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

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. OLD BUSINESS

BOARD OF ADJUSTMENT

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

IV. PUBLIC HEARINGS

BOARD OF ADJUSTMENT

V#321-19, Jerome and Beverly Davis, requesting a variance to decrease setbacks for property located on 424 Oak Level Road, Richmond Hill, PIN# 063-004.
This request was administratively withdrawn, as determined a variance is not needed.

V#322-19, Seth and William Norwood, requesting a variance to increase the length of private road for 300 Bryan Fisherman's Co-op Rd., Richmond Hill, PIN# 063-01-085-001.

PLANNING COMMISSION

CUP#159-19, Greg Stephens, requesting a Conditional Use Permit for a Home Occupation Permit for 727 Channing Dr., Richmond Hill, PIN#0622-163.

V. OTHER BUSINESS

Love's Travel Stop request for waivers to design guidelines.

Discussion on the UDO process and the role of various boards.

VI. ADJOURNMENT

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

Posted: June 25, 2019

Richmond Hill

BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MINUTES

Meeting Date: June 4, 2019
Meeting Time: 6:30 p.m.

Attendees: Chairman, Steven Scholar
Vice Chairman, Ronald Carswell
Jonathan Goodman
Alex Floyd
Boyce Young

Absent: Stacy Watson
Joseph Pecenka, II

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

I. CALL TO ORDER

Chairman Scholar called the meeting to order at 6:29 p.m.

II. RECOGNITION OF GUESTS

None present.

III. ELECTION OF OFFICERS

Commissioner Goodman made a motion to reappoint Ronald Carswell as Vice Chairman, and a 2nd was made by Commissioner Floyd. Vote 3:0, motion carried. Commissioner Carswell made a motion to reappoint Steven Scholar as Chairman, and a 2nd was made by Commissioner Floyd. Vote 3:0, motion carried.

IV. APPROVAL OF MINUTES

Commissioner Goodman made a motion to approve the May 7, 2019 Minutes, and a 2nd was made by Commissioner Floyd. Vote 4:0, motion carried.

V. OTHER BUSINESS

1. Chairman Scholar amended the agenda to review the other business of Z#203-19, Charles Way, prior to the Public Hearings.
    a. Ms. Farr-Newman presented the Board with the revisions made by the Lenox Developers for the PUD Master Plan. She addressed the major changes to include the relocation of the Bryan County 80' right-of –way at Veteran's Memorial Parkway to connect State Route 144 and Veteran's Memorial Parkway, the addition of commercial and recreation areas, and reduction of lots. She concluded that the staff recommended approval with conditions that will provide an updated master plan, Traffic Impact Analysis, sidewalks, and future right-of-way connection.
    b. Charles Way, applicant, stated there are many details on transportation and right-of-ways to discuss with staff in the future. He also stated they were willing to work with staff on granting easements to the County and extending a gravel emergency access alongside of the Spirit of Peace Lutheran Church.
    c. Commissioner Goodman made a motion to recommend approval with the staff's conditions, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.
    d. Commissioner Floyd made a motion to open the public hearings, and a 2nd was made by Commissioner Goodman. Vote 4:0, motion carried.

VI. PUBLIC HEARINGS

PLANNING COMMISSION

1. Z#205-19, William Norwood, requesting to rezone approximately 10 acres from A-5 to AR-1.5 located on 300 Bryan Fisherman's Co-op Rd, PIN# 063-01-085-001.
    a. Ms. Clement presented the application to the Board and gave a description of the area and the requested zoning of AR-1.5 in order to subdivide the property into multiple lots. She stated that staff found the request compatible with the intended character area under the comprehensive plan and future land use map.
    b. Seth Norwood, applicant, stated he believes that this subdivision will provide consumers with the desired larger lot sizes.
    c. One citizen confirmed the maximum number of lots for this subdivision would be six.
    d. Commissioner Goodman made a motion to recommend approval for case Z#205-19, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

Richmond Hill

2. Z#206-19, Honia Gapac, requesting to rezone 3.22 acres on Bill Futch Road from A-5 to B-1 or B-2, PIN#025-001 for the use of a Hobby Shop.
   a. Ms. Clement presented the Board with the application for the rezoning which specified the proposed use as a hobby shop for. She stated that the Ordinance does not identify that specific type of use, so staff considered the two zoning districts that were requested and identified the one with the most compatible use, which was B-2. She stated that the request does not meet the intent of the future land use plan and recommends denial. She explained that a B-1 rezoning would require a subsequent text amendment to include hobby shops as a permitted use within the B-1 zoning district.
   b. Vallie Gapac, father of applicant, stated that nothing that his family intends to restore would fall under a B-2 zoning, but he could not say that they would not restore any vehicles and would restore a wide array of things.
   c. Commissioner Floyd made a motion to recommend a B-1 zoning approval and that staff pursue a text amendment for hobby and restoration shops for case Z#206-19, a 2nd was made by Commissioner Young. Vote 3:1, motion carried. Commissioner Carswell opposed.

BOARD OF ADJUSTMENT

1. V#318-19, Lucas & Angela Watson, requesting a variance for lot size reduction on 2086 Homestead Dr., Ellabell, PIN# 0301-027.
   a. Ms. Farr-Newman gave an overview of the variance application. She stated the property is an AR-2.5 zoning in Black Creek and the applicant wished to subdivide the property into two parcels for 1.5 acres on each. She stated that staff recommended denial based on the minimum lot size required by the zoning district.
   b. Angela Watson, applicant, spoke of their hardship and asked for additional options. Staff spoke of guesthouse options.
   c. Commissioner Floyd made a motion to table until the July meeting, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

2. V#319-19, Tammy Lanning, requesting a variance to increase the size of an accessory structure for 3801 Hwy 204. Ellabell, PIN# 031-050.
   a. Ms. Farr-Newman gave a description of the property and the variance for an accessory structure requesting an additional 192 feet. She stated that staff recommended denial based on the variance criteria in the ordinance.
   b. Fredrick Lanning, property owner, spoke on his request and stated that with the requirements he could build two accessory structures to make the same size as his requested variance.
   c. An adjacent property owner stated that she owns the neighboring wooded property and did not mind the requested accessory structure as long as it did not interfere with her property.
   d. Commissioner Floyd made the motion on case V#319-19 to approve contingent upon the observance of the setbacks, and a 2nd was made by Commissioner Young. Vote 4:0, motion approved.

Richmond Hill

3. V#320-19, Nina Vangiller, requesting a variance to increase the length of private road for 400 Porter Rd., Ellabell, PIN# 001-001.
    a. Ms. Farr-Newman presented the application by stating the requested road extension does not meet the requirements of the Ordinance, which state that the unpaved road length cannot exceed 300 feet. She stated the applicant intended to subdivide the property at the end of the access easement, but the exact length of the road was not known. She continued by stating there were no unique conditions for this variance request. Staff spoke on the reasoning for the 300 feet maximum allowance, was based on the previous ordinance and concerns of unpaved private roads with inabilities of maintaining certain road standards.
    b. Nina Vangiller, applicant, indicated that the land to be subdivided was previously occupied by family and the existing dirt road has been used during that time and is still being maintained.
    c. Commissioner Floyd made a motion on case V#320-19 to formalize the existing road for approval, and a 2nd was made by Commissioner Young. Vote 3:1, motion denied. Commissioner Carswell opposed.
    d. Commissioner Floyd made a motion to reconsider the variance case V#320-19 for Nina Vangiller, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.
    e. Commissioner Floyd made a motion on case V#320-19 to formalize the existing road for approval, and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

VII. OTHER BUSINESS

1. **UDO**: Unified Development Ordinance update
    a. Ms. Miller gave an update on the UDO to address upcoming meetings and spoke on the various roles assigned to other boards that the Planning and Zoning Commission may have to take on with the UDO.
2. Commissioner Goodman resigned from the Planning and Zoning Board and the Board of Adjustments.

VIII. ADJOURNMENT

Commissioner Goodman made a motion to adjourn the meeting at 8:00 p.m. and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

BRYAN COUNTY PLANNING & ZONING COMMISSION

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 30, 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 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 Varaiance
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 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. Planning & Zoning Decision

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

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

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

“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 CARROL ANN COLEMAN BRYAN COUNTY TAX COMM 4/09/19
FMUMFB01 Clerk **MM1** Date **2019 04 09** Sequence **140258** 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 Monroe Reffner
Notary Public

4-9-19
Date (Notary Seal)

TAYLOR M REFFNER
NOTARY
Comm. Exp.
01/01/23
PUBLIC
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

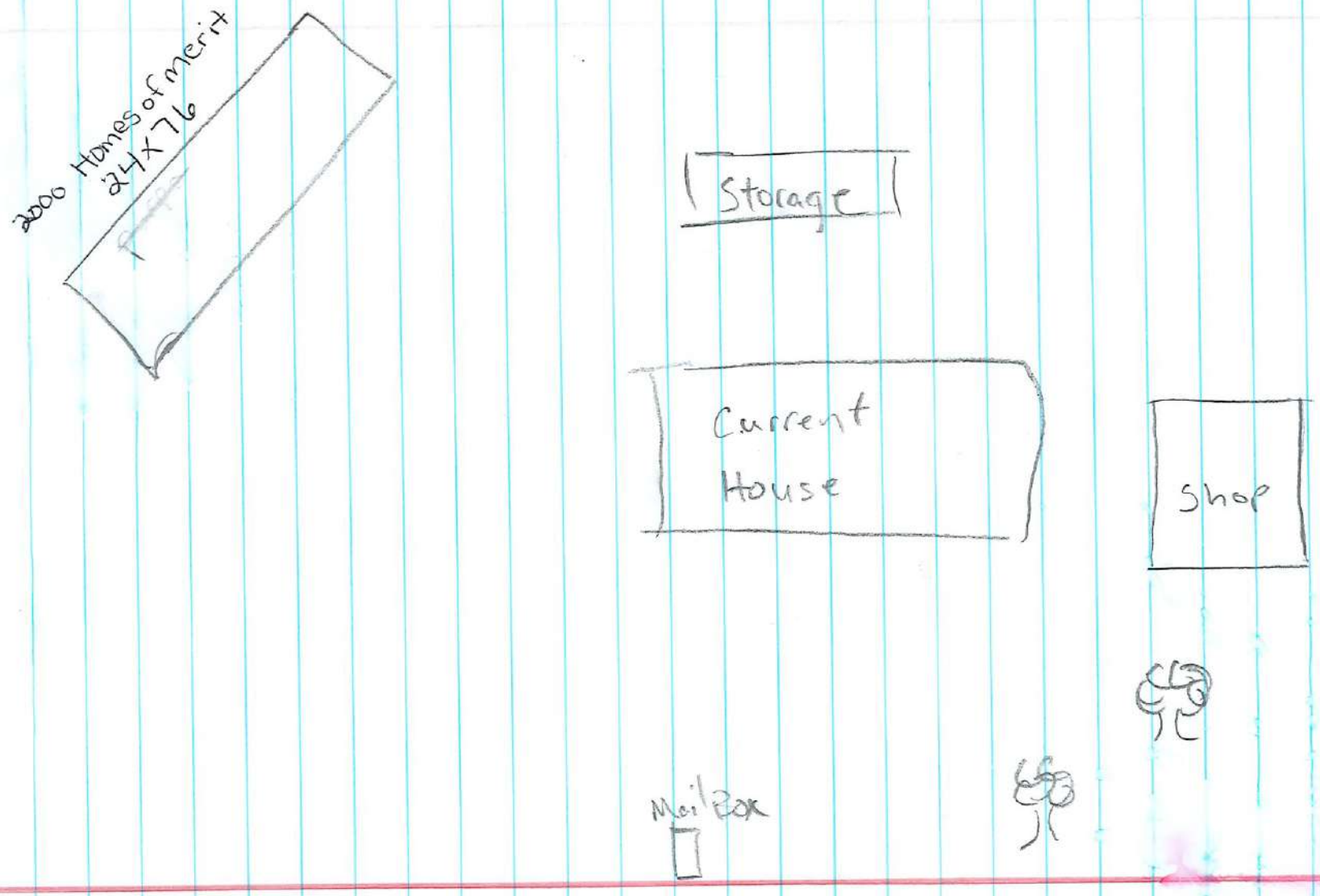
(Notary Seal)

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

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

Interstate, U.S. & State Highways

Roads

Subject Parcel 0301-027

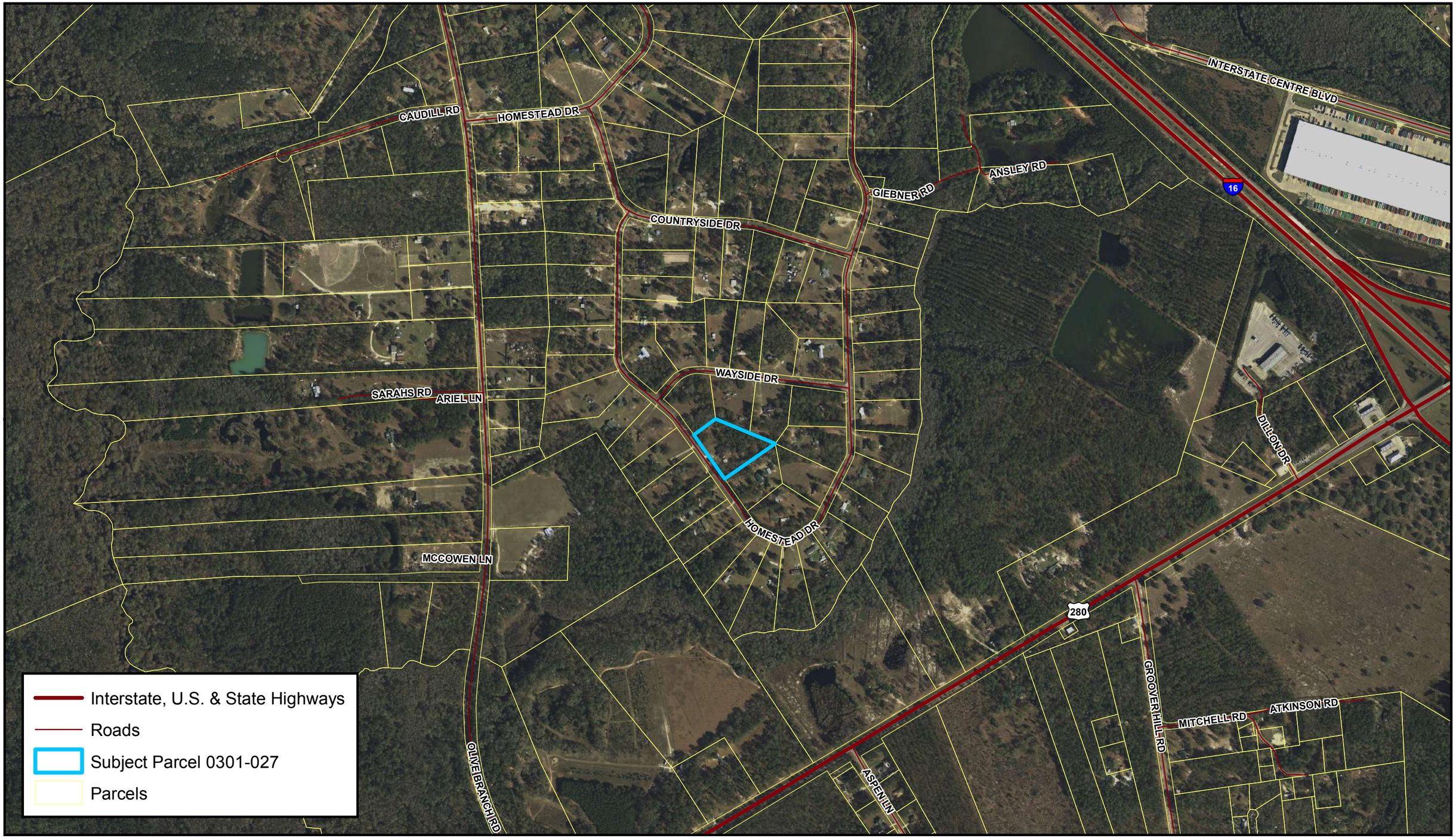
Surrounding Parcels

Produced by Bryan County GIS
May 2019

N

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

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.

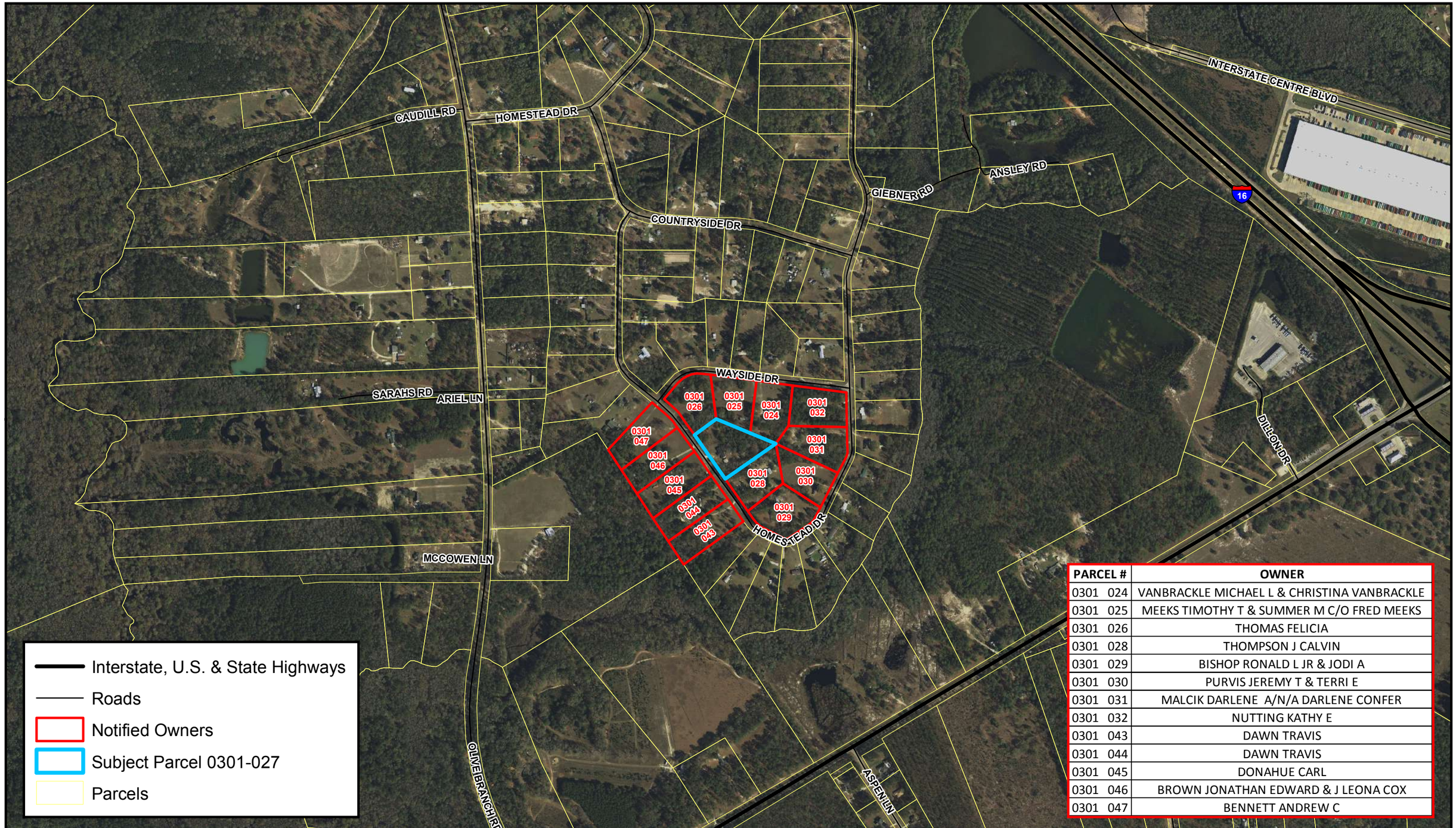


Produced by Bryan County GIS
May 2019

N

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

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.



