANGILLER NINA S SHUMAN NANCY & SHUMAN DAVID B 147 PORTER ROAD PEMBROKE GA 31321
Physical Address	400 PORTER RD
Assessed Value	Value $74601

Last 2 Sales

Date	Price	Reason	Qual
3/3/2016	0	QC	U
8/4/2015	0	ES	U

Date created: 5/3/2019
Last Data Uploaded: 5/3/2019 6:56:48 AM

Developed by Schneider GEOSPATIAL



P L A T

19th. G. M. DISTRICT

BRYAN COUNTY, GEORGIA

PLAT SHOWING THE LOCATION OF 35.33 ACRES OF LAND OWNED BY JEANETTE H. SHUMAN.

THE ABOVE IS A PORTION OF THE J. G. MOORE ESTATE AS SHOWN BY A PLAT MADE BY D. E. RUSHING AND RECORDED IN BOOK "G", PAGE 46 IN THE OFFICE OF CLERK OF SUPERIOR COURT, BRYAN COUNTY, GEORGIA.

PREPARED: FEBRUARY 12, 1988

BY: William P. Johnson

SCALE: 1 INCH = 400 FEET

GEORGIA REGISTERED No. 1713 LAND SURVEYOR WILLIAM P. JOHNSON

Georgia, Bryan County:
Recorded in Plat Book 420 Page 1
Date Oct. 28, 1993
Clerk Superior Court

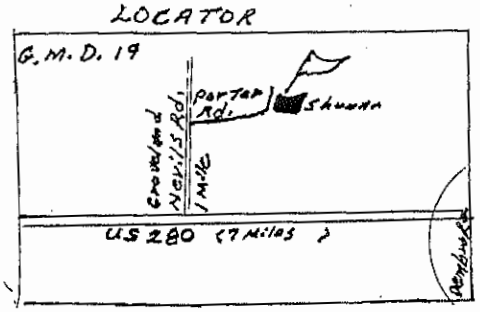
THIS PLAT HAS BEEN FOUND TO COMPLY WITH BRYAN CO. SUBDIVISION REGULATIONS AND IS ACCEPTABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF BRYAN COUNTY, GEORGIA.

DATE 10/20/93

Secretary, Bryan Co. Planning Commission

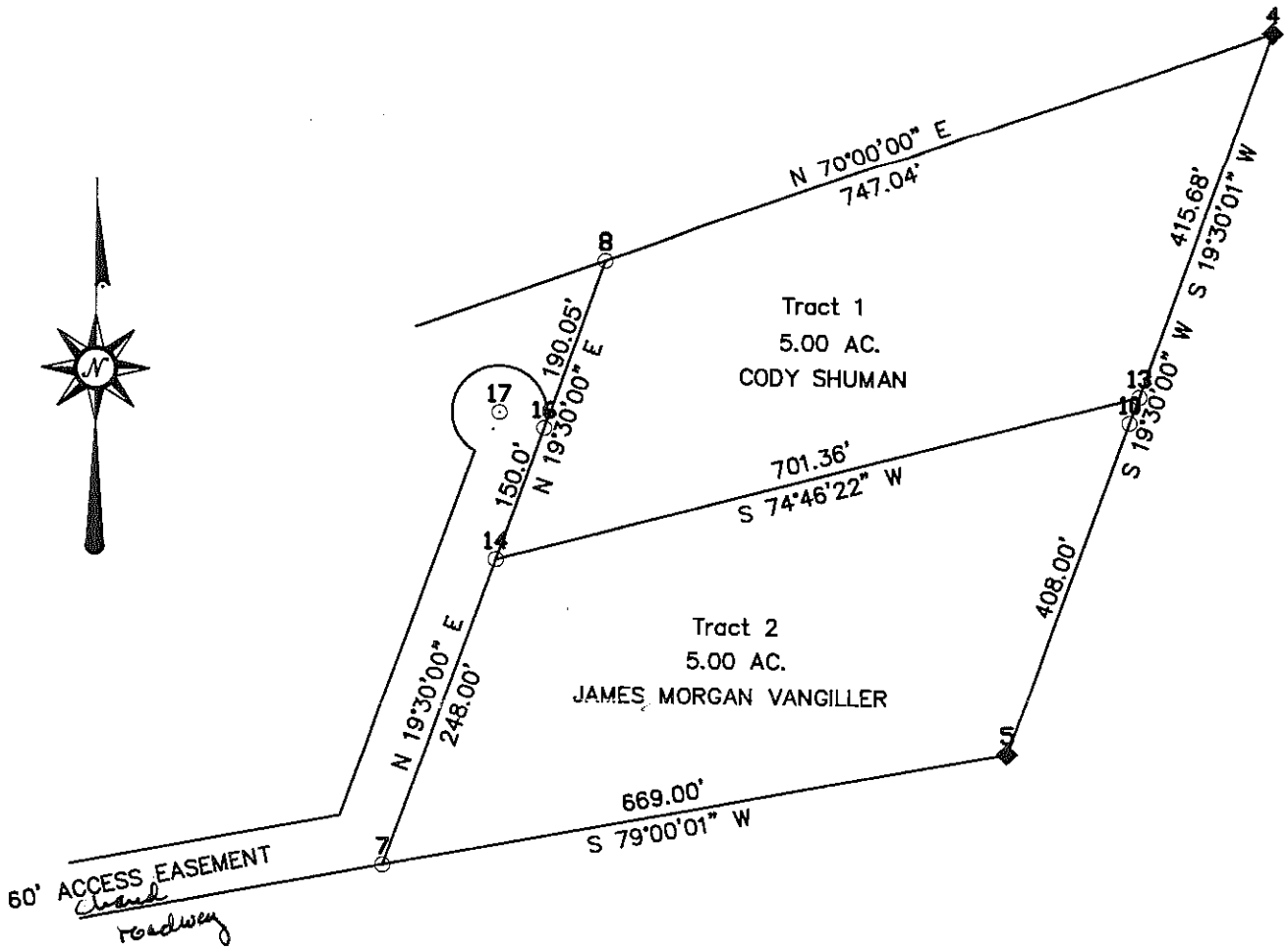
Chairman, Bryan Co. Planning Commission

LOCATOR



NO NGS MONUMENT WITHIN 500'
ELLABELL, GEORGIA 31308
912-858-2551

Exhibit "A-2"



CERTIFICATION: This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia board of registration for professional engineers and land surveyors and as set forth in the Georgia plat act O.C.G.A. 15-6-67

APPROVED_____

0' 200' 400' 600'

SURVEYOR'S NOTES:
This surveyor does not guarantee that all easements or wetlands that may effect this property are shown, indicated or implied.

SURVEY FOR:
CODY SHUMAN AND JAMES MORGAN VANGILLER

AREA	LAND LOT	LAND DIST.	COUNTY	G.M.D.	STATE
10.00 AC.	–	–	BRYAN	19 TH	GEORGIA

CITY:	SCALE:	DATE:	EQUIP. USED
N/A	1"=200'	03-15-19	NIKON NTD-2, 100' TAPE

○ IRON PIN SET
● IRON PIN FOUND
□ CONC. MARKER SET
■ CONC. MARKER FOUND
▽ NO CORNER SET/FOUND

DRAWN BY: HMS
CLOSURE: 1'/10,000'+
FIELD BOOK: – JOB REF. CODY

JOHN O. PARKER
REGISTERED LAND SURVEYOR
GEORGIA R.L.S. # 1850
P.O. BOX 233
CLENNVILLE, GEORGIA 30427
PH. (912)-237-2994

GEORGIA REGISTERED No. 1850 LAND SURVEYOR JOHN O. PARKER

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

Interstate, U.S. & State Highways

Roads

Subject Parcel 001-001

Surrounding Parcels

Produced by Bryan County GIS
May 2019

N

Overview Map
Nina Vangiller
Case V# 320-19

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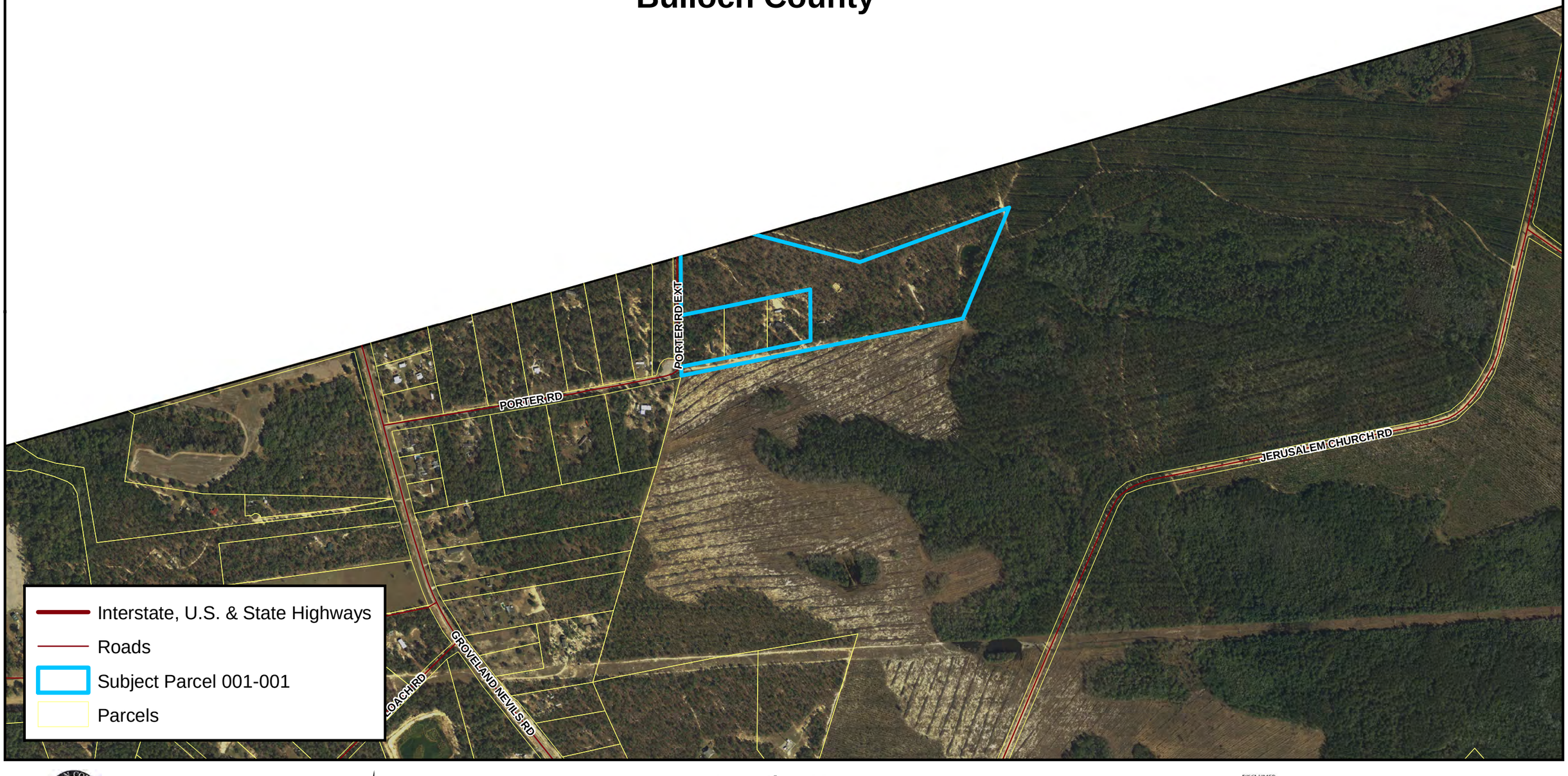
Bulloch County