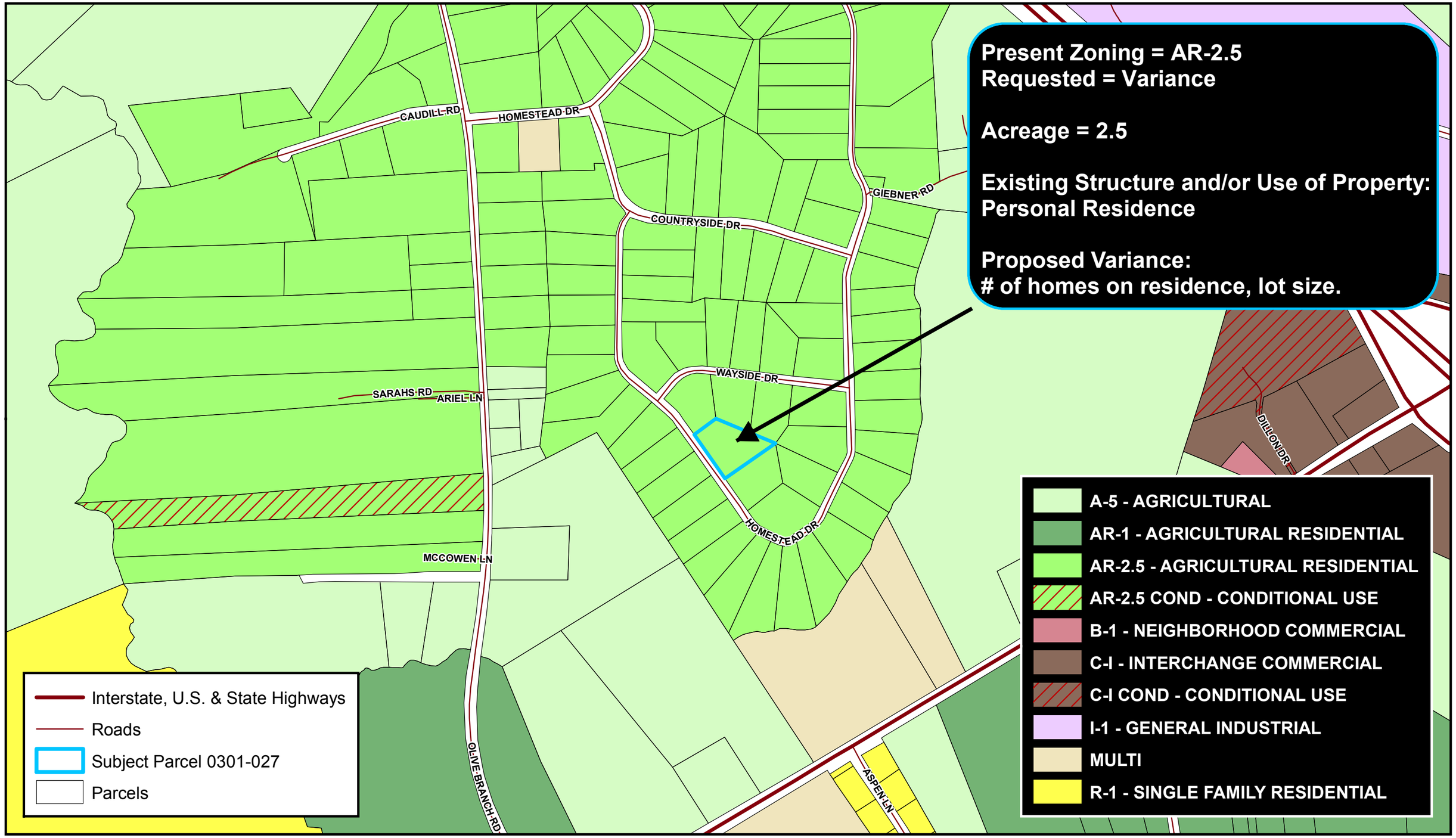
PARCEL #	OWNER
0301 024	VANBRACKLE MICHAEL L & CHRISTINA VANBRACKLE
0301 025	MEEKS TIMOTHY T & SUMMER M C/O FRED MEEKS
0301 026	THOMAS FELICIA
0301 028	THOMPSON J CALVIN
0301 029	BISHOP RONALD L JR & JODI A
0301 030	PURVIS JEREMY T & TERRI E
0301 031	MALCIK DARLENE A/N/A DARLENE CONFER
0301 032	NUTTING 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

Produced by Bryan County GIS
May 2019

N

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

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

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

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.

“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF ADJUSTMENT

Public Hearing Date: July 2, 2019

REGARDING THE APPLICATION OF: Seth Norwood, William Norwood, LLC, requesting a variance for property located at 300 Bryan Fisherman's Co-Op Road, PIN# 063 01 085 001. The applicant is requesting to increase the allowable length of a private road.	Staff Report By Sara Farr-Newman Dated: June 25, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Seth Norwood and William Norwood, LLC to increase the permitted length of a private road.

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

Owner: **Kevin Smith**
771 Belle Island Road
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
- 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 Seth Norwood and William Norwood, LLC on May 22, 2019. After reviewing the application, the Director certified the application as being generally complete on June 5, 2019.

2. Notice: Public notice for this application was as follows:
A. Legal notice was published in the Bryan County News on June 13, 2019.
B. Notice was mailed on June 11, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.
D. An on-site notice was posted on June 11, 2019.

3. Background:

This property consists of 10 acres and is located off of Bryan Fisherman's Co-Op Road. It was rezoned AR-1.5 on June 11, 2019, and is currently vacant. The applicant plans to subdivide the property into a maximum of 6 lots, a minimum of 1.5 acres each. The applicant is proposing a 40-foot-wide, paved, private road that extends no more than 800 feet with a cul-de-sac to provide access to the lots.

4. **Requested Variance**: Per Appendix A, Article XIII, Section 1303(e) of the Bryan County Code of Ordinances, 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 no more than 800 feet. The proposed road, therefore, would 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 22, 2019, unless otherwise noted.

"A" Exhibits- Application:

A-1 Variance Application
A-2 Site Plan
A-3 Paving Detail (received June 20, 2019)
A-4 Private Road Maintenance Agreement (received June 20, 2019)

"B" Exhibits- Agency Comments:

None

"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, the applicant indicated that the narrowness and length of the lot necessitate the longer private road in order to develop the lot. Staff found that the lot is an unusual shape that would otherwise make development difficult, thus creating 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: The lot is 10 acres in size, which exceeds the minimum requirements of the AR-1.5 zoning district; however, the long narrow shape of the lot is a hardship. This lot shape is not common in the area and is not a result of personal circumstances.

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: The impact of the hardship could be a result of actions taken by the applicant. Although the applicant did not take actions to create the narrowness or shape of the lot, they did rezone the

property from A-5 to AR 1.5 with the intent to subdivide the property into more lots requiring a private road for access.

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: Although the hardship did result from actions taken by the applicant, staff believes that the requested variance is still in keeping with the intent of the ordinance. The applicant is proposing to pave the road and enter into a maintenance agreement. The intent of the ordinance is to limit unpaved roads that are unlikely to be maintained. The applicant has submitted paving details which demonstrate a higher standard of road construction than would ordinarily be required for a private road servicing 6 or fewer lots and will provide a cul-de-sac turnaround. The paving, maintenance, and cul-de-sac should provide for adequate emergency access.

IV. Staff Recommendation

Staff recommends approving the requested variance from Article XIII, Section 1303(e) of the Subdivision Ordinance, with the condition the road is paved per the details provided.

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

RECEIVED
MAY 22 2019
V#322-19

"Exhibit A-1"

Bryan County
Board of Commissioners
Community Development Department

VARIANCE APPLICATION

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

Application Fee: $150.00

Applicant:
☐ Property Owner
☑ Authorized Agent

Applicant Name: Seth Norwood / William Norwood LLC
Address: PO Box 472
City: Richmond Hill **State:** GA **Zip:** 31324
Phone: (912) 312-5532 **Email:** snorwoodconstruction@gmail.com

Property Owner (*if not applicant*): Kevin Smith
Address: 771 Belle Island Rd.
City: Richmond Hill **State:** GA **Zip:** 31324 **Phone:** (912) 657-4371

Property Information: General Location: 300 Bryan Fisherman's Co-Op Rd.
PIN Number (Map & Parcel): 063-01-085-001 **Current Zoning District(s):** A-5, R-1

What section of the Subdivision or Zoning Code are you requesting a variance for? AR 1.5 Section 2, Article XIII Section 1303 e.

Description of Variance Requested: To extend the private road length from 300 LF to no more than 800 LF.

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

Applicant Signature

Date 5/20/19

FOR OFFICE USE ONLY

Case #: 322-19 Date Received: 5/22/19 ☑ Fee Paid Initial: SF

Variance Review and Timing

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

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

Variance Application Checklist

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

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

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

Applicant Signature

Date 5/20/19

Variance Criteria

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

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

   Without the variance the property connot be split into useful residential lot sizes as requested in the re-zoning to AR 1.5

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;

   The depth an narrow width of the property hinder other possible option relating to accessing rear Lots

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.

   The Hardship in this instance is trying to create larger lots, which the citizens of our community want and request, versus small lot high density communities.

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.

   In concern for public safety the road will be constructed to serve as entry and egress for emergency personel to each parcel, along with high construction Standards.

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

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

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

FOR OFFICE USE ONLY

Completeness Certified: 6/5/19 AC P&Z Public Hearing Date: 7/2/19

2

1167 0865 2015 MAR 20 PM 2:48

BOOK#_____ PAGE#_____
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA

015-2015-000388

Bryan County, Georgia
Real Estate Transfer Tax
PAID 100.00
DATE 3-20-15
Clerk of Superior Court

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA }
} LIMITED WARRANTY DEED
COUNTY OF BRYAN }

THIS INDENTURE, made and entered into this 16th day of March, 2015, between TMH, LLC, a Georgia limited liability company, as Party of the First Part, and KEVIN W. SMITH as Party of the Second Part.

-WITNESSETH-

THAT the said Party of the First Part, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other valuable considerations to it in hand paid by the said Party of the Second Part, at and before the sealing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, the following described property, to-wit:

All that certain lot, tract or parcel of land, situate, lying and being in Bryan County, Georgia, and being shown as "Tract A-1, 10 Acres" on a certain plat of survey entitled "Subdivision Survey, Being a 24.66 Acre Division of a Portion fo Lands of Timberlands Holding Company Atlantic, Inc., 20th G.M. D. Bryan County, Georgia" for TMH, LLC Properties, dated December 17, 2014, prepared by Michael A. Hussey, G.R.L.S #2509, and recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia in Plat Book 1012 Page 4A. For a more particular description of said lot conveyed herein, reference is made to said subdivision map which is incorporated herein by specific reference. Said property is presently known as 300 Bryan Fishermans Coop Road Road, Richmond Hill, Georgia 31324.

SUBJECT, HOWEVER, to those certain covenants and restrictions as contained in that certain Limited Warranty Deed from Rayonier Atlantic Timber Company to TMH, LLC, dated January 28, 2015 recorded in Deed Book 1167, Page 850 Bryan County, Georgia records, including without limitation: (a) a covenant restricting the property from use as a mobile home park or for the placement of any mobile, modular, or manufactured home, recreational vehicle, house trailer, panelized or pre-cut home on any portion of the property conveyed thereby; and, (b) a covenant restricting the property or any portion of the property conveyed thereby for

HENDERSON
LAW FIRM LLC
Post Office Box 560
Richmond Hill, GA 31324
(912) 756-2631
Our File: 71241-01

the purpose of a "borrow pit" or "sand box" operation or any similar type of commercial operation for the sale of soil, sand or gravel . Reference is made to said deed for a more complete description of the covenants and restrictions contained therein, all of which are incorporated herein by specific reference.

1167 0866 2015 MAR 20 PM 2:49

BOOK# SUBJECT, FURTHER, to the reservation of a royalty interest in certain
CLERK OF SUPERIOR COURT Hydrocarbon Resources or Hydrocarbon Leases and Non-Hydrocarbon
BY Resources, as Hydrocarbon Leases as more fully set forth in the above-referenced Limited Warranty Deed from Rayonier Atlantic Timber Company, the terms of said reservation are incorporated herein by specific reference.

SUBJECT, FURTHER, to all valid restrictions, easements and right of way of records.

This is a portion of the property conveyed to TMH, LLC by Limited Warranty Deed dated March 16, 2015, and filed in Deed Book 1167, Page 0856, Bryan County, Georgia records.

TO HAVE AND TO HOLD the above-described property, together with all and singular, the rights, members, hereditaments and appurtenances unto the same belonging or in anywise appertaining, unto the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, in fee simple forever;

AND LASTLY, the said Party of the First Part, for itself and its successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, against the claims of all persons claiming under, by or through said Party of the First Part.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed in its name and on its behalf, on the day and year first above written as the date hereof.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Notary Public,
County, Georgia
[NOTARIAL SEAL]

JAMES R. GARDNER
NOTARY PUBLIC
CHATHAM COUNTY, GA
My Comm. Exp.
NP

TMH, LLC

By: _____ (L.S.)
Michael T. Casey, Jr. Attorney In Fact

Bryan County
Board of Commissioners

Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

_____
Signature of Applicant

Personally appeared before me

Seth Norwood
Applicant (Print)

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

This 20 day of May 2019

Cynthia Burbage
Notary Public

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

Disclosure Statement:

We are proposing to put in a private road that will allow access to all 6 lots at 300 Bryan Fisherman's Co-op Road. The depth and narrow width of the property hinder other possible options relating to accessing rear lots.

Bryan County
Board of Commissioners

Community Development Department

AUTHORIZATION OF 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

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

Name of Applicant: Seth Norwood / William Norwood LLC

Address: PO Box 472

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: (912) 312-5532 Email: snorwoodconstruction@gmail.com

Kevin W. Smith
Signature of Owner

5/20/19
Date

Kevin Smith
Owners Name (Print)

Personally appeared before me

Kevin Smith
Owner (Print)

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

This Day 20 of May 2019

Cynthia Burbage
Notary Public

(Notary Seal)

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

FMUMFB CARROL ANN COLEMAN BRYAN COUNTY TAX COMM 5/22/19
FMUMFB01 Clerk **ST1** Date **2019 05 22** Sequence **133710** 13:37:23

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

Bryan County
Board of Commissioners

Community Development Department

VERIFICATION OF PAID TAXES

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

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

063-01-085-001
Parcel Identification Number

C Burlage / William Norwood LLC
Signature of Applicant

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: Shelia Way

Title: Tax Clerk

Signature: Shelia Way

Date: 5/22/19

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

Manufactured Home:

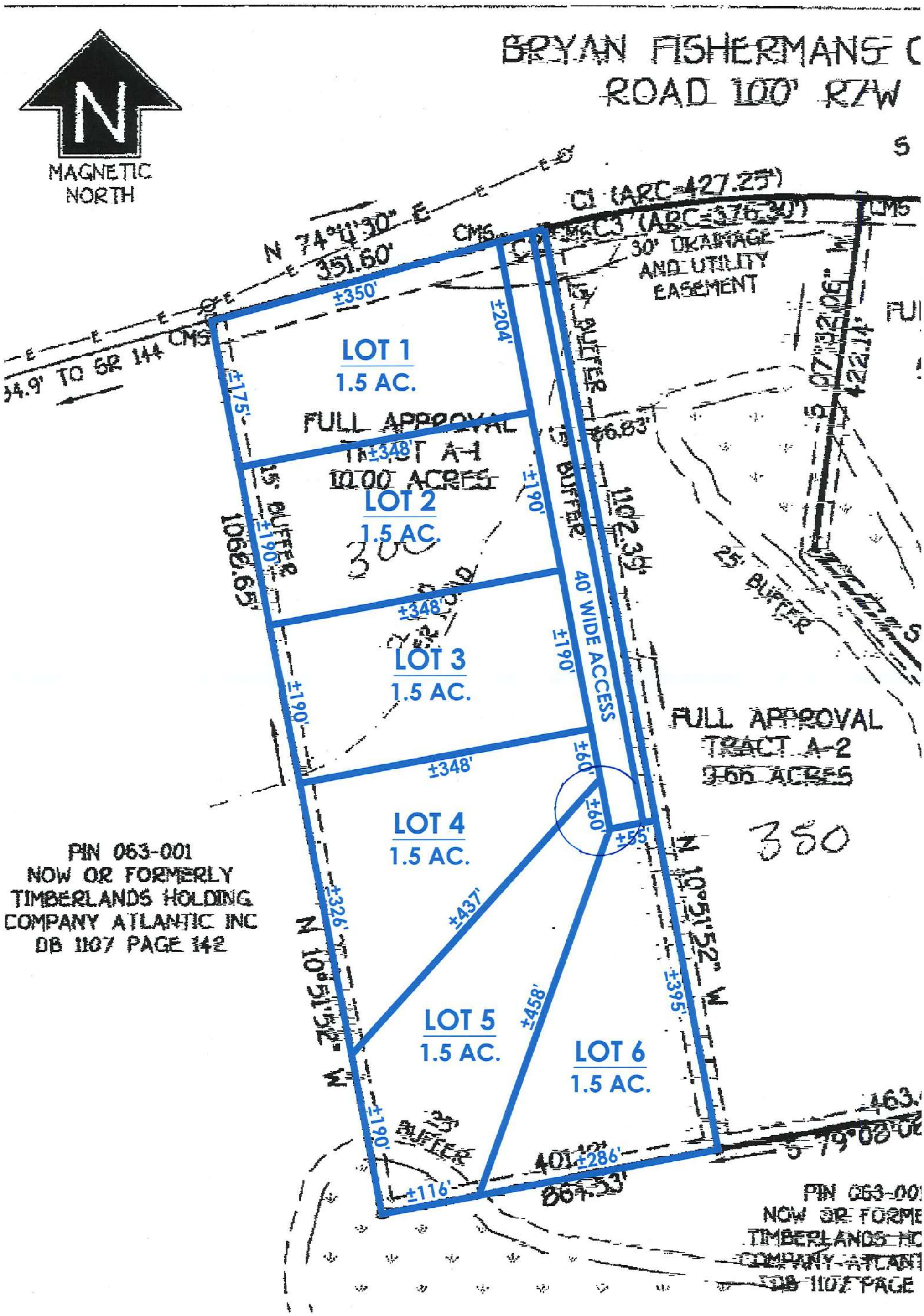
_____ Make
_____ Model
_____ Year
_____ Serial #