Produced by Bryan County GIS
May 2019

N

Location Map
Nina Vangiller
Case V# 320-19

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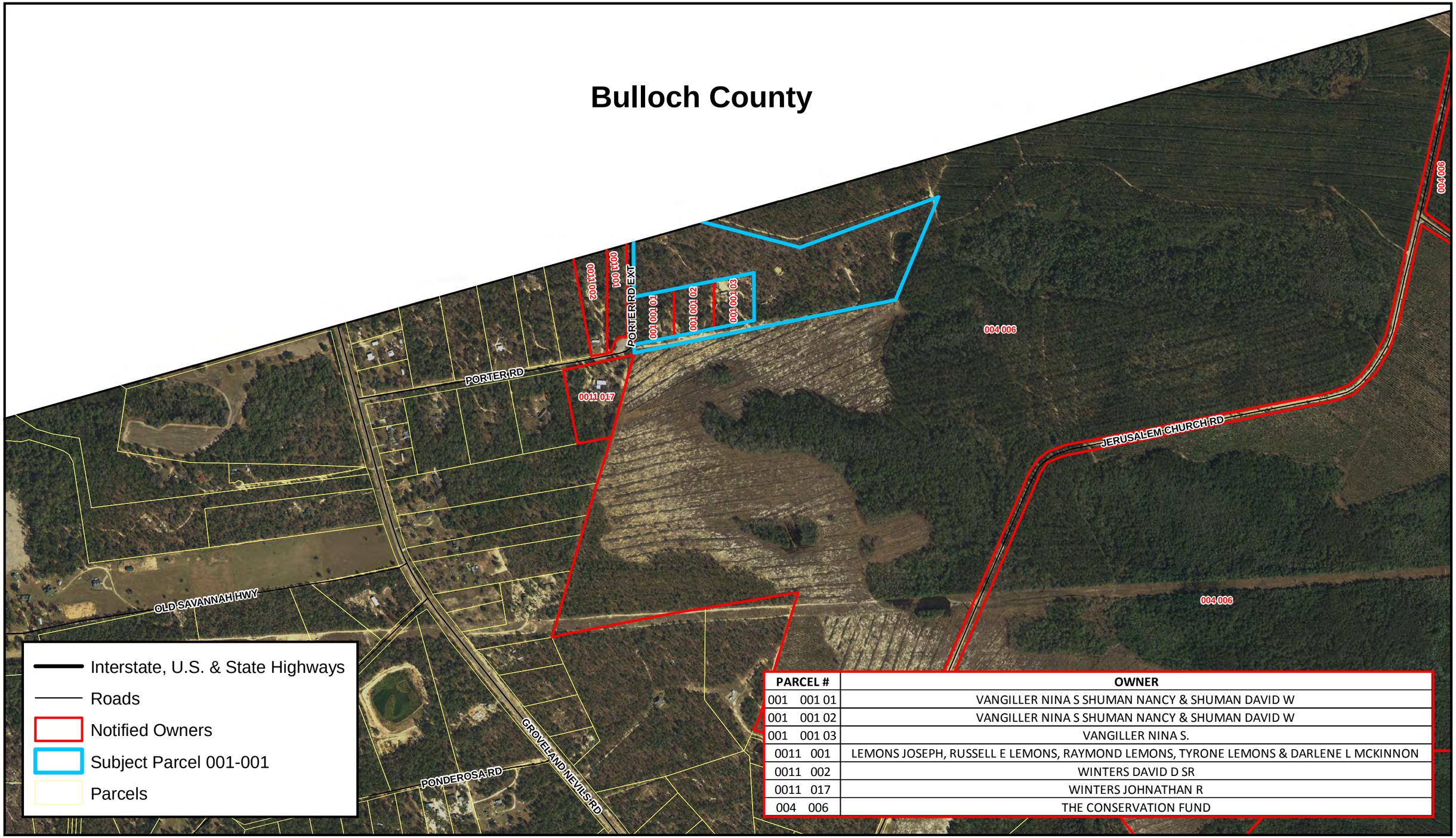
Bulloch County



PARCEL #	OWNER
001 001 01	VANGILLER NINA S SHUMAN NANCY & SHUMAN DAVID W
001 001 02	VANGILLER NINA S SHUMAN NANCY & SHUMAN DAVID W
001 001 03	VANGILLER NINA S.
0011 001	LEMONS JOSEPH, RUSSELL E LEMONS, RAYMOND LEMONS, TYRONE LEMONS & DARLENE L MCKINNON
0011 002	WINTERS DAVID D SR
0011 017	WINTERS JOHNATHAN R
004 006	THE CONSERVATION FUND

Produced by Bryan County GIS
May 2019

N

Notification Map
Nina Vangiller
Case V# 320-19

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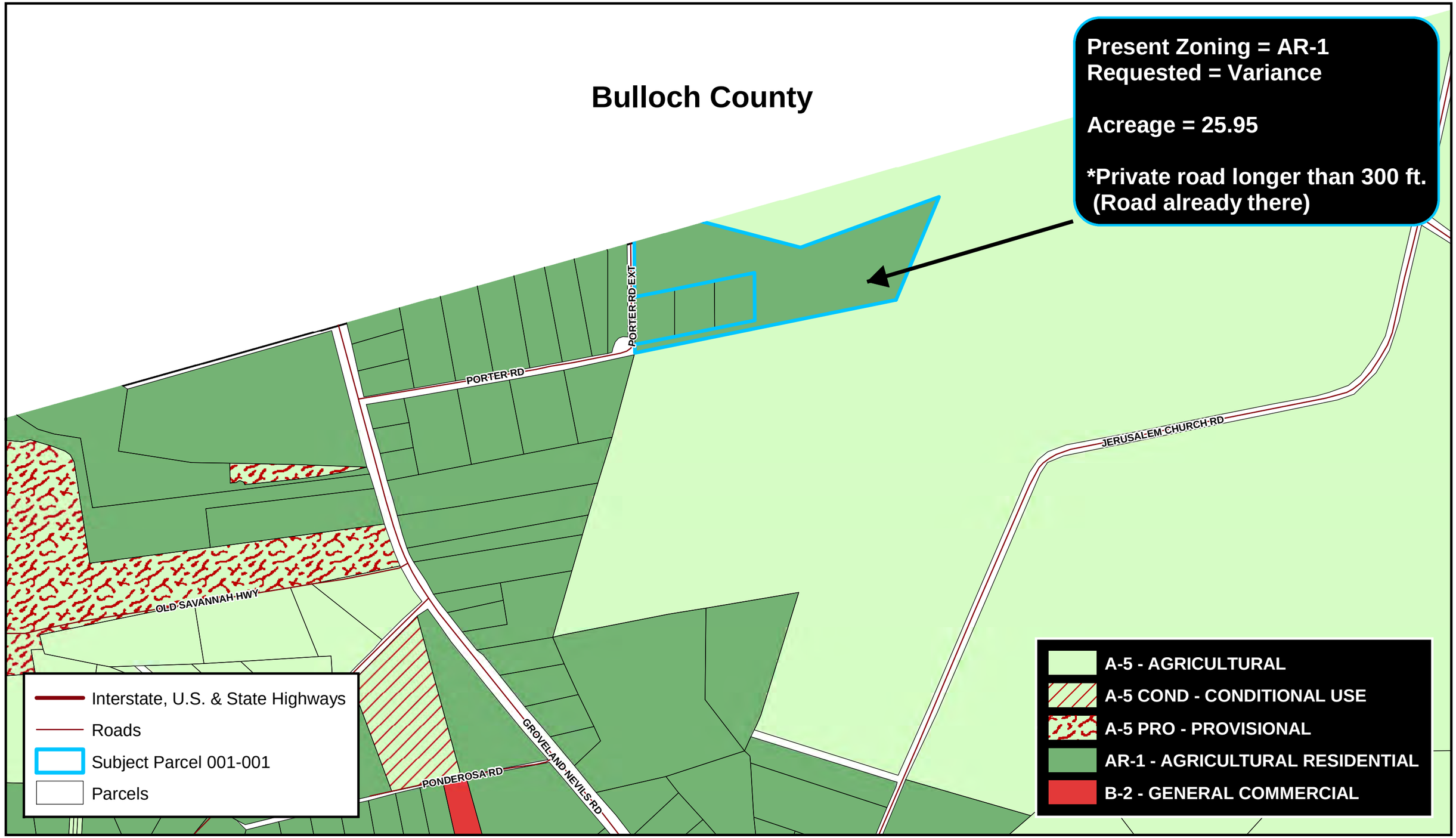
Bulloch County