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

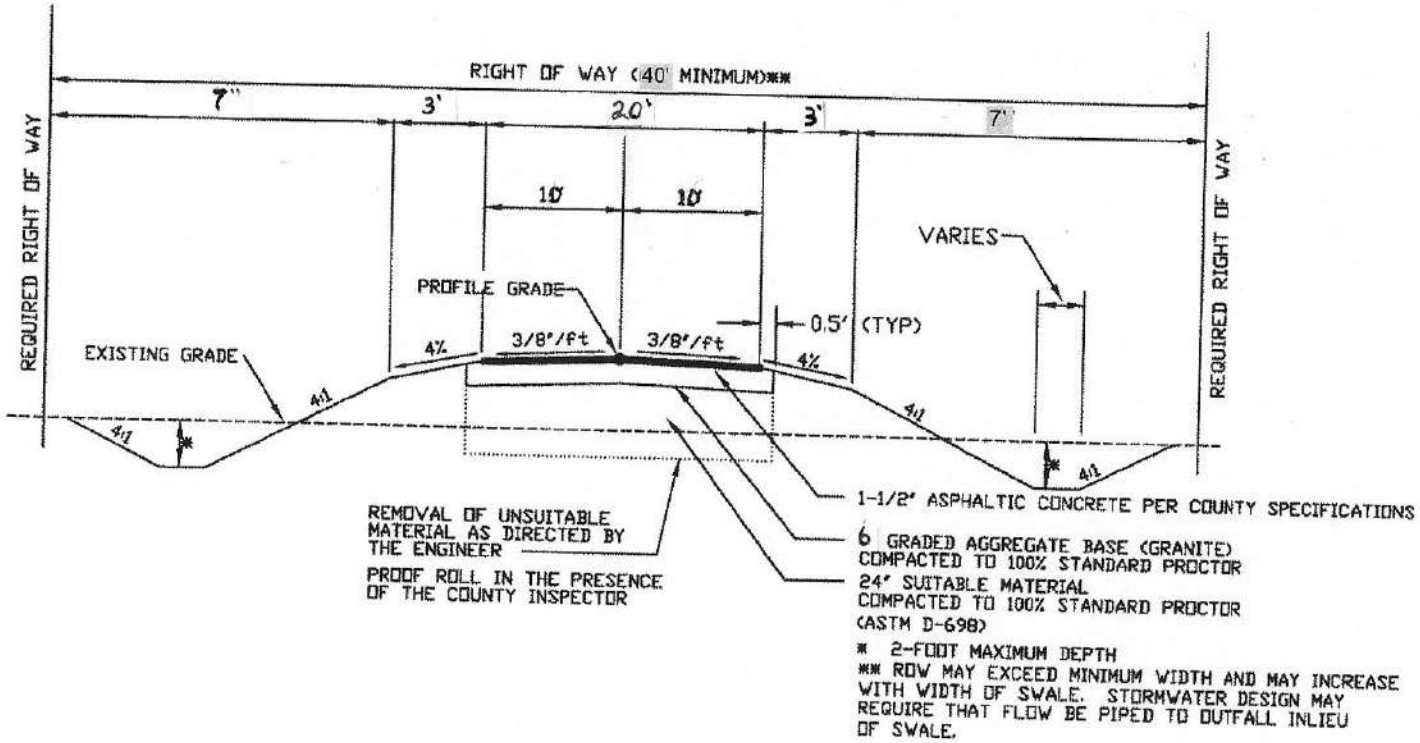
Signature: _____

Date: _____

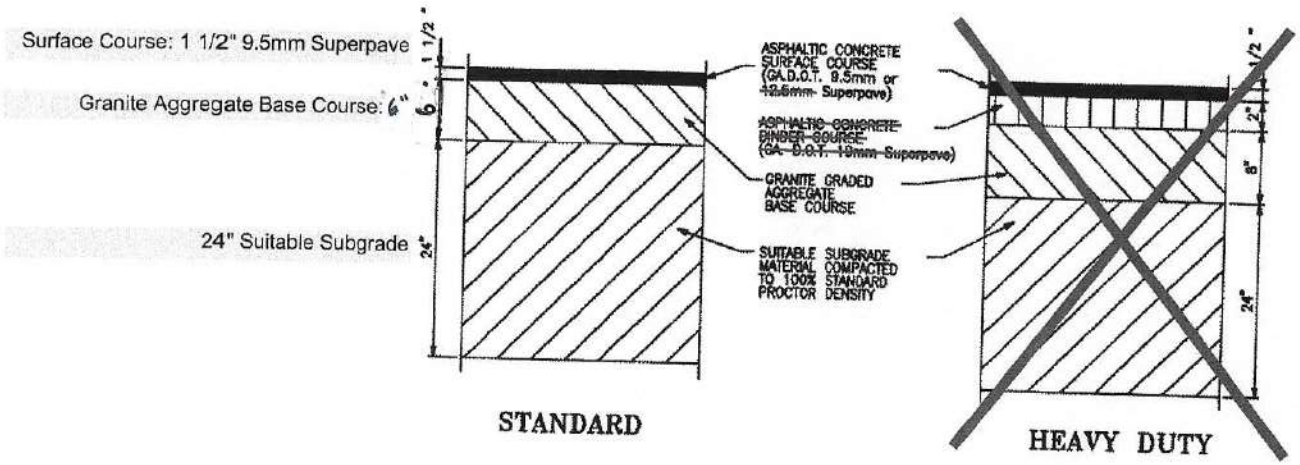
"Exhibit A-2"


MAGNETIC NORTH
N
BRYAN FISHERMANS C
ROAD 100' R/W
N 74°41'30" E
351.60'
C1 (ARC=427.25')
C3 (ARC=376.30')
30' DRAINAGE AND UTILITY EASEMENT
CMS
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.
±350'
±204'
±175'
±348'
±190'
±60'
±55'
±326'
±437'
±458'
±395'
±286'
±116'
15' BUFFER
25' BUFFER
40' WIDE ACCESS
1068.65'
1102.39'
N 10°51'52" W
FULL APPROVAL
TRACT A-2
3.66 ACRES
350
PIN 063-001
NOW OR FORMERLY
TIMBERLANDS HOLDING
COMPANY ATLANTIC INC
DB 1107 PAGE 142

"Exhibit A-3"



	TYPICAL SECTION LOCAL STREET	SCALE: N.T.S.	P-35
		DATE:	



NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.

	TYPICAL PAVEMENT SECTIONS	SCALE: N.T.S.	P-10
		DATE:	

"Exhibit A-4"

PRIVATE ROAD MAINTENANCE AGREEMENT

An Agreement made this original date of _____, 20___, applicable to the parcel owners of parcel #_____ and users,

RECITALS

WHEREAS, Fisherman's Way is a private road situated in Castaway Cove, county of Bryan, state of Georgia, and

WHEREAS, the undersigned parcel owners are the owners or users of the Roadway Property situated in Castaway Cove, county of Bryan, state of Georgia, commonly known as Fisherman's Way, and described as follows:

(Roadway Property Description)

WHEREAS, the parties desire to enter into an Agreement regarding the costs of maintenance and improvements to Fisherman's Way; and

WHEREAS, it is agreed that future parcel owners or users commit by signing this same agreement;

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. Vehicle and Pedestrian Access Right of way. The Roadway Property shall be subject to a perpetual, nonexclusive Right of Way for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles, and those individuals appointed by Bryan County to conduct road reviews.

2. Utility Easement. The Roadway Property shall be subject to a perpetual, nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.

3. Road Commission Agent. A Road Commission Agent shall be elected by a majority of the property owners, will serve a term as agreed to by the property owners, and can be replaced or renewed at any time by a simple majority vote of the parcel owners. The Road Commission Agent shall be responsible for monitoring the condition of the road surface and initiating maintenance activities as needed to maintain the minimum road surface standards.

4. Road Maintenance. Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles. A majority vote of parcel owners is required for any road improvements and to accept the bid for any road improvement contract. Before authorizing expenditures for future road improvements, parcel owners will be notified by the Road Commission Agent, cost estimates will be provided, and a majority agreement will be required. If any parcel owner performs improvements, maintenance, repairs or replacements without the approval of the other lot owners prior to performing such work, the lot owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency. However, where emergency repairs are necessary as more particularly noted in Paragraph No. 13 below, neither majority vote nor prior approval is necessary before making such improvements or undertaking such maintenance.

5. Landscape Maintenance. Landscape maintenance of right of way directly connected to each property and across the paved right of way are the responsibility of the individual parcel owner, and will be monitored by the Road Commission Agent. In the event the right of way is not being maintained the parcel owner will be given written notice and one week to correct the concern. In the event the property owner does not take corrective action, the road commission agent has the right to initiate maintenance at the parcel owners expense.

6. Parking. For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Private Road except parking of vehicles for limited periods of time (not to exceed twelve hours, or overnight).

7. Cost Sharing. Road maintenance, and road improvement costs shall be shared by the parcel owners sharing access to the above mentioned road. Each parcel owner's share of costs incurred shall be paid in a yearly fee of $250 per parcel to accommodate resurfacing the private road in 20 years, along with periodic maintenance of pot holes, etc. If the forcasted replacement cost grows, so shall the fee, each year not to exceed a 10% increase yearly.

8. Prepayment. Prepayment of maintenance, and improvement costs will be made to the road maintenance account by each property owner. Annually, on or before March 31 of each year. The Road Commission Agent shall send each parcel owner a two week notice of the annual payments due.

9. Definition of a Parcel. A parcel is defined as a land entity having a certified survey map (CSM), a platted subdivision lot number, or a parcel identification number in the case of unplatted lands. Each parcel is assessed and granted (1) vote regardless of the number of owners. If a parcel is owned by more than one person, all of the owners of the parcel will collectively be referred to as the "parcel owner" for purposes of this

Agreement, and will be entitled to one collective vote (i.e. each parcel represents one vote in the matters covered by this Agreement).

10. Future Parcels. Any additional parcels gaining access to the Private Road by way of splitting existing parcels will be bound by all terms and conditions of this agreement, and will be required to pay that portion of the maintenance, and improvement costs incurred after the split as determined using the formula contained in Paragraph No. 6 above. If any additional parcels are created after the original Private Road Maintenance Agreement is signed; the new parcel owners must also sign the agreement. When a parcel is being sold on a land contract, the land contract vendee shall be deemed the owner of record.

11. Checking Account. The Road Commission Agent shall establish and maintain a bank checking account with a local bank, and will prepare and distribute to the herein affected parcel owners an annual income and expense report and a yearend balance sheet, accounting for all funds received and disbursed.

12. Road Reviews by County. A Private Road serving 3 or more lots or parcels shall be part of the County's annual road reviews. The adjacent property owners will be notified of any observed improvements needed on Private Roads, and improvements must be made by the residents on the Private Road. If the improvements are not made within 2 months from notification (or within a time frame otherwise agreed to by the County Board), the County will make the improvements and bill the work to the property owners. The cost will include both the County's expenses for staff time and the contractor's expenses for the actual road improvements. The costs must be fully paid within 2 months from the date of the invoice (or within a time frame otherwise agreed to by the County Board). If the costs are not paid by this time, the County will certify the costs (including both the construction and administrative costs) to the County tax roll, for all residents living on the Private Road.

13. Emergency Repairs. If the County is made aware of emergency safety conditions on a Private Road, the County will attempt to reach the Road Commission Agent and request that the necessary repairs be completed immediately. However, if the County is not able to reach the Road Commission Agent, the County has the authority to make emergency repairs as needed without further notification of the residents on the road. In such cases, the property owners will be notified after the repair of the cost and amount due from the residents, as well as the reasons for making the emergency repairs. The schedule and process for reimbursement to the County will be as described in Paragraph No. 12 above.

14. Effective Term. This Agreement shall be perpetual, and shall encumber and run with the land as long as the road remains private.

15. Binding Agreement. This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

16. Amendment. This Agreement may be amended only by a two-thirds majority consent of all parcel owners.

17. Enforcement. This Agreement may be enforced by a majority of parcel owners. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the party prevails.

18. Disputes. If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Assocation. In selecting a third party arbitrator, each lot shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

19. Notices. Parcel owners under the Agreement shall be notified by mail or in person. If an address of a parcel owner is not known, a certified notice will be mailed to the address to which the parcel owner's property tax bills are sent.

20. Invalidity. Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.

21. Other Agreements. This Private Road Maintenance Agreement replaces all previous Private Road Maintenance Agreements regarding the described Private Road.

22. Road. The Private Road shall be constructed and maintained in accordance with the county approved road section.

23. Disclaimer by County. It is understood and agreed that the County, the County Board, the Plan Commission and the agents of the County shall not be liable or responsible in any manner to the developer or the property owners along the road, or to their contractors, subcontractors, agents, or any other person, firm or corporation, for any debt, claim, demand, damages, action or causes of action of any kind or character arising out of or by reason of the activities or improvements being required herein.

24. Recording This Document. Original and amended copies of this document , including added signatures, shall be recorded and provided to the County Clerk.

Signed,

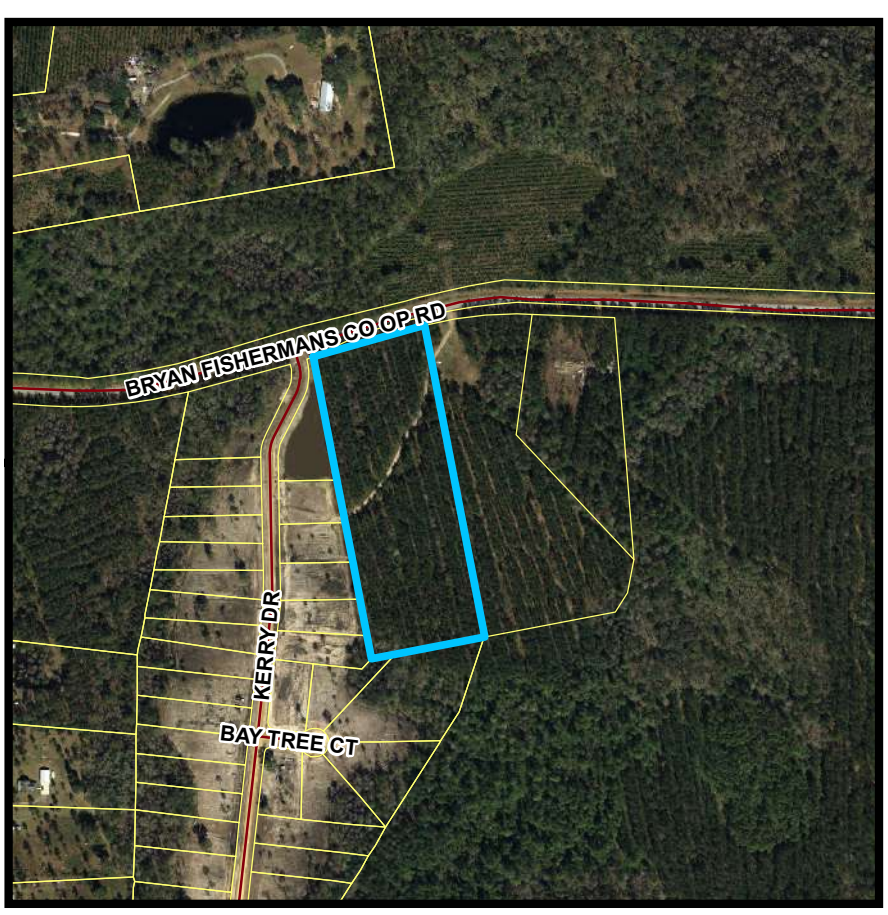
_____ _____

Name Date

“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

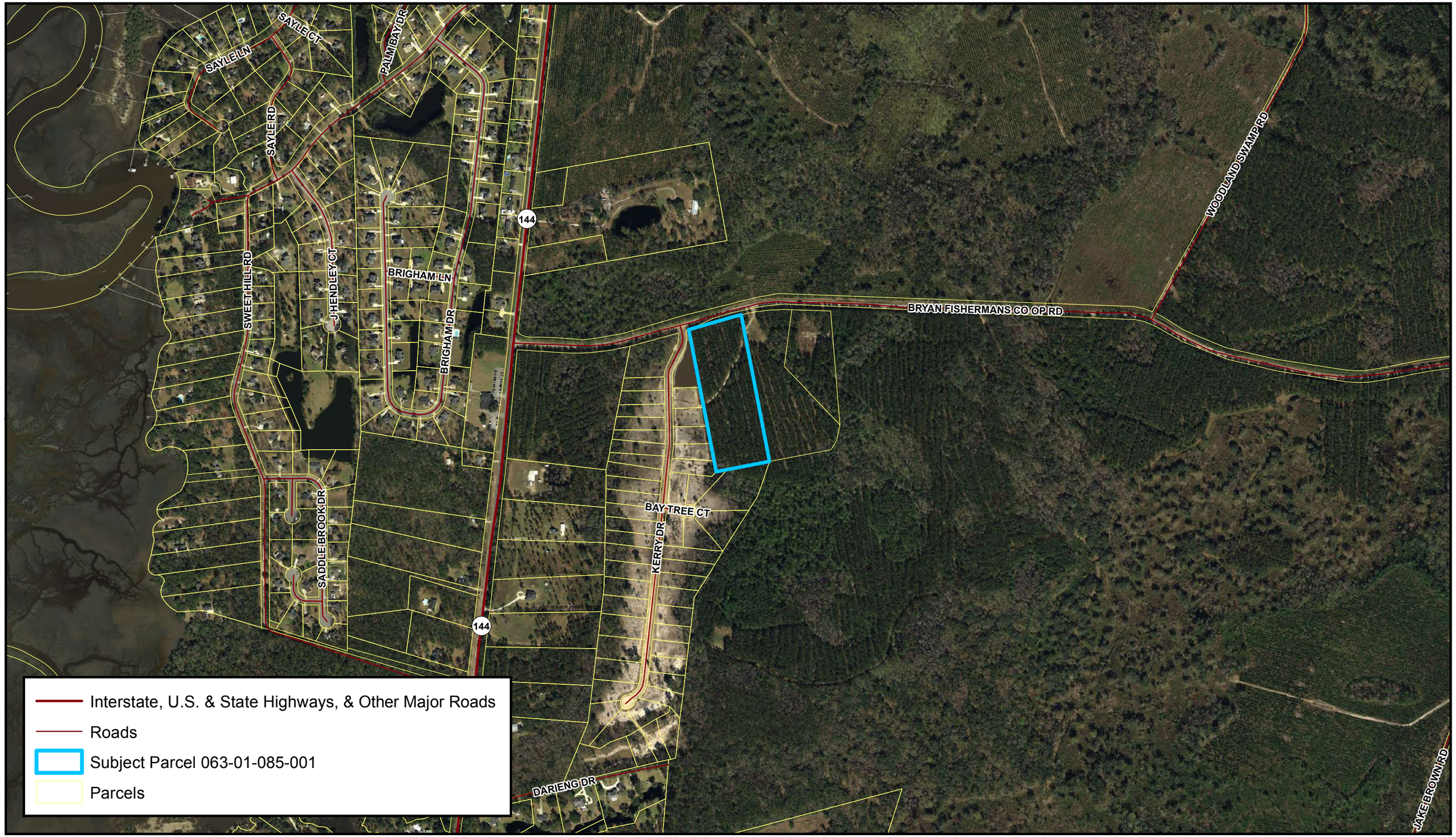
Surrounding Parcels

Produced by Bryan County GIS
June 2019

N

Overview Map
Seth Norwood/William Norwood LLC
Case V# 322-19

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.

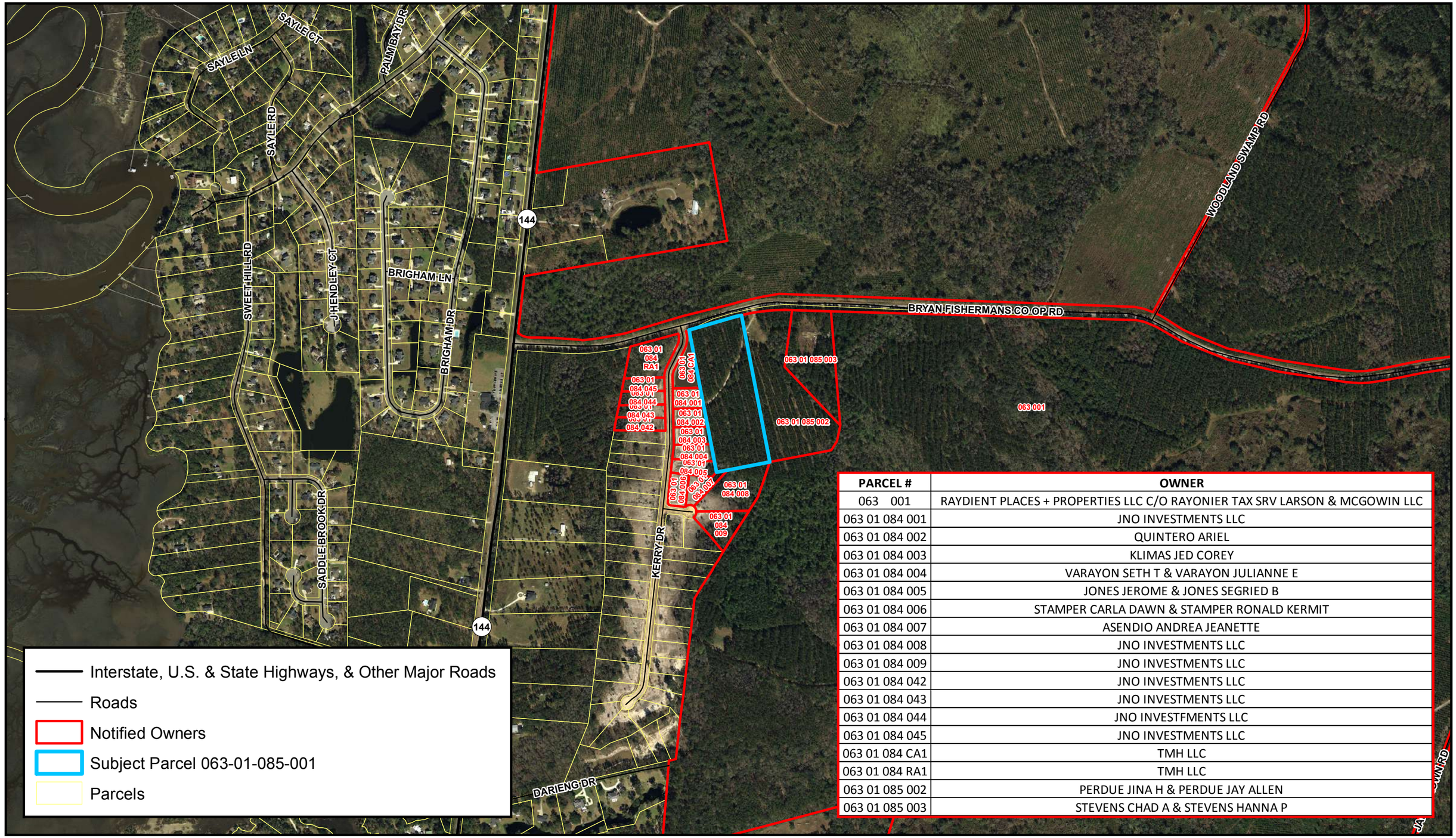


Produced by Bryan County GIS
June 2019

N

Location Map
Seth Norwood/William Norwood LLC
Case V# 322-19

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.



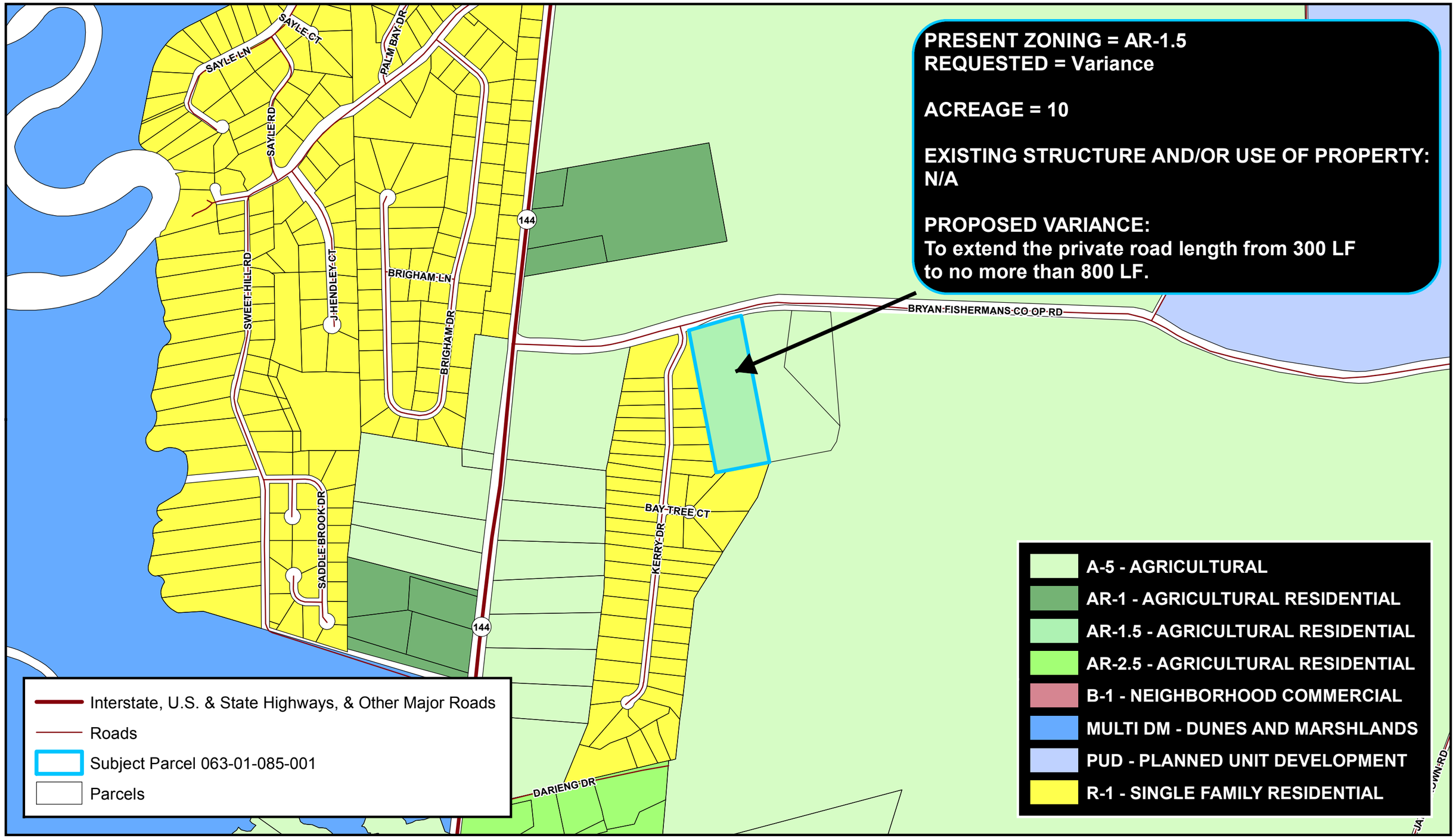
PARCEL #	OWNER
063 001	RAYDIENT PLACES + PROPERTIES LLC C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC
063 01 084 001	JNO INVESTMENTS LLC
063 01 084 002	QUINTERO ARIEL
063 01 084 003	KLIMAS JED COREY
063 01 084 004	VARAYON SETH T & VARAYON JULIANNE E
063 01 084 005	JONES JEROME & JONES SEGRIED B
063 01 084 006	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
June 2019

N

Notification Map
Seth Norwood/William Norwood LLC
Case V# 322-19

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
June 2019

N

Zoning Map
Seth Norwood/William Norwood LLC
Case V# 322-19

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.

“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

Public Meeting Date: July 2, 2019

REGARDING THE APPLICATION OF: Gregory Stephens, Three O'clock Gear, requesting a conditional use for property located at 727 Channing Drive, parcel PIN # 0622 163, in unincorporated Bryan County, Georgia. The applicant is requesting the conditional use for a home occupation permit.	Staff Report By Amanda Clement Dated: June 25, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a conditional use for Gregory Stephens, Three O'clock Gear. The application proposes the conditional use to allow for a home occupation in a residential district.

Owner: **Gregory Stephens**
727 Channing Drive
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
- Appendix A - Zoning, Article VII, Conditional Use Districts, Sec. 702. Conditions to approval of petition

II. General Information

1. Application: A Conditional use application was received by the Administrator on May 30, 2019. After reviewing the application, the Director certified the application as being generally complete on June 5, 2019.

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

A. Legal notice was published in the Bryan County News on June 13, 2019.

B. Notice was mailed on June 11, 2019 to surrounding landowners within 300' of the exterior boundaries

of the property.
D. An on-site notice was posted on June 11, 2019.

3. Background: The subject property is located within the Chastain Park neighborhood which is a part of the Buckhead North Planned Unit Development. The site is developed with a 2,750 square foot single family home located on a 0.5-acre tract. The applicant is licensed by the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) as a Federal Firearms Licensee (FFL). His services include consultation and order services for the sale of firearms and related accessories, as well as the legal transfer paperwork required by federal law. The applicant currently has approval from Bryan County for a home business office which supports the internet based transactions his business engages in, but prohibits customers from visiting the site. Since the transfer paperwork required by the ATF requires the FFL to complete the transfer at a specified/approved location and in person, the applicant must be able to receive clients at the home in order to provide this service. He is therefore seeking approval under a County home occupation permit which would allow for the firearm transfer services to occur on site. The applicant has received and provided proof of approval from the Buckhead North Homeowner's Association for this activity to occur.

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

"A" Exhibits- Application:

A-1 Conditional Use Application
A-2 Conditional Use Narrative
A-3 Floor Plan
A-4 Buckhead North Homeowner's Association Approval

"B" Exhibits- Agency Comments:

N/A

"C" Exhibits- Bryan County Supplements

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

"D" Exhibits- Public Comment:

None

III. Analysis under Appendix A, Article VII, Section 702 - Conditions to Approval of Petitions:

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

(i) The home occupation shall be clearly incidental to the residential use of a dwelling and must not change the essential residential character of the dwelling.

►**Staff comment:** The home occupation will operate out of the existing principal dwelling structure located at 727 Channing Drive and, as proposed, will not modify the character of the external appearance of the structure.

(ii) Use of a dwelling for a home occupation shall be limited to no more than 25 percent of the gross floor area of the total dwelling.

►**Staff comment:** The submitted floor plan indicates that 234 square feet of office area, measuring approximately 18' x 13', will be devoted to the home-occupation. The total floor area of the subject dwelling is 2,750 square feet. Therefore, the home occupation will be limited to 8.5% of the dwelling area, meeting this standard.

(iii) An accessory structure shall not be used in connection with a home occupation in the R-30 and R-1 zoning districts.

►**Staff comment:** The home occupation will operate out of the existing principal dwelling and will not involve the use of an accessory structure.

(iv) Accessory structures may be used in connection with a home occupation within A-5, AR 2.5, AR-1.5 and AR-1 zoning districts.

►**Staff comment:** Not applicable.

(v) No chemical, mechanical, or electrical equipment that is not normally found in residential dwellings may be used for a home occupation, except for office equipment, such as computers, facsimile machines or copiers.

►**Staff comment:** The applicant's business primarily consists of internet based sales with limited customers received on site to assist in the completion of paperwork requirements. Therefore, the home occupation proposes the use of standard office equipment only.

(vi) No internal or external alterations inconsistent with the residential use of a dwelling shall be permitted.

►**Staff comment:** No internal or external alterations to the residence are proposed for this use.

(vii) Only residents of a dwelling and one non-resident may be engaged in the home occupation.

►**Staff comment:** The applicant is the only employee under the proposed home occupation.

(viii) No display of products shall be visible from a road and only products made on the premises may be sold on the premises.

►**Staff comment:** No products are proposed to be displayed in conjunction with the home occupation.

(ix) Machinery greater than 20 horsepower, or machinery which causes interference in the communication reception of others, is prohibited.

►**Staff comment:** No machinery greater than 20 horsepower or which will cause interference in the communication reception of others is proposed with the use of the home occupation.

(x) Only a vehicle whose operator is required to have a Class C driver's license can be parked on site in connection with the conduct of a home occupation. Any vehicle other than a passenger vehicle or trailer larger than 10,000 pounds shall be parked or stored within an enclosed structure if the lot size is smaller than 1½ acres, so as to completely screen the vehicle or trailer from view of adjacent property and from the road. No more than one vehicle other than a passenger vehicle used in the conduct of the home occupation shall be parked on premises.

►**Staff comment:** The applicant only intends to use his personal, passenger vehicle in the conduct of the home occupation.

(xi) If signage on the vehicle exceeds total signage area of driver and passenger front doors, then said vehicle shall be parked in an area of the premises, enclosed garage, or accessory structure that would shield the vehicle from view from the street.

►**Staff comment:** Not applicable.

(xii) The number of vehicles parked by clients, patrons, employees or business related visitors at the site of a home occupation shall be limited to three at any given time.

►**Staff comment:** The applicant is proposing to receive clients to the home by appointment only and will therefore be able to monitor and limit the number of business related visitors to the site.

(xiii) One sign shall be permitted on the parcel for identification of a home occupation as follows:

(i) The sign shall be not be illuminated; and
(ii) The sign shall be no more than two square feet in size.

►**Staff comment:** No outdoor signage is proposed, and additionally, the applicant's HOA approval prohibits the use of signage or advertising.

(xiv) No disturbance or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition or nuisance shall be created by a home occupation.

►**Staff comment:** No activities related to the home occupation are proposed which would create disturbances, offensive noises, vibrations, smoke, dust, odor, heat, glare, traffic hazards or unhealthy/unsightly conditions.

(xv) On an annual basis at the time of the occupational tax renewal(s), the holder of a home occupation permit shall certify to the planning director that there has been no change in the home occupation as originally permitted.

►**Staff comment:** If approved, the applicant will be required to verify that there has been no change in the home occupation as proposed by this application.

(xvi) If the nature or scope of the home occupation changes or if complaints are filed with the planning director, the county commission upon report from the planning director may reconsider any previously granted home occupation permit.

►**Staff comment:** The applicant acknowledges this.

(b) In recommending approval of a petition for the reclassification of a lot to a Conditional Use, the Planning Commission may recommend and the County Commission may require reasonable and appropriate conditions be attached to approval of the petition. Any such conditions should relate to the relationship of the proposed use to surrounding property, proposed support facilities, such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffering areas, the timing of development, Road and right-of-way improvements, water and sewer improvements, storm drainage, the provision of open space, and other matters that the Planning Commission or County Commission may find appropriate or the petitioner may propose.

►**Staff comment:** The subject site is a part of the Buckhead North Homeowner's Association. The Buckhead North Homeowner's Association has provided a letter of approval in support of the applicant's request (Exhibit A-4) which includes ten (10) conditions that the homeowner must comply with. Staff believes that their stipulated conditions are reasonable and should limit the impact of the home occupation on the surrounding community.

IV. Staff Recommendation

Staff recommends approval of the conditional use with the following added conditions:

1. On an annual basis and at the time of the occupational tax renewal, the applicant shall certify to the Community Development Department that there has been no change in the home occupation as permitted.

2. Should the Buckhead North Homeowners Association withdraw their approval for any reason, the home occupation permit shall be immediately revoked.

V. Planning & Zoning Recommendation

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

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

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

“A” Exhibits – Application

"Exhibit A-1"

Bryan County
Board of Commissioners

Community Development Department

CONDITIONAL USE APPLICATION

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

Application Fee: $150.00

Applicant:
☑ Property Owner
☐ Authorized Agent

Applicant Name: Greg Stephens
Address: 727 Channing Dr
City: Richmond Hill **State:** GA **Zip:** 31324
Phone: 912-312-1363 **Email:** grgc315@gmail.com

Property Owner (*if not applicant*): See above.
Address:
City: **State:** **Zip:** **Phone:**

PROPERTY INFORMATION

Property Address or General Location: 727 Channing Dr, Richmond Hill, GA 31324
PIN Number (Map & Parcel): 0622163 **Current Zoning District(s):** Bryan County

CONDITIONAL USE REQUESTED:

See attached.

FOR OFFICE USE ONLY

Case #: CUP#159-19 Date Received: ~~10-5-19~~ 5-30-19 JH ☑ Fee Paid Initial: JMH

Conditional Use Review and Timing

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

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

Conditional Use Application Checklist

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

☑ Completed Application

☑ Proof of Ownership

☑ Verification of Paid Taxes

☑ Disclosure Statement

☑ Authorization by Property Owner

☑ Written narrative describing the proposed conditional use and its impact on the surrounding area

☑ One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed site plan in conformance with Section 701(a)

☐ Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point

☐ Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

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

Applicant Signature

5/30/2019
Date

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

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

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

FOR OFFICE USE ONLY

Completeness Crt'd: 6/5/19 DRC Meeting Date: N/A P&Z Hearing Date: 7/2/19

BOC Hearing Date: 7/9/19

Bryan County
Board of Commissioners

Community Development Department

VERIFICATION OF PAID TAXES

GCS 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.

GCS 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.