Present Zoning = AR-1
Requested = Variance

Acreage = 25.95

***Private road longer than 300 ft.**
(Road already there)



Produced by Bryan County GIS
May 2019

N

Zoning Map
Nina Vangiller
Case V# 320-19

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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: June 4, 2019

REGARDING THE APPLICATION OF: Charles Way, requesting a PUD amendment for parcel, PIN# 061-065-05 and 061-066 in unincorporated Bryan County, Georgia. The applicant is requesting the BLT PUD, a.k.a., Buckhead East PUD, be amended, and the property's use be changed from commercial, multi-family, and institutional uses to residential and commercial.	Addendum to April 30, 2019 Staff Report by Sara Farr-Newman Dated: May 28, 2019

I. Summary of Changes

The applicant submitted a revised master plan dated May 22, 2019. Staff prepared this Addendum to address the revised master plan. The major changes to the plan include the following:

1. Relocation of the existing Bryan County 80' right-of-way at Veteran's Memorial Parkway;
2. A new 80' wide right-of-way connecting Veterans Memorial Parkway and State Route 144;
3. The addition of 4.7 acres of commercial lands;
4. A reduction in the number of proposed single family lots from 92 to 86;
5. The addition of a 2.5-acre recreation tract with a walking trail; and
6. The removal of lots from the end of the proposed cul-de-sac to provide for the dedication of county right-of-way for a future connection to Old Carver School Road.

II. Staff Analysis

Each of the proposed changes are reviewed in more detail below:

1. The existing 80' wide Bryan County right-of-way contains water and sewer lines which will be required to be relocated to the new right-of-way. The existing right-of-way will need to be vacated by the County and deeded back to the developer.

2. The addition of the new 80' wide right-of-way connecting Veterans Memorial Parkway to State Route 144 provides for an additional ingress/egress to the development and separates the commercial uses from the residential uses by providing a route exclusively to the future commercial development. Staff has not received an in depth review from GDOT regarding the proposed changes in access to 144. Staff is also concerned about the impact on the existing and proposed uses of adjacent properties currently being serviced by the existing 100' wide unimproved Bryan County right-of-way. The existing Church uses this unimproved right of way for access and has plans to expand in the future, including starting a school. Not improving this access or changing the location could have a negative impact on their future plans. The County is also still concerned with emergency access to the residential uses as well as the overall traffic pattern. The new road is proposed as a right-in/right-out, which would do very little to alleviate or redirect traffic from the round-a-bout.

3. The retention of some commercial (4.7 acres) does maintain the intent of the original PUD to integrate commercial and residential uses. Although 4.7 acres is less than the 5 acres previously requested Staff believes this fulfills the intent of the condition.

4. The new proposal reduces the number of lots from 92 to 86 amounting to a decrease in density from 1.9 lots/acre to 1.82 lots/acre.

5. A minimum of five percent of the required open space or one acre, whichever is greater, is required to be dedicated for community recreation. Based on this, the proposed development is required to provide at least one acre (11.9 acres of open space x .05 = .6) and they have proposed 2.5 acres. The recreation tract utilizes the existing lagoon, adds a fishing dock and walking trail, providing a connection to the existing lake trail across Veteran's Memorial Parkway. This trail also improves the recreational connectivity of the PUD.

6. Fulfilled the request of the prior staff recommendation to further the county's goal to provide connectivity between developments.

III. Staff Recommendation

Staff recommends approval of the requested land use changes from cemetery, multi-family, and commercial to single family residential as requested with the following conditions:

Planning Conditions

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

Engineering Conditions

1. An updated Traffic Impact Analysis (TIA) shall be completed, taking into account the approved mix of land uses, and the final access management plan shall be approved by GDOT and the County Engineer prior to preliminary plat approval.

2. A five-foot wide sidewalk shall be installed within Veterans Memorial Parkway right-of-way. The sidewalk shall tie into the existing sidewalk at Stop n Store and extend to Branden Way.