0622163
Parcel Identification Number

Signature of Applicant

5/30/2019
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Heidi Page Title: Tax Clerk

Signature: Date: 6/5/2019

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

Manufactured Home:

N/A

Make
Model
Year
Serial #

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

Signature: Date:

Bryan County
Board of Commissioners

Community Development Department

DISCLOSURE STATEMENT

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

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

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

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

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

_____
Signature of Applicant

Personally appeared before me

Gregory Stephens
Applicant (Print)

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

This 30 day of May 2019

Penny C Hunter
Notary Public

PENNY C HUNTER
Notary Public, Georgia
Bulloch County
My Commission Expires
April 23, 2023
(Notary Seal)

Bryan County
Board of Commissioners

Community Development Department

AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Gregory Stephens

Address: 727 Channing Dr

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912-312-1363 Email: grgc315@gmail.com

Signature of Owner

5/30/2019
Date

Gregory Stephens
Owners Name (Print)

Personally appeared before me

Gregory Stephens
Owner (Print)

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

This Day 30 of May 2019

(Notary Seal)

Penny C Hunter
Notary Public

STATE OF GEORGIA NOTARY PUBLIC
PENNY C HUNTER
Notary Public, Georgia
Bulloch County
My Commission Expires
April 23, 2023

"Exhibit A-2"

Bryan County Administrative Complex
66 Captain Matthew Freeman Drive
Richmond Hill, GA 31324

To Whom it May Concern:

Below is a description of the requested Conditional Use for a Home Occupation at 727 Channing Drive in Richmond Hill to accompany a completed Conditional Use Application.

This activity has been conducted in the City of Pooler under a Conditional Use/Home Occupation approval since 2017, and the intent is to transfer that activity to a new home location in Richmond Hill.

The services include consultation and order services regarding firearms and related accessories, including the legal transfer paperwork that would be necessary. Offering the ATF paperwork transfer service is key to the operation and is a valuable option for those in need of a local Federal Licensee.

Notes on the business intent:

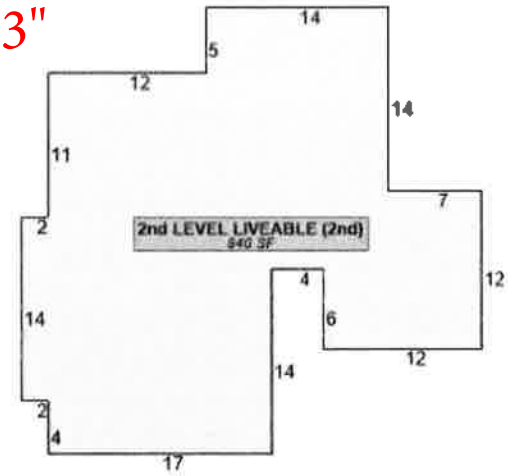
This is not intended to be of any significant traffic or volume, and it will not be apparent that there is a home occupation on the premises. The business intent is primarily internet based transactions and little-to-no inventory maintained. The service involves paperwork requirements, but there would be no notable traffic induced by the operation thereof. Business is intended as appointment only and generally limited to a couple customers per week. This is essentially no different than having private visitors, and should thus induce no traffic demands that qualify for zoning restriction.

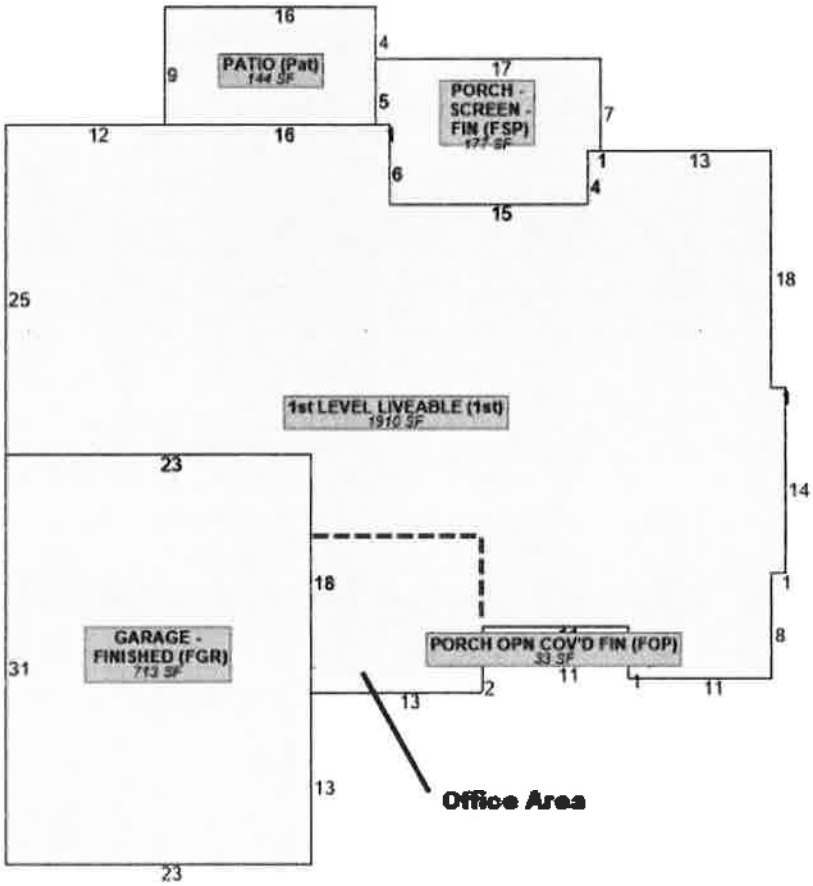
Please let me know if you need anything else or what questions you may have and I will gladly provide any additional information.

Thanks!

Greg Stephens
727 Channing Dr
Richmond Hill, GA 31324
912-312-1363
grgc315@gmail.com

"Exhibit A-3"


2nd LEVEL LIVEABLE (2nd)
940 SF


PATIO (Pat)
144 SF
PORCH - SCREEN - FIN (FSP)
177 SF
1st LEVEL LIVEABLE (1st)
1910 SF
GARAGE - FINISHED (FGR)
713 SF
PORCH OPN COV'D FIN (FOP)
33 SF
Office Area

"Exhibit A-4"

May 2, 2019

Greg Stephens
727 Channing Drive
Richmond Hill, GA 31324

Re: Home Occupation Request for 727 Channing Drive

Dear Mr. Stephens:

Please accept this letter as written confirmation of the Board's approval of your Home Occupation Request for the above referenced property. The board's approval is contingent on adherence to the following conditions:

- All required documentation, licenses, approvals, etc. need to be obtained to be legally authorized to run the business which has been described as primarily internet based sales of firearms, with customers at the home by appointment only.
- A copy of all permits/licenses will be provided to the Association's Administrator to be kept on file.
- No sign or other advertising device of any nature shall be placed on property.
- No exterior storage of business-related materials will be allowed.
- Due to the nature of the business and possible safety concerns, the amount of inventory of firearms and/or ammunition should be no more than would be expected from a person without the above business.
- A security system will be installed and utilized at the above referenced property.
- The operation of the business will not increase normal traffic which would be generated without the existence of the business at the house. This include, but is not limited to, people coming to the house, pick-up and delivery services.
- Employees are not permitted unless they are living on the property.
- Business operation will be kept inside the house. There will be no visible signs of a business being run on the property. There will be no nuisance of any kind to the neighboring houses.
- The Board of Directors reserves the right to terminate this approval at any time, if the home occupation creates any negative impact to the community and/or a complaint is received from other homeowners. Notification will be provided prior to the termination in order to provide you with a reasonable amount of time to arrange an alternative arrangement.

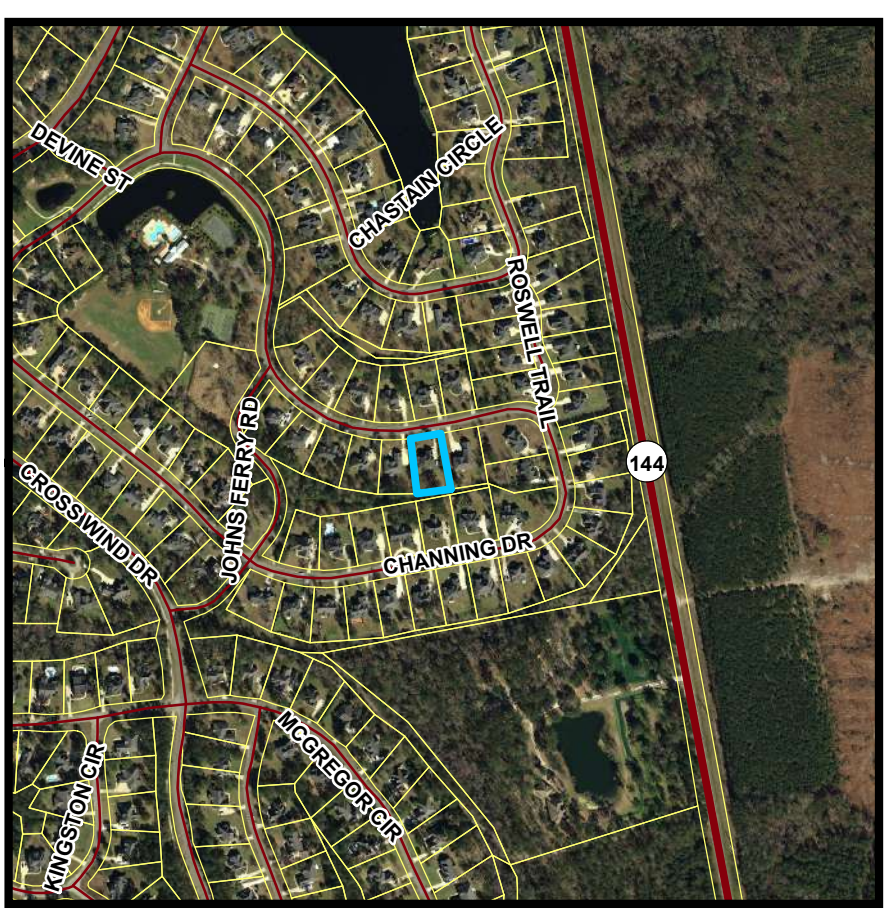
Sincerely,
Board of Directors
Buckhead North Homeowners Association, Inc.

PO Box 48~Richmond Hill, GA 31324~ Phone (912) 727-4751~Facsimile (815) 346-2424
www.buckheadnorthhoa.com ~ ncota@thecotagroup.com

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements



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

Roads

Subject Parcel 0622-163

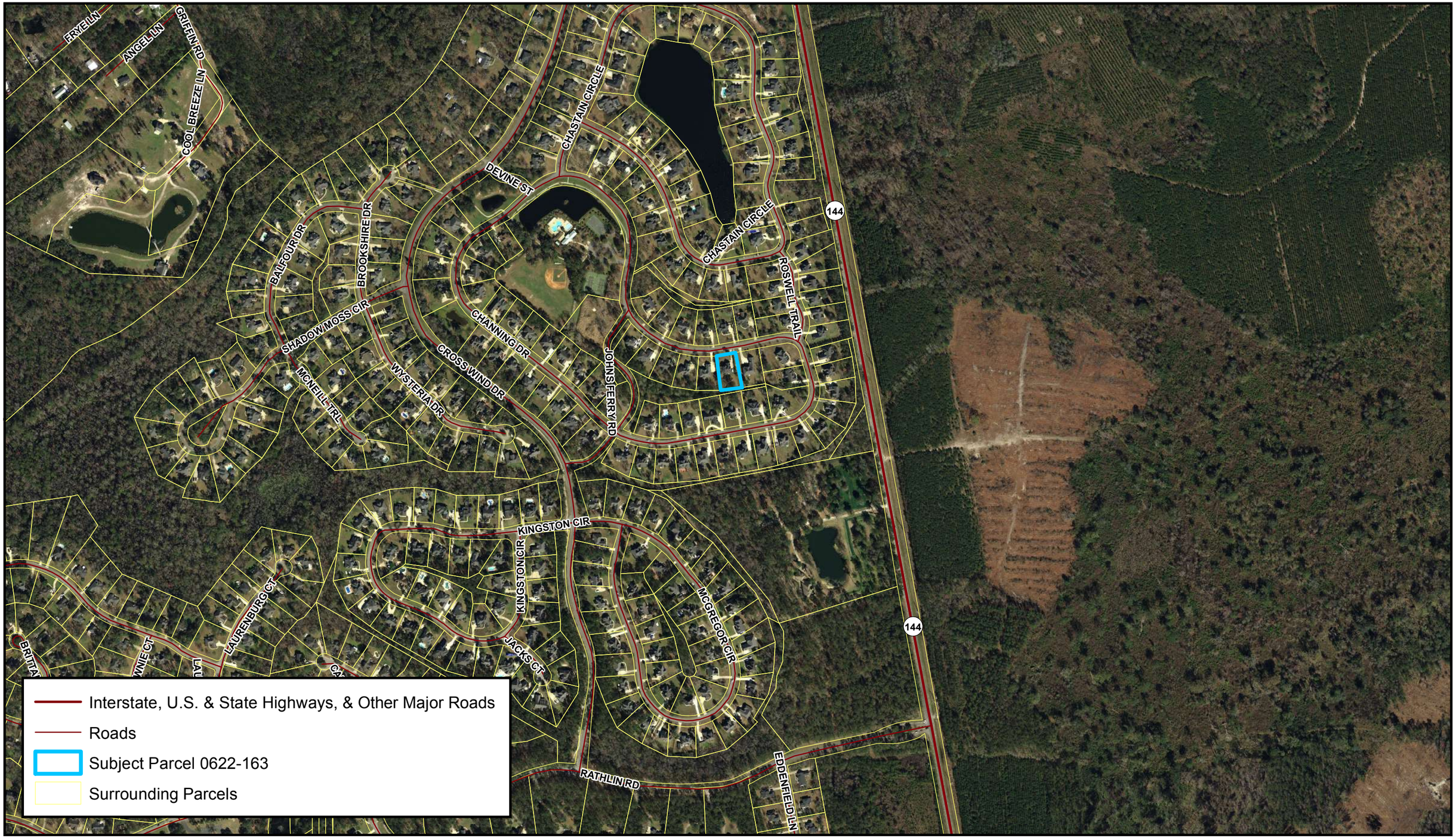
Surrounding Parcels

Produced by Bryan County GIS
June 2019

N

Overview Map
Greg Stephens
Case CUP# 159-19

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.

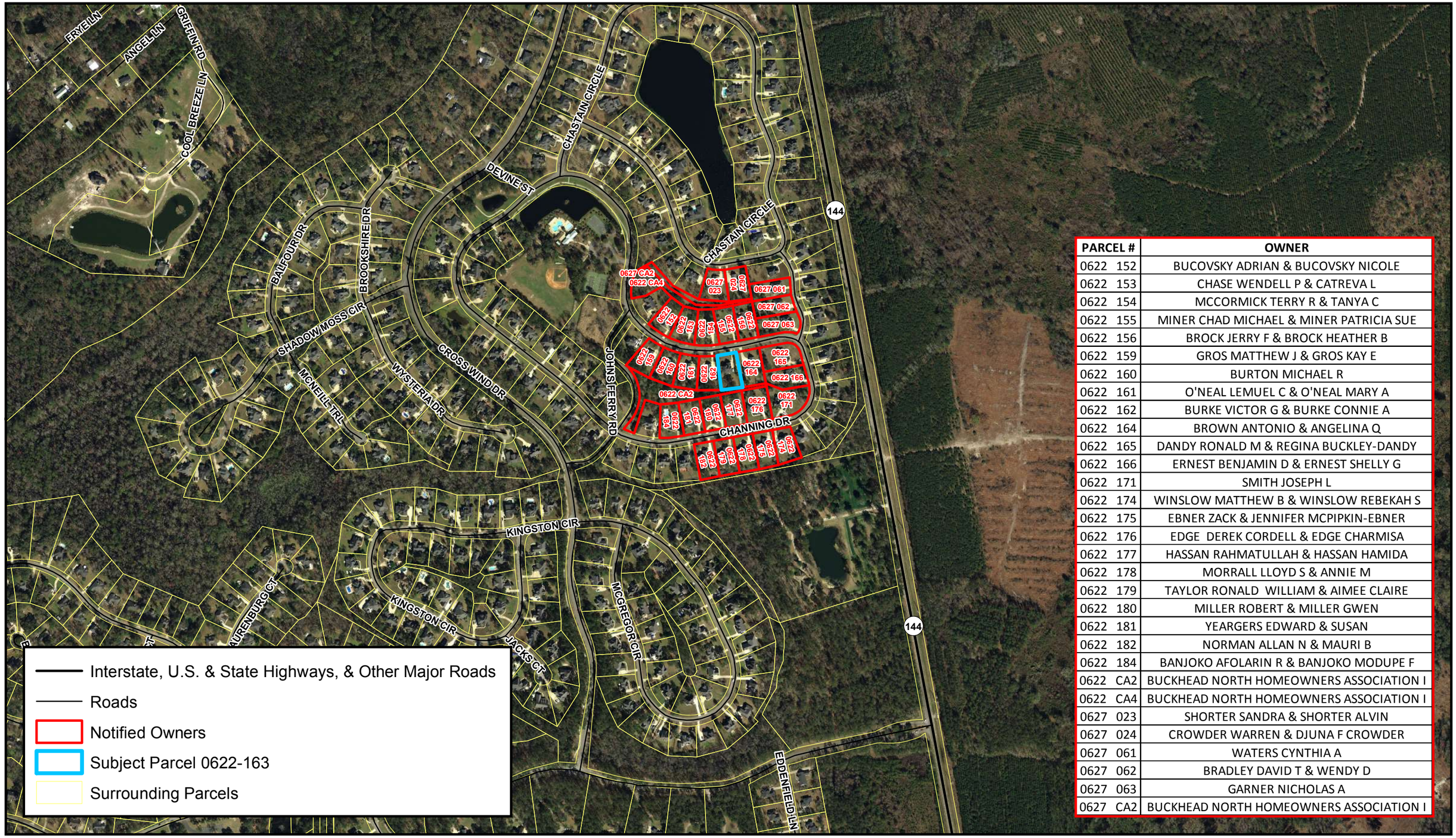


Produced by Bryan County GIS
June 2019

N

Location Map
Greg Stephens
Case CUP# 159-19

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.



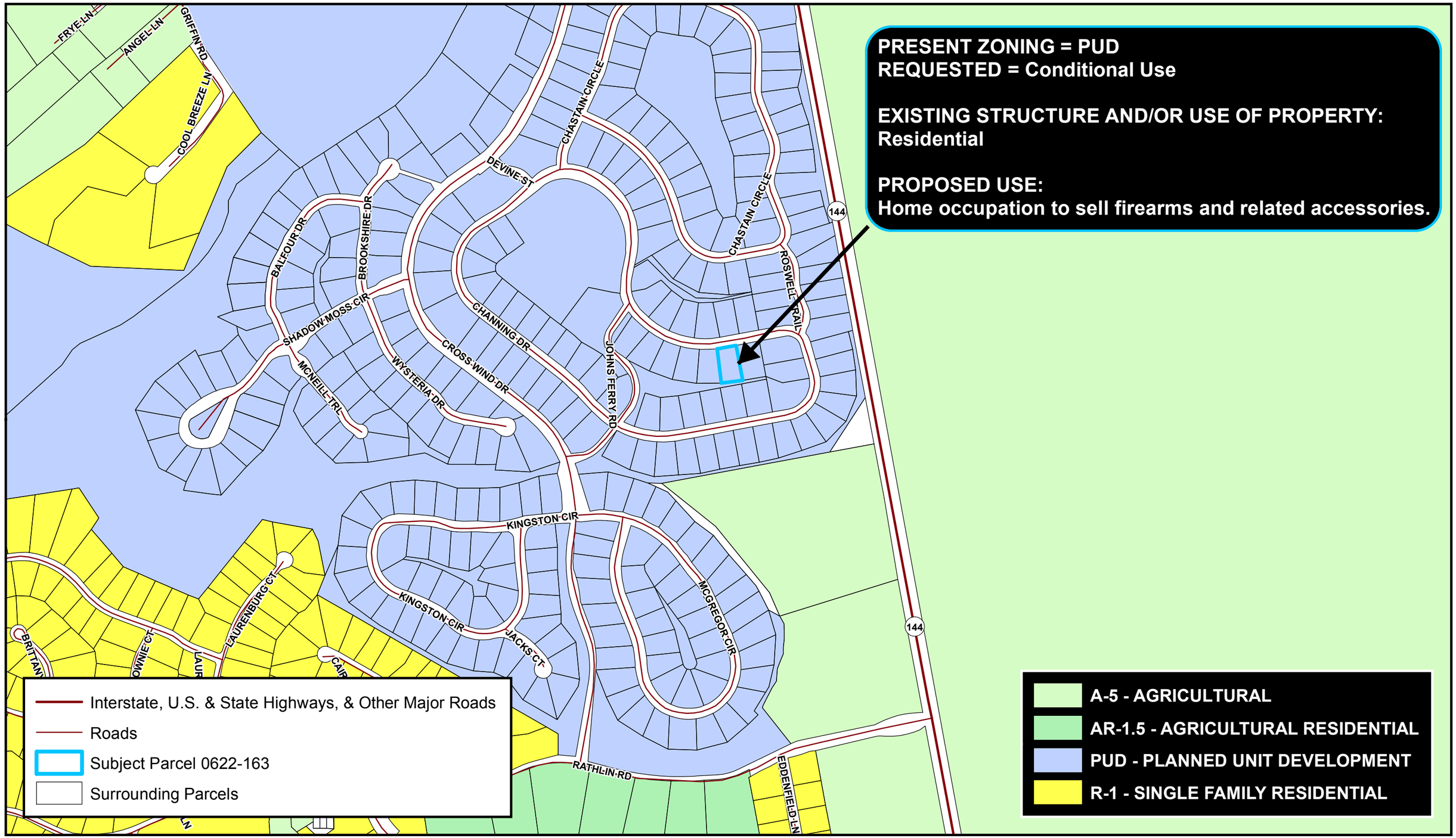
PARCEL #	OWNER
0622 152	BUCOVSKY ADRIAN & BUCOVSKY NICOLE
0622 153	CHASE WENDELL P & CATREVA L
0622 154	MCCORMICK TERRY R & TANYA C
0622 155	MINER CHAD MICHAEL & MINER PATRICIA SUE
0622 156	BROCK JERRY F & BROCK HEATHER B
0622 159	GROS MATTHEW J & GROS KAY E
0622 160	BURTON MICHAEL R
0622 161	O'NEAL LEMUEL C & O'NEAL MARY A
0622 162	BURKE VICTOR G & BURKE CONNIE A
0622 164	BROWN ANTONIO & ANGELINA Q
0622 165	DANDY RONALD M & REGINA BUCKLEY-DANDY
0622 166	ERNEST BENJAMIN D & ERNEST SHELLY G
0622 171	SMITH JOSEPH L
0622 174	WINSLOW MATTHEW B & WINSLOW REBEKAH S
0622 175	EBNER ZACK & JENNIFER MCPIPKIN-EBNER
0622 176	EDGE DEREK CORDELL & EDGE CHARMISA
0622 177	HASSAN RAHMATULLAH & HASSAN HAMIDA
0622 178	MORRALL LLOYD S & ANNIE M
0622 179	TAYLOR RONALD WILLIAM & AIMEE CLAIRE
0622 180	MILLER ROBERT & MILLER GWEN
0622 181	YEARGERS EDWARD & SUSAN
0622 182	NORMAN ALLAN N & MAURI B
0622 184	BANJOKO AFOLARIN R & BANJOKO MODUPE F
0622 CA2	BUCKHEAD NORTH HOMEOWNERS ASSOCIATION I
0622 CA4	BUCKHEAD NORTH HOMEOWNERS ASSOCIATION I
0627 023	SHORTER SANDRA & SHORTER ALVIN
0627 024	CROWDER WARREN & DJUNA F CROWDER
0627 061	WATERS CYNTHIA A
0627 062	BRADLEY DAVID T & WENDY D
0627 063	GARNER NICHOLAS A
0627 CA2	BUCKHEAD NORTH HOMEOWNERS ASSOCIATION I

Produced by Bryan County GIS
June 2019

N

Notification Map
Greg Stephens
Case CUP# 159-19

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
June 2019

N

Zoning Map
Greg Stephens
Case CUP# 159-19

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.

“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Planning & Zoning Commission Meeting Date: July 2, 2019

REGARDING THE APPLICATION OF: Love's Travel Stops and Country Stores, requesting waivers for site and building design, PIN# 029 062, 029 025 02, 029 007 01, 029 007, and 029 006 in unincorporated Bryan County, Georgia. The applicant is requesting modifications to the Building and Site Design Guidelines.	Staff Report by Sara Farr-Newman Dated: June 25, 2019

I. Application Summary

Requested Actions: Modifications to five Building and Site Design Guidelines. The Planning and Zoning Board renders the final decision.

Applicant/Owner: **Love's Travel Stop Stops and Country Stores**
PO Box 26210
Oklahoma City, OK 73126

Applicable Regulations:

- Bryan County Interim Development Ordinance, Section 11: Site and Building Design Guidelines

II. General Information

1. Application: An application for site plan approval was submitted by Love's Travel Stops and Country Stores on April 17, 2019. After reviewing the application, the Administrator certified the application as being generally complete on April 19, 2019.

2. Notice: Public notice was not required

3. Background: The applicant submitted a site plan on April 17, 2019, and staff sent comments to the applicant on May 16, 2019. The applicant resubmitted plans June 10, 2019, with revisions and requested modifications to certain site design guidelines.

The site is located on US Highway 280 E to the east of the intersection with Interstate 16. This intersection has a high volume of vehicle traffic and is surrounded largely by commercial and industrial uses. To the north of the site is industrial (Interstate Commerce Center), to the east is large lot residential and commercial, to the south is industrial and commercial, and to the west is the interstate and commercial uses. The Development Authority is developing the industrial land, and there are two gas stations located on commercial properties nearby.

The project is proposed to consist of two buildings surrounded by parking and landscape. The "Country Store" will include gas pumps, a convenience store, and a drive through restaurant. There will also be a tire/truck repair shop located farther back on the property. This shop will be surrounded by parking for trucks utilizing the services.

4. Exhibits: The following Exhibits are attached hereto as referenced. All design guideline modification application documents were received at the Bryan County Community Development office on June 10, 2019, unless otherwise noted.

"A" Exhibits- Application:
A-1 Site Plan Set
A-2 Landscape Plan
A-3 Building Elevations

"B" Exhibits- Agency Comments:

Staff worked with the Development Authority to ensure the development would be compatible with the Interstate Commerce Center.

"C" Exhibits- Bryan County Supplements

C-1 Vicinity Map
C-2 Site and Building Design Review Checklist

III. Bryan County Interim Development Ordinance
Section 11: Site and Building Design Guidelines:

1. The applicant is requesting modifications to the Site and Building Design Guidelines. Specifically:

a. Section 11.6.e.ii - *Access drives for all non-residential development with more than 25 parking spaces shall have a minimum driveway throat depth of 25 feet (colored and textured pavement), measured from public right-of-way along adjacent roadway.*

b. Section 11.6.f.iii - Siting *parking areas away from street frontage can minimize the visual impact and presence of vehicles. In non-residential developments with multiple buildings, one or more buildings or portions thereof should be located along the landscape corridor abutting the street. This type of design creates more visual interest and pedestrian appeal.*

c. Section 11.6.g.i - *The landscape corridor shall include a minimum four to six-foot-wide sidewalk separated from the back of curb by no less than six feet or the edge of the should by at least ten feet.*

d. Section 11.6.h.ii - *At a minimum, the parking area shall meet the following minimum standards for pervious landscape areas and projected canopy coverage…*

Number of Parking Spaces in Parking Lot	% of Total Parking Area to be Pervious Landscape Area	% of Total Parking Area Under Canopy within 15 Years
5 – 24 spaces	5 % minimum	30 % minimum
25 – 49 spaces	7.5 % minimum	40 % minimum
50 + spaces	10 % minimum	50 % minimum

e. Section 11.6.u - *Windows and other openings shall be provided along all facades that face a public road. Windows and doors shall comprise at least 20 percent of the wall area below the roofline, lowest point of canopy, bottom of porch fascia or other architectural features defining the middle of the building.*

2. The Planning and Zoning Commission may approve the request or approve the request with conditions upon finding that the design meets each of the design objectives below:

a. Achieving building and site design that is compatible with its setting while avoiding monotonous uniformity;

Staff Findings: The building site is located in a heavily trafficked area at the Interstate. This location limits the pedestrian activity and desire to provide pedestrian amenities, as well as building placement. Waiving or modifying design guidelines that encourage fronting buildings on the street and providing flexibility with pedestrian amenities is appropriate due to the auto-oriented nature of the site.

b. Protecting property values and enhancing the value of public and private investments through well-planned and well-maintained development;

Staff Findings: The design modifications requested will protect property values and result in a well-planned development. The change in sidewalk spacing from 10 to 5 feet will also accommodate GDOT's right-of-way. The landscaping requirements are met for the Country Store and auto parking area, but not for the truck area. The truck area will be heavily trafficked by large trucks that could not navigate extensive landscaping and would be difficult to maintain. Additionally, this area will be less visible than the Country Store and auto area.

c. Promoting creative designs that surpass the quality of the minimum design guidelines established herein;

Staff Findings: The applicant agreed to alternative materials and design features in order to create designs that would better fit into the architectural context of the community.

d. Fostering safe, healthy and sustainable development that becomes increasing valued in Bryan County as desirable places to live, work, play, and shop as each year passes;

Staff Findings: This development will provide a positive contribution to the area. The landscaping and overall design will enhance the site and provide additional amenities to the businesses nearby.

e. Ensuring that scale, massing and building details are in proportion to and complementary with the surrounding neighborhood;

Staff Findings: The scale of the buildings is appropriate for their location at a large intersection and similar in design to existing buildings in the Interstate Commerce Center and nearby Gas Stations.

f. Avoid the appearance of monotonous tract-type housing by precluding matching designs on adjacent single-family lots;

Staff Findings: This is not applicable to this site plan.

g. Emphasizing entries for people and deemphasizing the mass of garages;

Staff Findings: This is not applicable to this development; however, the parking is screened through plantings and incorporates pedestrian walkways.

h. Requiring materials that are durable in Bryan County's environment;

Staff Findings: The materials proposed, which include Hardie Board siding and brick, will be durable in Bryan County's environment.

i. Promoting walking and biking within and between developments; and

Staff Findings: While walking is limited due to the site location, there are pedestrian pathways located internally as well as sidewalks surrounding the site. Bike racks are also located next to the Country Store.

j. Fostering site development that reflects and reinforces the natural beauty of Bryan County.

Staff Findings: The proposed materials and colors will fit well into the site and character of Bryan County while also achieving the applicant's goals for the development.

IV. Staff Recommendation

Staff recommends approval of the requested site plan modifications.

V. Planning and Zoning Commission Decision

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

►**Motion Regarding Approval of Modifying Design Guidelines:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby approves as proposed/approves with conditions/denies the requested modifications.

“A” Exhibits – Application

"Exhibit A-1"

PROPOSED CONSTRUCTION PLANS

FOR

LOVE'S TRAVEL STOP & COUNTRY STORE

US 280 & INTERSTATE 16

ELLABELL/BRYAN COUNTY, GA

SHEET	SHEET TITLE
CS	COVER SHEET
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS/DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	DETAILED SITE PLAN (AUTO AREA)
C3.2	DETAILED SITE PLAN (TRUCK AREA)
C4.0	PAVING PLAN
C5.0	OVERALL GRADING PLAN
C5.1	DETAILED GRADING PLAN (AUTO AREA)
C5.2	DETAILED GRADING PLAN (TRUCK AREA)
~~C6.0~~	~~UTILITY PLAN~~
~~C7.0~~	~~ROADWAY TYPICAL SECTIONS/SITE DISTANCE DETAIL~~
~~C7.1~~	~~US 280 ROADWAY IMPROVEMENT PLANS~~
~~C7.2~~	~~US 280 ROADWAY IMPROVEMENT CROSS SECTIONS~~
~~C8.0~~	~~ES & PC PLAN (INITIAL PHASE)~~
~~C8.1~~	~~ES & PC PLAN (INTERMEDIATE PHASE)~~
~~C8.2~~	~~ES & PC PLAN (FINAL PHASE)~~
~~C8.3~~	~~ES & PC PLAN CHECKLIST NOTES~~
~~C8.4~~	~~ES & PC PLAN NOTES~~
~~C8.5~~	~~ES & PC PLAN NOTES~~
~~C8.6~~	~~ES & PC PLAN DETAILS~~
~~C8.7~~	~~ES & PC PLAN DETAILS~~
~~C8.8~~	~~ES & PC PLAN DETAILS~~
~~C8.9~~	~~ES & PC PLAN DETAILS~~
C9.0	PAVEMENT DETAILS
~~C10.0~~	~~DETENTION POND & DRAINAGE DETAILS~~
~~C11.0~~	~~CANOPY DETAILS~~
~~C12.0~~	~~UTILITY DETAILS~~
~~C12.1~~	~~UTILITY DETAILS~~
L-1 TO L-3	LANDSCAPE & TREE MANAGEMENT PLANS

INDEX

VICINITY MAP

SCALE: 1" = 2,500'

JUNE 12, 2019

REV.: JUNE 19, 2019

Chipola Engineering Group, Inc.

CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL PERMITTING, & CONSTRUCTION SERVICES

4420 JACKSON STREET, MARIANNA, FL 32448

PHONE (850) 372-4045

FIRM LICENSE NO. : PEF006511

PROJECT NAME:	Love's Travel Stop
PARCEL DESC:	BRYAN COUNTY PARCELS: 029 006 029 007 029 007 01 029 029 02 029 062 32.1849475 N 81.4553032 W
CLIENT:	Love's Travel Stops & Country Stores P.O. Box 26210 Oklahoma City, OK 73126 (405) 749-1744, Phone (405) 749-9122, Fax
ENGINEER OF RECORD:	Chipola Engineering Group, Inc. 4420 Jackson St. Marianna, FL 32448 (850) 372-4045, Phone
SURVEYOR OF RECORD:	Herndon, Hicks, & Associates, Inc. 2728 Lurleen Wallace Blvd. Northport, AL 35476 (205) 333-0003 Phone

THIS PROJECT IS NOT LOCATED WITHIN THE CITY LIMITS.
THE LOCAL JURISDICTIONAL AUTHORITY IS BRYAN COUNTY

PROJECT DATA

PROJ. NAME : Love's Travel Stop Bryan County, GA

PROJ. NO. : 2017006.00

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

GEORGIA REGISTERED No. PE043845 PROFESSIONAL ENGINEER JEREMY REESE

06/20/2019

NOTES

GENERAL:

1. PRIOR TO COMMENCING CONSTRUCTION IN THE CITY, COUNTY OR STATE RIGHT-OF-WAY, THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING PRIVATE AND PUBLIC UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER FOR ANY NECESSARY UTILITY RELOCATIONS REQUIRED TO CONSTRUCT THE PROPOSED PLAN. ALL COSTS ASSOCIATED WITH PRIVATE AND/OR PUBLIC UTILITY RELOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. (STATE ONE CALL # 1-800-282-7411 OR GEORGIA811.COM)

2. WHERE REFERENCE IS MADE TO A STANDARD INDEX OR DETAIL, THE GEORGIA DOT STANDARD ROADWAY DRAWINGS SHALL BE USED AS IF A PART OF THIS PLAN.

3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ALSO MAINTAIN SEDIMENT CONTROL DEVICES DURING CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE SITE AND SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING EROSION AND SEDIMENT CONTROL. EROSION CONTROLS SHOWN ON THE PLANS ARE MINIMUM REQUIREMENTS. ANY ADDITIONAL EROSION CONTROLS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONALLY, STORMWATER RUNOFF SHALL BE CONTROLLED DURING THE COURSE OF CONSTRUCTION IN SUCH A MANNER AS TO NOT DETRIMENTALLY AFFECT ADJACENT PROPERTIES.

4. UNLESS OTHERWISE INDICATED OR MODIFIED ON THE PLANS OR SPECIFICATIONS, THE GEORGIA DOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS, LATEST EDITION, AND SUPPLEMENTAL SPECIFICATIONS THERETO, SHALL BE THE GOVERNING SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION FOR THE SITE WORK.

5. UNLESS OTHERWISE NOTED, ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE TEMPORARILY STABILIZED AS SHOWN ON THE ES & PC PLAN OR AS SPECIFIED BY THE OWNER. ALL SLOPES STEEPER THAN 4:1 ARE TO BE STABILIZED AS SOON AS PRACTICAL AFTER CONSTRUCTION. ALL PERVIOUS AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE 4 INCHES OF TOPSOIL AND PERMANENTLY SODDED.

6. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AT ALL INLETS AND MANHOLES IN ACCORDANCE WITH GEORGIA DOT EROSION CONTROL STANDARD DRAWINGS AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL ADJACENT AREAS ARE STABILIZED.

7. STORM DRAIN PIPE LENGTHS SHOWN ARE EDGE OF STRUCTURE TO EDGE OF STRUCTURE.

8. ALL PAVEMENT STRIPING, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH GEORGIA DOT STANDARD ROADWAY DRAWINGS AND THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PAVEMENT:

1. PAVEMENT DESIGNS AS SHOWN IN THE PLANS ARE TAKEN FROM THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED FEBRUARY 21, 2018. THIS REPORT SHALL BE REFERENCED FOR COMPLETE DESIGN SPECIFICATIONS AND DETAILED RECOMMENDATIONS. THIS REPORT SHALL BE MADE A PART OF THESE PLANS.

2. TOLERANCES FOR ALL FINISH GRADES @ 0.1' +/-.

UTILITY:

1. THE CONTRACTOR SHALL PERFORM A MINIMUM OF 2 AIR TESTS ON THE PROPOSED SEWER MAIN AND SERVICES. THE FIRST AIR TEST SHALL BE PERFORMED IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION OF THE SEWER GRAVITY MAIN AND SERVICES AND PRIOR TO ROADWAY BASE CONSTRUCTION AND PAVING. THE SECOND TEST SHALL BE PERFORMED AFTER INSTALLATION OF ALL OTHER UTILITIES, I.E. WATER, ELECTRIC, CABLE, TELEPHONE.