3. The recommended improvements for Veterans Memorial Parkway, as identified in the Traffic Impact Analysis included with the PUD application, shall be completed;

4. A 60-foot wide right-of-way from the cul-de-sac to Carver School Road shall be dedicated to the County for possible future connection. Location of the right-of-way shall be approved by the Director of Engineering and dedication shall occur with the recording of the final plat;

5. Transportation improvements are to be completed by final plat. If the development is phased, the applicant shall submit a phasing and development plan to the County for review and approval. The phasing and development plan shall identify the timing for transportation improvements;

IV. Planning and Zoning Commission Recommendation

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

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

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

BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

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

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

May 28, 2019 ***via email***

To: Amanda Clement, Planning Manager

From: Kirk Croasmun, County Engineer

Re: Lenox PUD Application
Engineering Review

Based on our review of the revised PUD exhibits dated May 20, 2019 in conjunction with the latest request for an amendment to the BLT PUD we have the following comments:

1. The revised Master Plan dated May 20, 2019 has made significant modifications to the internal road network, ingress/egress locations, density, and changes in use. A revised TIA which addresses these changes as well as potential impacts from the proposed development should be submitted for review prior to making any recommendation(s) on the new layout. Notwithstanding the report, it is our opinion and recommendation that the previous road network as presented on the January 26, 2018 Master Plan exhibit prepared by Pittman Engineering be utilized in order to provide for full access to both the residential and future commercial uses via the spine connector as platted in 2007 and shown on all subsequent Master Plan exhibits. This would facilitate the safe and efficient movement of traffic within the subdivision given that no access from any of the residential lots would be provided on the connector. In addition, it would provide full access for emergency vehicles, as well as allowing for direct access to SR 144 for both the residential and future commercial traffic without the need to utilize Veterans Memorial Parkway. Lastly, the Spirit of Peace Lutheran Church would be afforded full access to their facility via a County maintained road ROW.

2. The revised Master Plan has added an additional 80' ROW for the construction of a connector road located along the east property line of Stop N Stor from Veterans Memorial Parkway to SR 144. It is our understanding that this connector road is to be constructed sometime in the future depending upon the development of the adjacent commercial tract along the frontage opposite the Stop N Stor. Regardless of the timing the proposed right-in/right-out connector would not provide any of the benefits as listed for the full access connector in comment #1 above. The revised TIA shall analyze the proposed connector road and its impacts to the roundabout and internal road network.

3. Should the proposed layout be recommended for approval we recommend the following conditions be implemented:

    - The proposed connector road should remain private in perpetuity unless it is agreed that it is to be designed, permitted and constructed in tandem with the subdivision improvements.
    - The applicant shall enter into an agreement accepting all currently owned County ROW located within the current PUD area.
    - All utilities currently located within the revised PUD area shall be relocated in accordance with a relocation plan approved by the County.
    - The applicant shall provide a sufficient amount of property and construct a full access driveway to the entrance of the Spirit of Peace Lutheran Church parking lot located off of SR144. In addition, an emergency access easement of a width acceptable to the Bryan County EMS Director shall be provided from the end of the driveway to the County ROW located in the subdivision. A gravel road in accordance with County standards and limited access gate (at each end) shall be installed within the easement.
    - The Master Plan shall be revised to include a 60 foot right-of-way that would extend beyond the dead end cul-de-sac located adjacent to Carver School Road in order to provide the opportunity for a potential connection to the adjacent tract in the future.
    - The 30' undisturbed buffer located along lots 51, 52 and 53 should be shown as part of the common area and not part of the lots as presented for the remainder of the subdivision.

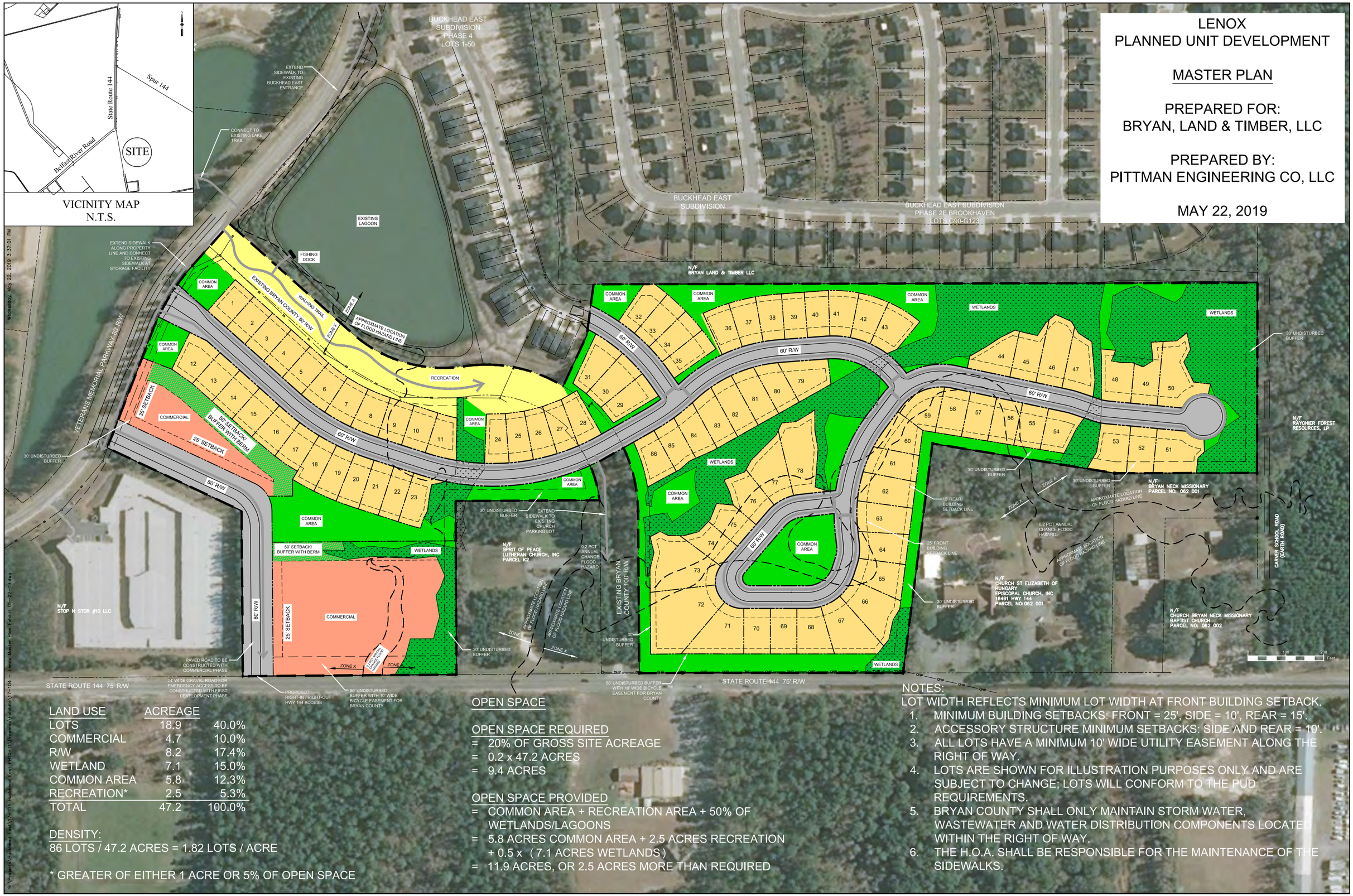
LENOX
PLANNED UNIT DEVELOPMENT

MASTER PLAN

PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

MAY 22, 2019



LAND USE	ACREAGE	
LOTS	18.9	40.0%
COMMERCIAL	4.7	10.0%
R/W	8.2	17.4%
WETLAND	7.1	15.0%
COMMON AREA	5.8	12.3%
RECREATION*	2.5	5.3%
TOTAL	47.2	100.0%

DENSITY:
86 LOTS / 47.2 ACRES = 1.82 LOTS / ACRE

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

OPEN SPACE

OPEN SPACE REQUIRED
= 20% OF GROSS SITE ACREAGE
= 0.2 x 47.2 ACRES
= 9.4 ACRES

OPEN SPACE PROVIDED
= COMMON AREA + RECREATION AREA + 50% OF WETLANDS/LAGOONS
= 5.8 ACRES COMMON AREA + 2.5 ACRES RECREATION + 0.5 x (7.1 ACRES WETLANDS)
= 11.9 ACRES, OR 2.5 ACRES MORE THAN REQUIRED

NOTES:

LOT WIDTH REFLECTS MINIMUM LOT WIDTH AT FRONT BUILDING SETBACK.

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

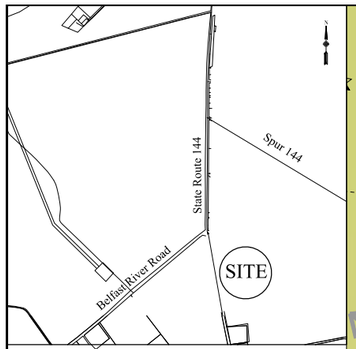
LENOX
PLANNED UNIT DEVELOPMENT

MASTER PLAN

PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

MAY 22, 2019



VICINITY MAP
N.T.S.

LAND USE	ACREAGE	
LOTS	18.9	40.0%
COMMERCIAL	4.7	10.0%
R/W	8.2	17.4%
WETLAND	7.1	15.0%
COMMON AREA	5.8	12.3%
RECREATION*	2.5	5.3%
TOTAL	47.2	100.0%

DENSITY:
86 LOTS / 47.2 ACRES = 1.82 LOTS / ACRE

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

OPEN SPACE

OPEN SPACE REQUIRED
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= 0.2 x 47.2 ACRES
= 9.4 ACRES

OPEN SPACE PROVIDED
= COMMON AREA + RECREATION AREA + 50% OF WETLANDS/LAGOONS
= 5.8 ACRES COMMON AREA + 2.5 ACRES RECREATION + 0.5 x (7.1 ACRES WETLANDS)
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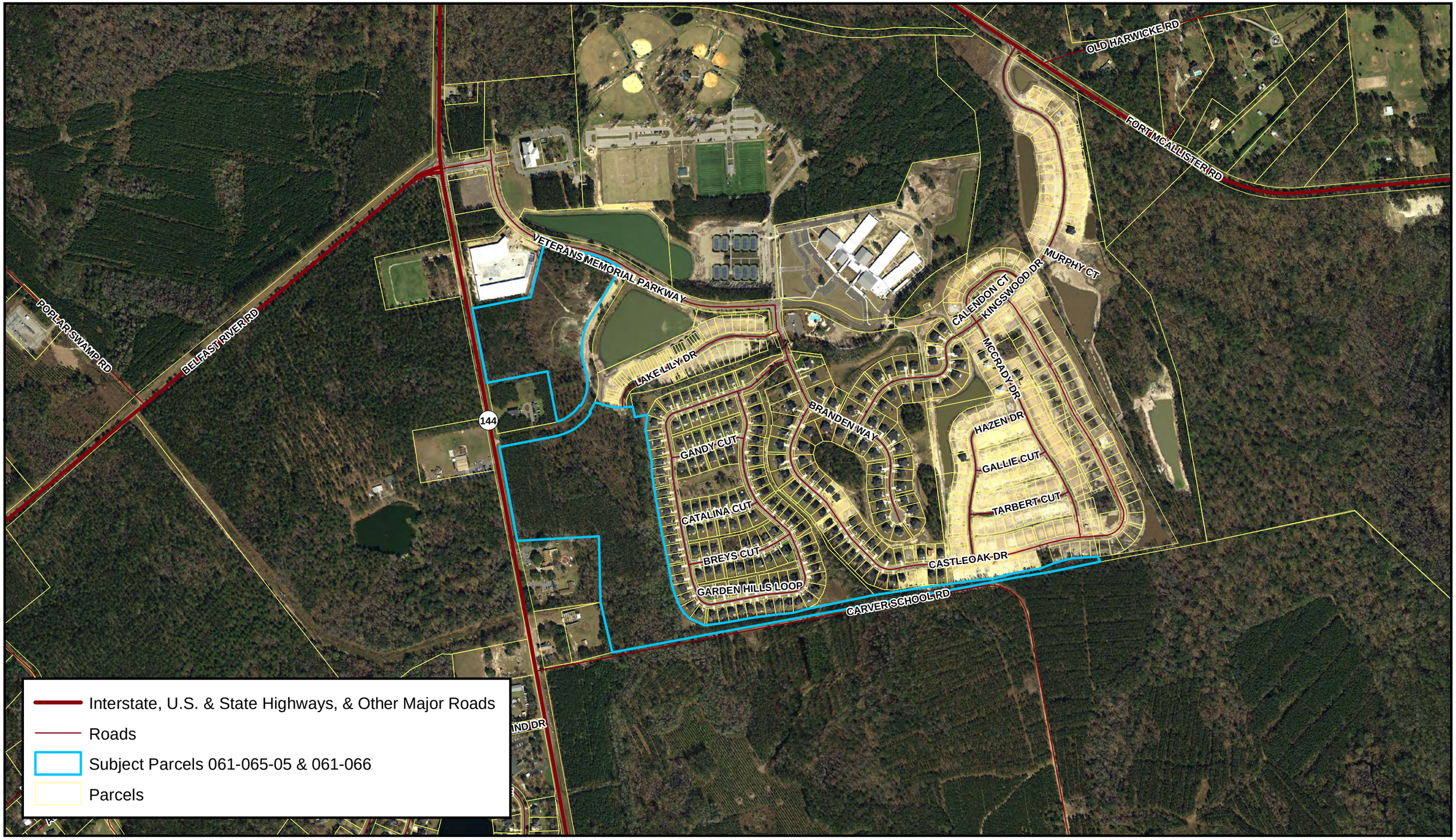
S:\Projects\Buckhead East\17-104 Buckhead East PH10+11\Drawings\Exhibits\17-104 - Lenox Master Plan Exhibit 05-22-19.dwg
Wednesday, May 22, 2019 3:37:45 PM