2. "CROSSINGS" IN COMPLIANCE WITH THE IRRIGATION DESIGN; THE CONTRACTOR SHALL FURNISH AND INSTALL PIPING BENEATH ALL PAVED AREAS FOR THE FUTURE INSTALLATION OF IRRIGATION PIPING AND ELECTRIC CONTROLS. A PLAN DELINEATING THE SIZE AND LOCATION OF THE IRRIGATION CROSSING IS INCLUDED IN THE PLAN SET. ADDITIONAL CROSSING SLEEVES MAY BE REQUIRED AS DESIGN BECOME AVAILABLE FOR CABLE AND TELEPHONE. THIS IS IN ADDITION TO THE REQUIREMENT BY THE ELECTRIC DEPARTMENT FOR THE INSTALLATION OF ELECTRIC CROSSING.

3. SEE THE UTILITY PLAN FOR APPLICABLE NOTES AND SPECIFICATIONS CONCERNING WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEMS. WATER & SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BRYAN COUNTY WATER & SEWER SYSTEM SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE AS BUILT DRAWINGS OF THE WATER AND SEWER SYSTEM.

4. DEFLECTION TESTING SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS. TESTING SHALL BE CONDUCTED AFTER INSTALLATION OF NO MORE THAN 3 GRAVITY SEWER LINES (4 MANHOLES), OR 800' OF GRAVITY SEWER MAIN. THE GRAVITY SEWER MAIN TRENCH SHALL BE PROPERLY BACK FILLED PRIOR TO TESTING. THE CONTRACTOR SHALL COORDINATE THE DATE AND TIME OF TESTING NO LATER THAN 48 HOURS IN ADVANCE.

DETENTION POND:

1. CONSTRUCTION TOLERANCES FOR DETENTION POND: SHAPE THE SURFACE OF THE EARTHWORK TO CONFORM TO LINES, GRADES & CROSS-SECTION SHOWN IN THE PLANS. IN FINAL SHAPING OF THE SURFACE OF EARTHWORK, MAINTAIN A TOLERANCE OF 0.1 FOOT ABOVE OR BELOW THE PLAN LINES, & CROSS-SECTIONS. THE ELEVATION OF THE DETENTION POND BERM SHALL NOT BE LESS THAN THE PLAN GRADE. WHERE PLANS SHOW THE BOTTOM OF THE DETENTION POND TO SLOPE, SHAPE THE BOTTOM SO THAT NO WATER IMPOUNDS. THE DETENTION POND BERM & SIDE SLOPES ARE NOT TO VARY HORIZONTALLY MORE THAN 0.3 FOOT FROM THE TRUE LINES SHOWN IN THE PLANS. IN NO CASE SHALL THE POND VOLUME BE BUILT WITH LESS THAN THE VOLUME AS SHOWN.

2. PRIOR TO FINAL ACCEPTANCE OF THE WORK, ALL SILT & OTHER DEBRIS SHALL BE REMOVED FROM STORMWATER PIPES, DITCHES, STRUCTURES, POND & DETENTION POND.

PERMITTING:

1. A GEORGIA ENVIRONMENTAL PROTECTION DIVISION GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES, TO BE OBTAINED BY THE OWNER OR CONTRACTOR, WILL BE REQUIRED FOR THIS PROJECT. (NPDES).

2. THE FOLLOWING PERMITS / APPROVALS HAVE OR WILL BE OBTAINED FOR THIS PROJECT. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS THEREIN.

A. BRYAN COUNTY
- A.1. LAND DISTURBANCE PERMIT

B. BRYAN COUNTY WATER & SEWER SYSTEM
- B.1. POTABLE WATER APPROVAL
- B.2. SANITARY SEWER APPROVAL

C. GEORGIA DEPARTMENT OF TRANSPORTATION
- C.1. DRIVEWAY CONNECTION

3. THE CONTRACTOR SHALL PROVIDE AS BUILT DRAWINGS OF THE FOLLOWING IN AUTOCAD FORMAT RELEASE 2004 OR GREATER. FORM AND CONTENTS ARE TO BE THE REQUIREMENTS OF THE GOVERNMENTAL AUTHORITY HAVING FINAL OWNERSHIP AND / OR APPROVAL TO PLACE THE SYSTEM IN SERVICE. AS BUILTS AT A MINIMUM SHALL SHOW FINAL GRADING OF THE DETENTION AND ANY STORMDRAIN SYSTEM CONSTRUCTED.

A) ROADWAY AND DRAINAGE SYSTEM

B) WATER MAIN, SERVICES, AND APPURTENANCES

C) SANITARY SEWER SYSTEM & SERVICES

INTERSTATE CENTRE BLVD:

1. THE CONTRACTOR SHALL PROVIDE SUITABLE 24-HOUR, CONTINUOUS ACCESS TO INTERSTATE CENTRE BLVD. ANY INTERRUPTION OF THE UTILITY SERVICES TO THE BUSINESSES SURROUNDING THE DEVELOPMENT TRACT SHALL BE AVOIDED.

EARTH WORK:

1. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED FEBRUARY 21, 2018. THIS REPORT SHALL BE REFERENCED FOR COMPLETE DESIGN SPECIFICATIONS AND DETAILED RECOMMENDATIONS.

2. EXCESS SUITABLE MATERIAL SHALL BE STOCKPILED IN AREAS DESIGNATED IN THE PLANS. STOCKPILE SHALL BE A MAXIMUM HEIGHT OF 8' WITH 4:1 SIDE SLOPES AND SHALL BE STABILIZED WITH SEED AND MULCH.

3. EXCESS SUITABLE MATERIAL NOT DESIGNATED TO BE STOCKPILED ONSITE AND UNSUITABLE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.

4. UNSUITABLE MATERIAL SHALL BE ANY MATERIAL THAT PER THE GEOTECHNICAL ENGINEER, CANNOT BE USED AS ROADWAY SUBGRADE. EXCAVATION AND UTILIZATION OF MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHINCAL REPORT PROVIDED BY TERRACON CONSULTANTS INC.

5. CONTRACTOR IS REQUIRED TO PROVIDE MIXING MATERIAL, IF REQUIRED, TO MEET THE MINIMUM SUBGRADE LBR VALUE. EXCESS MATERIAL CAUSED BY MIXING SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS THE PLANS DESIGNATE A STOCKPILE AREA FOR THE MATERIAL.

6. THE CONTRACTOR SHALL DISPOSE OF SURPLUS AND EXCAVATED MATERIALS AS SHOWN ON THE PLANS OR, IF THE PLANS DO NOT INDICATE THE METHOD OF DISPOSAL, THE CONTRACTOR SHALL TAKE OWNERSHIP OF THE MATERIALS AND DISPOSE OF THEM OUTSIDE OF THE PROJECT AREA IN A PERMITTED DISPOSAL SITE.

7. SITE GRADES AROUND THE BUILDING AND PAVEMENT SHOULD BE MAINTAINED SO SURFACE WATER FLOWS AWAY FROM THE CONSTRUCTION AREAS. DURING EARTHWORK OPERATIONS, ALL EXPOSED SUBGRADES SHOULD BE PROPERLY SLOPED TO PROVIDE RAPID DRAINAGE SO THAT PONDING OF WATER AND SOFTENING OF THE SUBGRADE SOILS CAN BE REDUCED. SURFACE WATER THAT MAY ACCUMULATE IN THE BUILDING AND PAVEMENT AREAS SHOULD BE REMOVED AS SOON AS POSSIBLE TO AVOID WETTING OR DISTURBANCE OF THE SUBGRADE SOILS. UPON COMPLETION OF GRADING, CARE SHOULD BE TAKEN TO MAINTAIN THE SUBGRADE MOISTURE CONTENT PRIOR TO CONSTRUCTION OF FLOOR SLABS AND PAVEMENTS. CONSTRUCTION TRAFFIC OVER THE COMPLETED SUBGRADE SHOULD BE AVOIDED TO THE EXTENT PRACTICAL. THE SITE SHOULD ALSO BE GRADED TO PREVENT PONDING OF SURFACE WATER ON PREPARED SUBGRADES OR IN EXCAVATIONS. IF THE SUBGRADE SHOULD BECOME FROZEN, DESICCATED, SATURATED, OR DISTURBED, THE AFFECTED MATERIAL SHOULD BE REMOVED OR THESE MATERIALS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED PRIOR TO FLOOR SLAB AND/OR PAVEMENT CONSTRUCTION.

8. ALL EXCAVATIONS SHOULD BE SLOPED OR BRACED AS REQUIRED BY OSHA REGULATIONS TO PROVIDE STABILITY AND SAFE WORKING CONDITIONS. TEMPORARY EXCAVATIONS WILL LIKELY BE REQUIRED DURING GRADING OPERATIONS. THE GRADING CONTRACTOR, BY HIS CONTRACT, IS NORMALLY RESPONSIBLE FOR DESIGNING AND CONSTRUCTING STABLE, TEMPORARY EXCAVATIONS AND SHOULD SHORE, SLOPE, OR BENCH THE SIDES OF THE EXCAVATION AS REQUIRED TO MAINTAIN STABILITY OF BOTH THE EXCAVATIONS SIDES AND BOTTOM. ALL EXCAVATIONS SHOULD COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.

9. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WHO CONTROLS THE MEANS, METHODS, AND SEQUENCING OF THE CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHALL THE INFORMATION PROVIDED HEREIN BE INTERPRETED TO MEAN THAT TERRACON OR CHIPOLA ENGINEERING GROUP, INC. IS ASSUMING ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY SHALL NEITHER BE IMPLIED NOR INFERRED.

10. CONTRACTOR SHALL NOT OVER EXCAVATE ANY AREAS WHERE 2:1 OR GREATER CUT SLOPES ARE PROPOSED. IF THIS DOES OCCUR CONTRACTOR SHALL RETAIN A QUALIFIED PROFESSIONAL ENGINEER TO DESIGN BACKFILL FOR THESE AREAS AND PROVIDE APPROPRIATE TESTING TO DEMONSTRATE COMPLIANCE WITH THE DESIGN REQUIREMENTS AT NO COST TO THE OWNER. THIS REQUIREMENT ALSO APPLIES TO ANY AREA ONSITE WHERE THE SOIL IS REMOVED TO A SLOPE OF GREATER THAN 3:1.

11. THE FLOOR SLAB SUBGRADE SHOULD BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO FLOOR SLAB CONSTRUCTION. ANY SOFT, WEAK, OR PUMPING AREAS OBSERVED THAT CANNOT BE STABILIZED IN PLACE SHOULD BE UNDERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. AFTER COMPLETION OF ANY NECESSARY UNDERCUTTING OR IN-PLACE STABILIZATION, THE SUBGRADE SHOULD PROVIDE ADEQUATE SUPPORT FOR LIGHTLY LOADED FLOOR SLABS. IF TURNED-DOWN SLAB-ON-GRADE FOUNDATIONS ARE NOT UTILIZED, WE RECOMMEND THAT FLOOR SLABS BE DESIGNED AS "FLOATING" SLABS, THAT IS, FULLY GROUND SUPPORTED AND FULLY INDEPENDENT OF ANY BUILDING FOOTINGS OR WALLS. THIS IS TO MINIMIZE THE POSSIBILITY OF FLOOR SLAB CRACKING DUE TO DIFFERENTIAL MOVEMENTS BETWEEN THE SLAB AND THE FOUNDATION. THE SLABS SHOULD BE APPROPRIATELY REINFORCED TO SUPPORT THE PROPOSED LOADS. AS A MINIMUM, WE RECOMMEND THAT THE FLOOR SLABS BE SUPPORTED ON A 4-INCH COMPACTED LAYER OF FREE DRAINING, ANGULAR SUBBASE MATERIAL. THE PURPOSE OF THIS LAYER IS TO HELP DISTRIBUTE THE CONCENTRATED LOADS AND ACT AS A CAPILLARY BREAK BENEATH THE SLAB. THE USE OF A VAPOR RETARDER SHOULD BE CONSIDERED BENEATH CONCRETE SLABS ON GRADE THAT WILL BE COVERED WITH WOOD, TILE, CARPET OR OTHER MOISTURE SENSITIVE OR IMPERVIOUS COVERINGS OR WHEN THE SLAB WILL SUPPORT EQUIPMENT SENSITIVE TO MOISTURE. WHEN CONDITIONS WARRANT THE USE OF VAPOR RETARDER, THE SLAB DESIGNER AND SLAB CONTRACTOR SHOULD REFER TO ACI 302 FOR PROCEDURES AND CAUTIONS REGARDING THE USE AND PLACEMENT OF A VAPOR RETARDER.

CONSTRUCTION SEQUENCE:

1. SCHEDULE PRE-CONSTRUCTION MEETING WITH BRYAN COUNTY, GEORGIA DOT & ENGINEER OF RECORD.
2. INSTALL PERIMETER EROSION CONTROL BMP'S PER THE ES & PC PLAN.
3. CLEAR AND GRUB AREAS REQUIRED TO CONSTRUCT PROPOSED TEMPORARY SEDIMENT BASIN, DIVERSION BERMS, AND ALL OTHER BMP'S. CONSTRUCT TEMPORARY BMP'S PER THE ES & PC PLAN.
4. CLEAR AND GRUB AREAS REQUIRED TO CONSTRUCT SITE IMPROVEMENTS.
5. ROUGH GRADE SITE AND INSTALL SITE DRAINAGE WITH INLET PROTECTION AS EARLY AS POSSIBLE TO CONVEY RUNOFF TO SEDIMENT BASIN.
6. COORDINATE FINAL CLOSEOUT OF THE PROJECT WITH OWNER, ENGINEER OF RECORD, AND BRYAN COUNTY. SUBMIT AS-BUILT DRAWINGS TO ENGINEER OF RECORD.

TRAFFIC CONTROL NOTES:

1) INSTALL CONSTRUCTION SIGNING PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MAINTAIN SIGNS DURING CONSTRUCTION IN ACCORDANCE WITH THE MUTCD.

2) CONTRACTOR TO PROVIDE ADDITIONAL BARRICADES, SIGNING, MARKINGS, OR OTHER TRAFFIC CONTROLS AS REQUIRED BY THE MUTCD AND THE DESIGN STANDARD INDEXES AS CONDITIONS WARRANT.

3) TRAFFIC CONTROL DEVICES REQUIRED BY THE MUTCD SHALL BE PROVIDED AS CONDITIONS WARRANT IN EACH CONSTRUCTION PHASE. COORDINATION OF TRAFFIC CONTROL DEVICES BETWEEN SUCCESSIVE WORK ZONE LOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH APPROVAL OF THE ENGINEER.

4) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CLEAR ZONE REQUIREMENTS FOR EQUIPMENT, MATERIALS, STORAGE, AND WORK ZONE PROTECTION.

5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A WORK SCHEDULE SO THAT ANY LOCATION UNDER CONSTRUCTION WILL NOT BE LEFT IN A HAZARDOUS CONDITION AT THE END OF ANY WORK PERIOD.

PROJECT CONTACTS:

GOVERNING AUTHORITY CONTACTS:

1) BRYAN COUNTY
KIRK CROASMUN
COUNTY ENGINEER
51 NORTH COURTHOUSE STREET
PEMBROKE, GA 31321
912-653-5252
kcroasmun@bryan-county.org

66 CAPTAIN MATTHEW FREEMAN DRIVE
RICHMOND HILL, GA 31224
912-756-3177

2) DEVELOPMENT AUTHORITY OF BRYAN COUNTY
ANNA CHAFIN
CHIEF EXECUTIVE OFFICER
116 LANIER STREET
PO BOX 267
PEMBROKE, GA 31321
912-653-4967
anna.chafin@bryan-county.org

3) GEORGIA DEPARTMENT OF TRANSPORTATION
CYNTHIA PHILLIPS
DISTRICT TRAFFIC MANAGER
DISTRICT 5 - TRAFFIC OPERATIONS
204 NORTH HIGHWAY 301
JESUP, GA 31546
912-530-4410
cyphillips@dot.ga.gov

UTILITY PROVIDER CONTACTS:

1) WATER & SEWER PROVIDER
BRYAN COUNTY WATER & SEWER SYSTEM
KIRK CROASMUN
COUNTY ENGINEER
51 NORTH COURTHOUSE STREET
PEMBROKE, GA 31321
912-653-5252

66 CAPTAIN MATTHEW FREEMAN DRIVE
RICHMOND HILL, GA 31224
912-756-3177

2) ELECTRIC PROVIDER
CANOOCHEE ELECTRICAL MEMBERSHIP COOPERATIVE
KYLE DURRENCE
MEMBER SERVICES MANAGER
PO BOX 487
REIDSVILLE, GA 30453
912-557-4391 x2004

3) GAS PROVIDER
CITY OF CLAXTON NATURAL GAS DEPARTMENT
RANDOLPH SOWELL
206 RAILROAD STREET
CLAXTON, GA 30417
912-739-1712

4) TELEPHONE PROVIDER
PEMBROKE ADVANCED COMMUNICATIONS
185 EAST BACON STREET
PEMBROKE, GA 31321
912-653-4389

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

SHEET TITLE : GENERAL NOTES

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	N.T.S.
PROJECT NO. :	2017006
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

Chipola Engineering Group, Inc.
CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL ENGINEERING, CONSTRUCTION SERVICES
4401 LAFAYETTE STREET, MARIANNA, FL 32448
PHONE: (850) 372-4545
FIRM LICENSE NO. : PEF008511

GEORGIA REGISTERED No. PE043612 PROFESSIONAL ENGINEER JEREMY REESE
06/20/2019

SHEET NO.
C1.0

SITE BENCHMARK DATA:

BM #1:
SPIKE IN POWER POLE
ELEVATION=82.72'
N: 794841.5884
E: 875985.3682

BM #2:
SPIKE IN POWER POLE
ELEVATION=82.10'
N: 794993.0843
E: 876227.9574

0 20 60
1"=60 Feet

EX. FIRE HYDRANT & VALVE
(TO BE ADJUSTED TO PROPOSED GRADE)

EX. GDOT ROW FENCE
(TO REMAIN)

EX. GDOT ROW FENCE
(TO REMAIN)

FLOOD ZONE X
FLOOD ZONE A

EX. POWER POLE
(TO REMAIN)

EX. POWER POLE
(TO REMAIN/ADJUST GUY)

EX. POWER POLE
(TO REMAIN/ADJUST GUY)

EX. TELEPHONE PEDESTAL
(TO REMAIN)

EX. PIPE
(TO BE REMOVED)

BM #1

US 280/SR 30

EX. SHED
(TO BE REMOVED)

EX. ELECTRIC
(TO BE REMOVED)

EX. SEPTIC
(TO BE REMOVED)

EX. MOBILE HOME
(TO BE REMOVED)

EX. CONCRETE
(TO BE REMOVED)

EX. FENCE W/COLUMNS/WOOD FENCE
(TO BE REMOVED ALONG INTERSTATE CENTRE BLVD)

EX. STREET LIGHT
(TO BE RELOCATED)

EX. STREET LIGHT
(TO REMAIN)

EX. SIGN
(TO REMAIN)

EX. POWER POLE
(TO REMAIN/ADJUST GUY)

EX. FENCE W/COLUMNS
(TO REMAIN)

EX. MANHOLE
(TO REMAIN)

EX. ELEC. TRANSFORMER
(TO REMAIN)

BM #2

INTERSTATE CENTRE BLVD

GEORGIA 811
Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.