Produced by Bryan County GIS
July 2018

N

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

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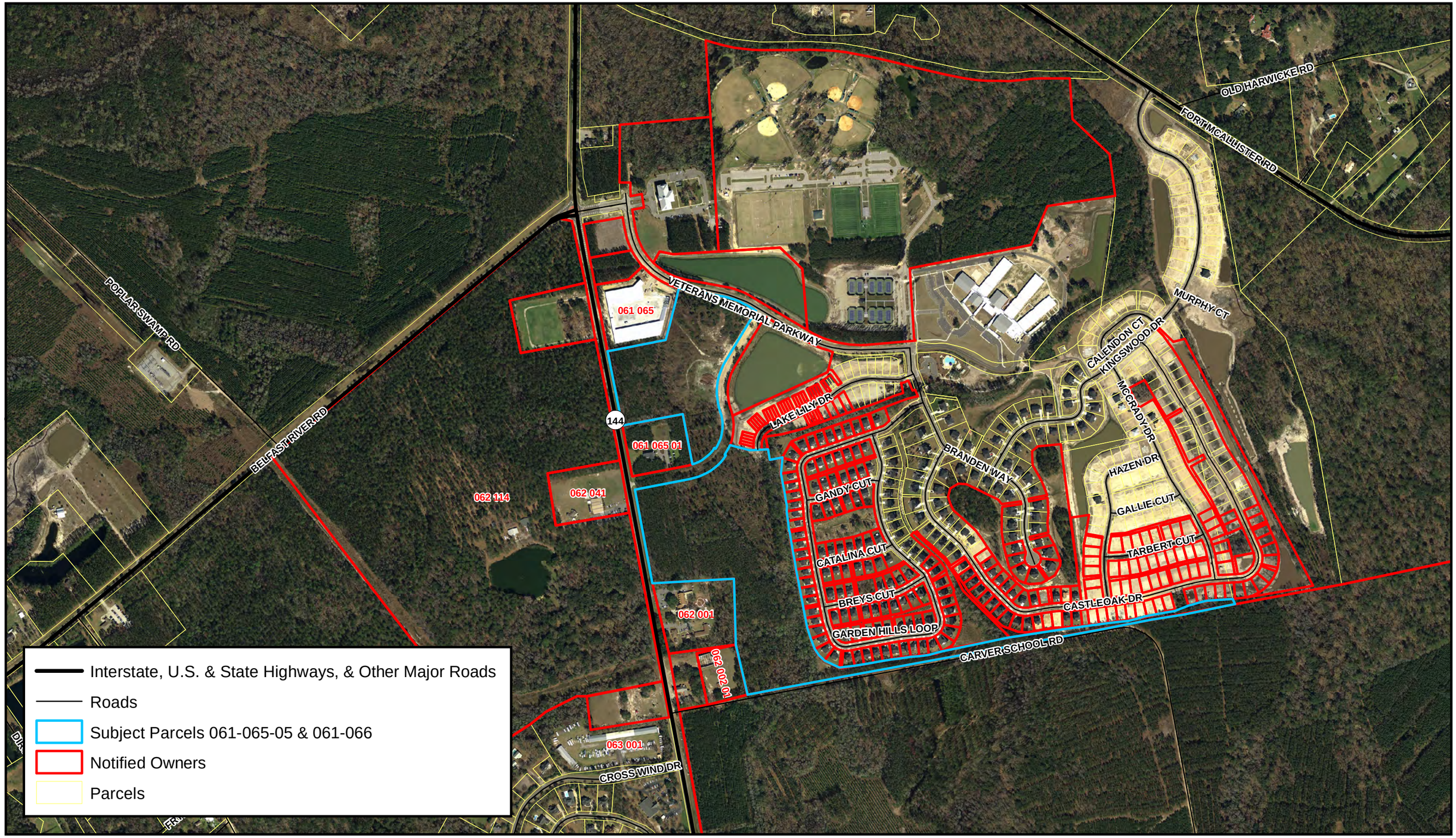

Produced by Bryan County GIS
March 2019

N

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

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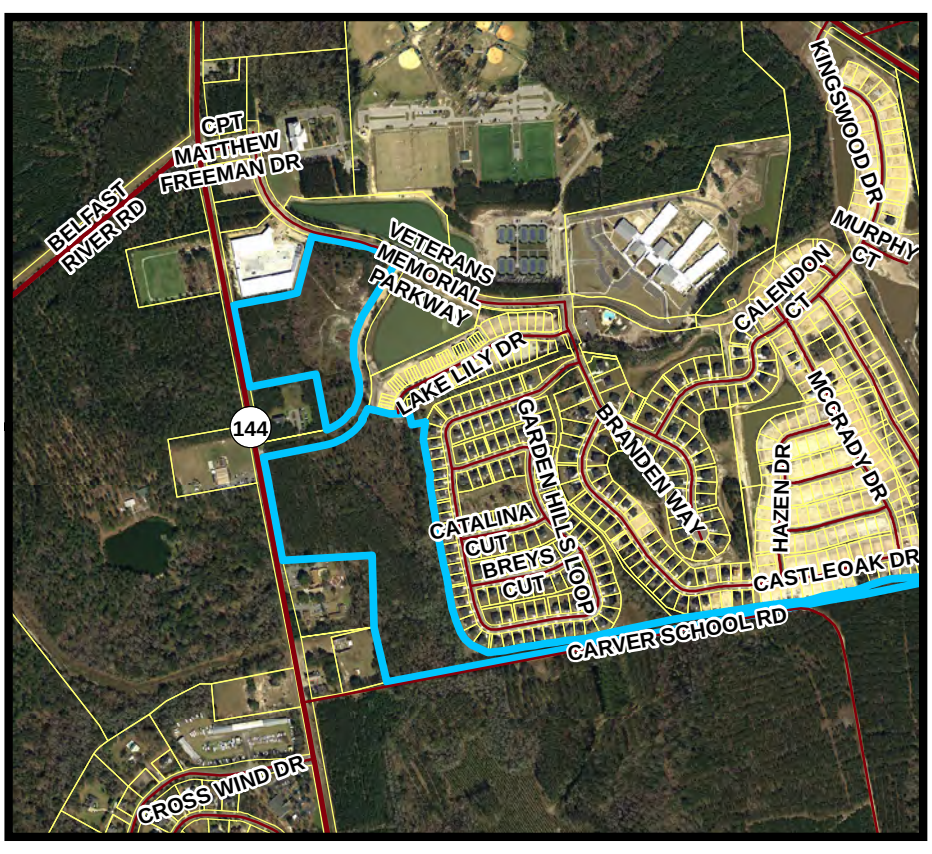

Interstate, U.S. & State Highways, & Other Major Roads

Roads

Subject Parcels 061-065-05 & 061-066

Surrounding Parcels

Produced by Bryan County GIS
July 2018

N

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

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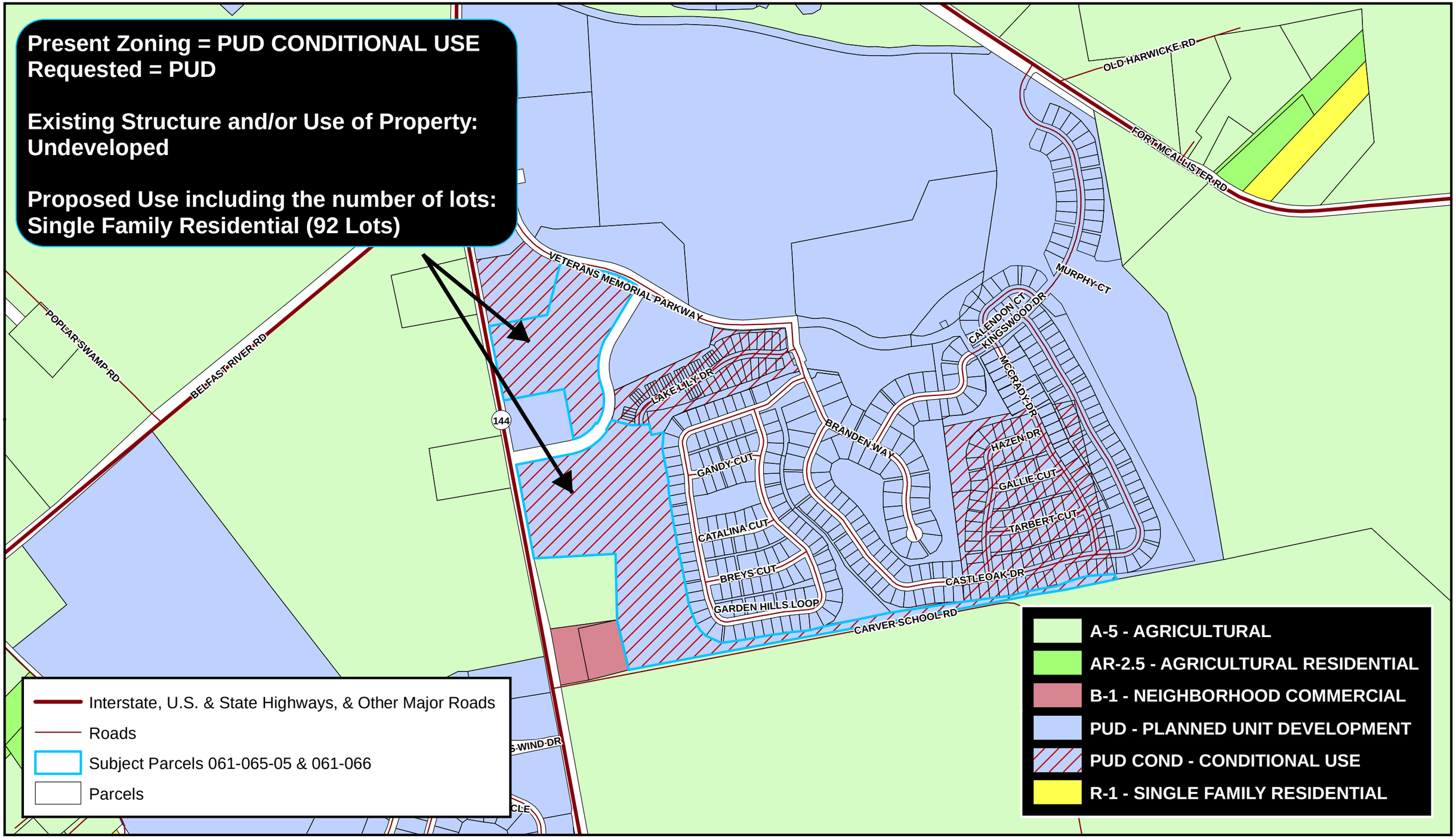
Present Zoning = PUD CONDITIONAL USE
Requested = PUD

Existing Structure and/or Use of Property:
Undeveloped

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



Produced by Bryan County GIS
April 2019

N

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

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