SHEET TITLE : EXISTING CONDITIONS/ DEMOLITION PLAN

PROJECT : ELLABELL/BRYAN COUNTY, GA

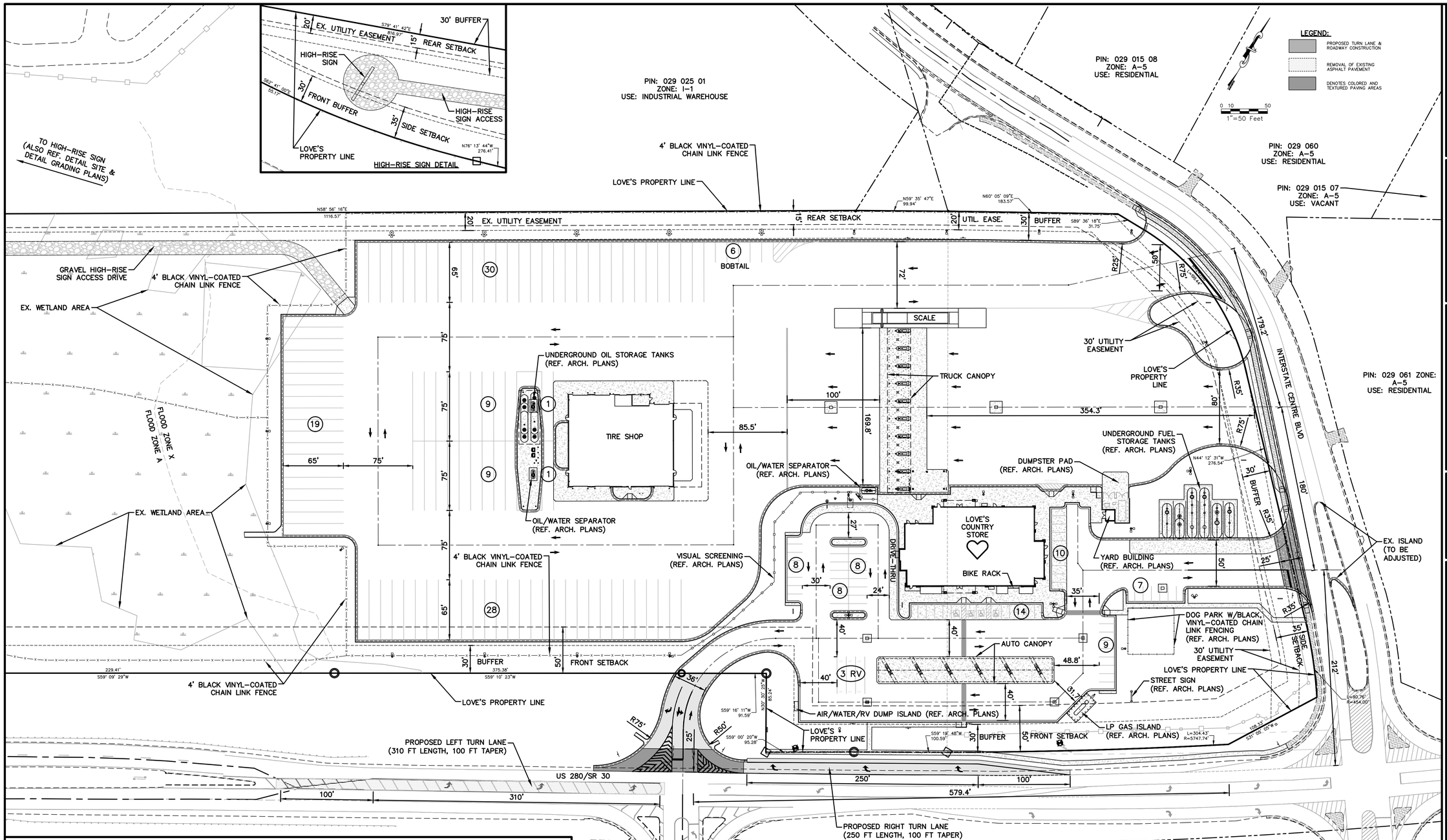
CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	1"=60'
PROJECT NO. :	2017006
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

Chipola Engineering Group, Inc.
CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL, & CONSTRUCTION SERVICES
4401 LAFAYETTE STREET
PHONE: (850) 372-4245 MARIANNA, FL 32448
FIRM LICENSE NO. : PEF006511

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043611 JEREMY REESE
06/20/2019

SHEET NO.
C2.0



SITE STATISTICS:

LOVE'S COUNTRY STORE	±11,450 INTERIOR GROSS S.F.
PARKING SUMMARY	64 AUTO SPACES PROVIDED (62 SPACES REQUIRED) (INCLUDES 4 ADA SPACES) 3 RV SPACES PROVIDED 97 FULL SIZE TRUCK SPACES PROVIDED 6 BOBTAIL TRUCK SPACES PROVIDED 103 TOTAL TRUCK SPACES PROVIDED 170 TOTAL SPACES PROVIDED
TOTAL SITE AREA	20.84 ACRES
DISTURBED AREA	17.81 ACRES (INCLUDES R/W IMPROVEMENTS)
TOTAL IMPERVIOUS AREA	10.19 ACRES
TOTAL PERVIOUS AREA	10.65 ACRES
ZONING	I-1, C-I (REZONING APPROVED 5-8-18)
LAND USE	TRUCK STOP

SITE PLAN NOTES:

1. DIMENSIONS ARE EDGE OF PAVEMENT AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS IN GRASS AREA WITHIN THE PROPERTY BOUNDARY, SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH UNLESS OTHERWISE NOTED ON PLANS.
3. SITE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLAN FOR WIRING AND CIRCUITRY FOR SITE LIGHTING.
4. CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
5. ALL STRIPING & SIGNAGE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONE (ZONE A) AND FLOOD HAZARD ZONE (ZONE X) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 13029C0090D, EFFECTIVE DATE MAY 5, 2014.
7. THIS SITE PLAN COMPLIES WITH THE REQUIREMENTS OF THE 2010 STANDARDS FOR ACCESSIBLE DESIGN.
8. THE POSTED SPEED LIMIT AT THE SITE IS 55 MPH.

SHEET TITLE : OVERALL SITE PLAN

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

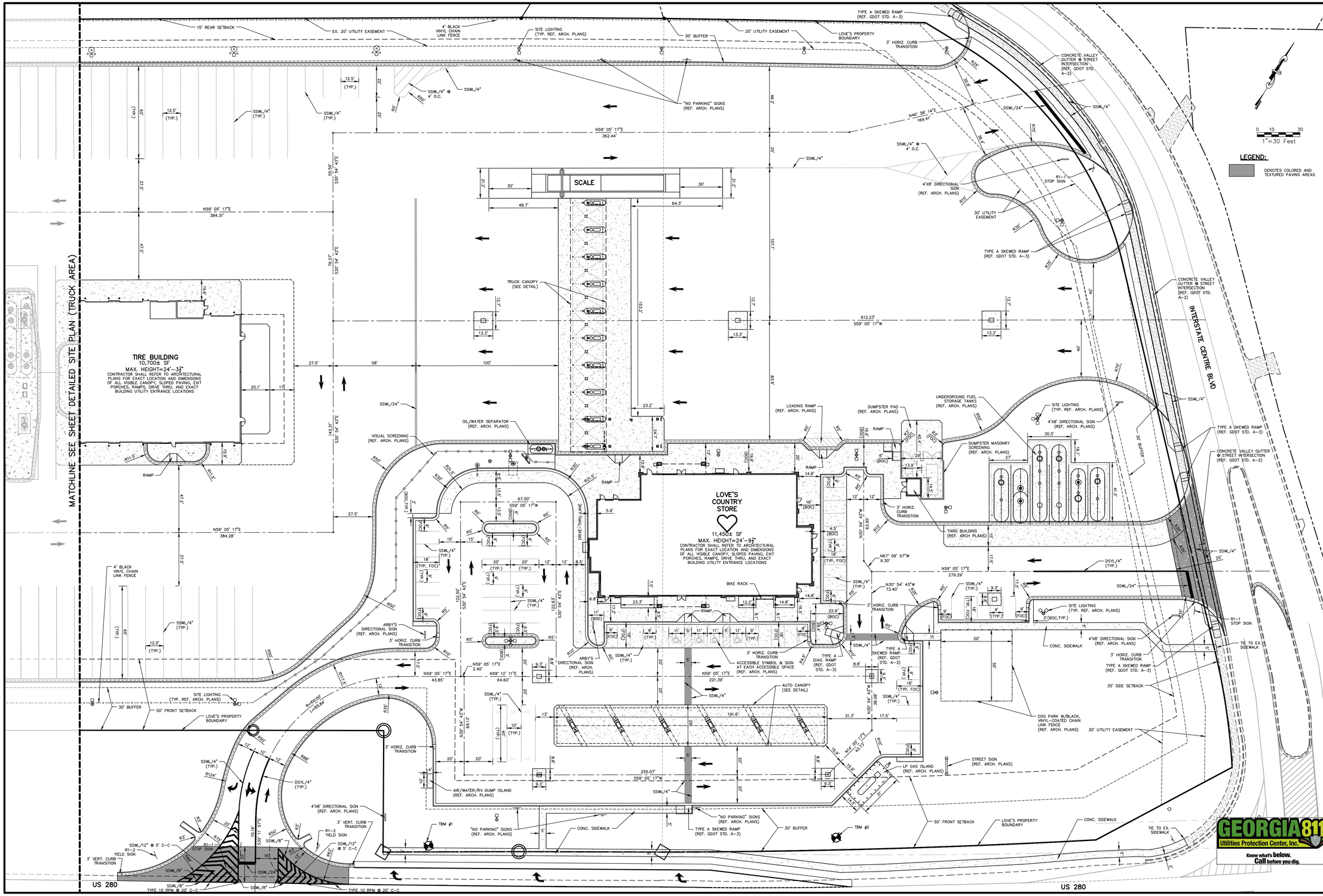
DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	9/12/18
SCALE :	1"=50'
PROJECT NO. :	2017006
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

Chipola Engineering Group, Inc.
CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL ENGINEERING, CONSTRUCTION SERVICES
4401 LAFAYETTE STREET, MARIANNA, FL 32448
PHONE: (850) 372-4245
FIRM LICENSE NO. : PEF006511

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043612 JEREMY REESE
06/20/2019

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

SHEET NO. C3.0



SHEET TITLE : DETAILED SITE PLAN (AUTO AREA)

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	1"=30'
PROJECT NO. :	2016019
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

Chipola Engineering Group, Inc.

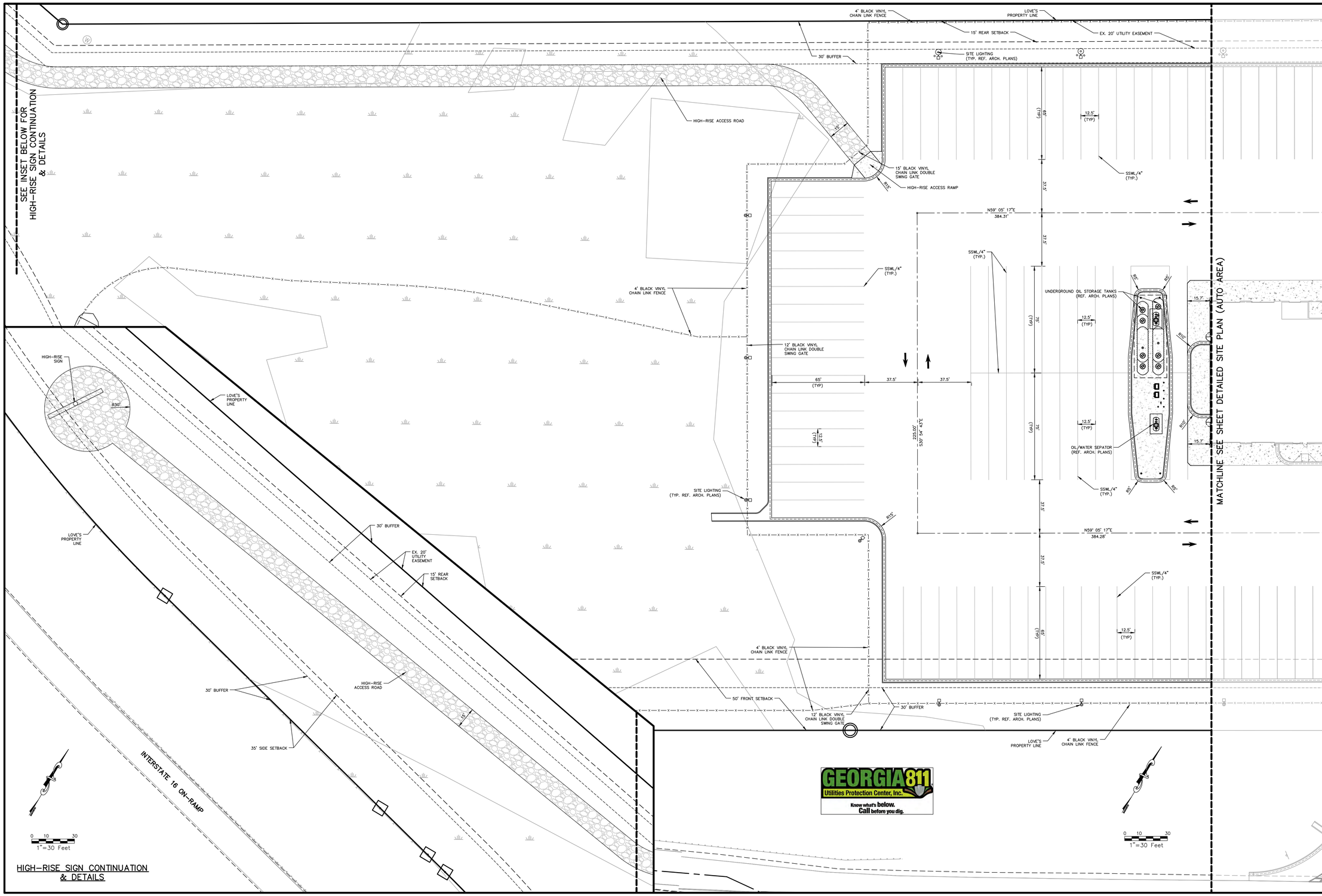
CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL PERMITTING, & CONSULTING SERVICES

4420 JACKSON STREET
MARIANNA, FL 32448 PHONE: (850) 372-4045
FIRM LICENSE NO. : CA7687

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043641 JEREMY REESE

06/20/2019

SHEET NO. C3.1



HIGH-RISE SIGN CONTINUATION & DETAILS

SHEET TITLE : DETAILED SITE PLAN (TRUCK AREA)

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	1"=30'
PROJECT NO. :	2016019
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

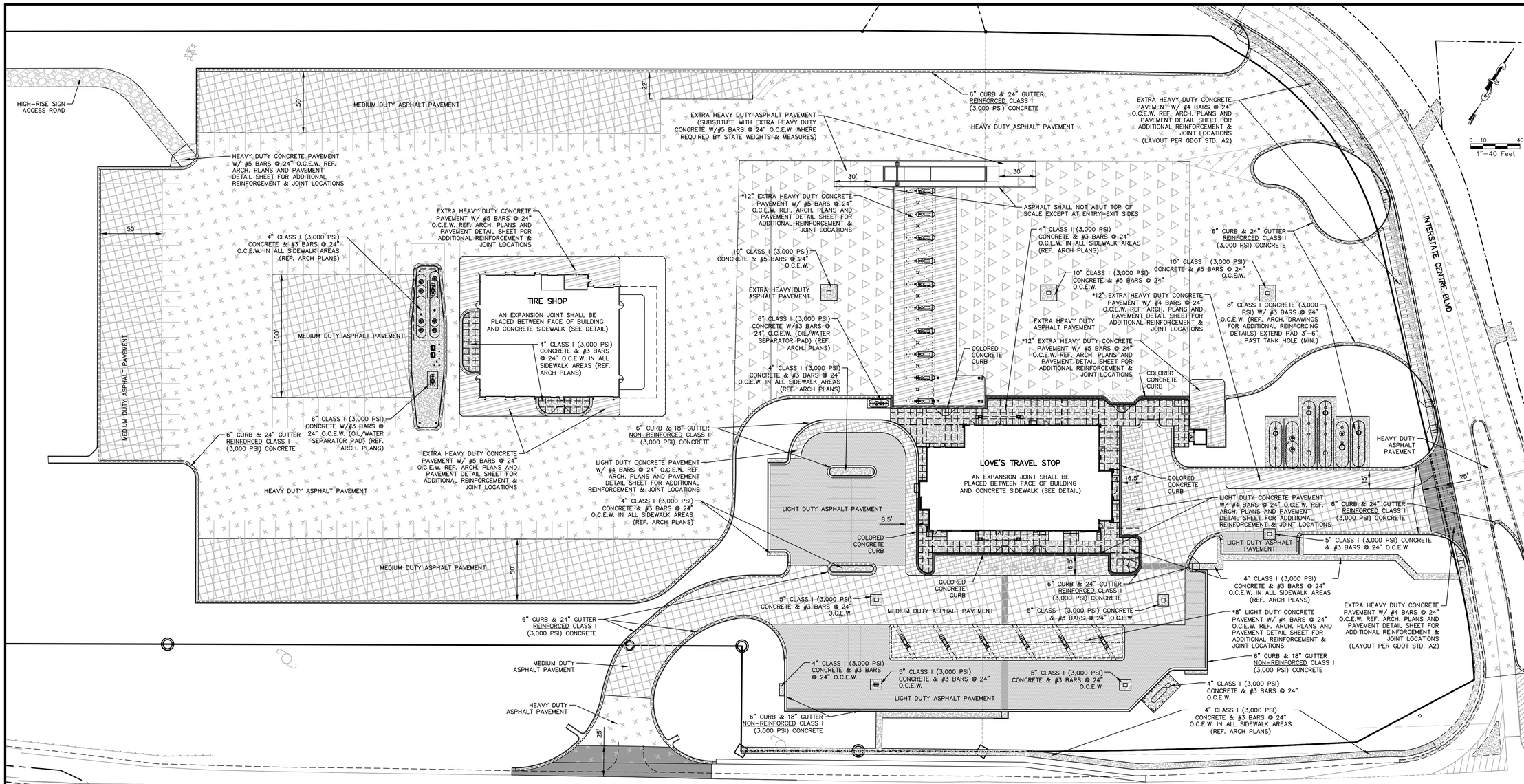
Chipola Engineering Group, Inc.

CIVIL ENGINEERING, DESIGN, PLANNING, & ENVIRONMENTAL PERMITTING, CONSULTING SERVICES
4420 JACKSON STREET
MARIANNA, FL 32448 PHONE (850) 372-4045
FIRM LICENSE NO. : CA7687

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043617 JEREMY REESE

06/20/2019

SHEET NO. C3.2



LEGEND

- PROPOSED EXTRA HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED MEDIUM DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED EXTRA HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED COLORED AND TEXTURED PAVING AREAS
- LIMITS OF COLORED CURB
- SIDEWALK EXPANSION JOINT
- SIDEWALK DEEP TOOLED JOINT

(SEE PAVEMENT DETAIL SHEET FOR PAVEMENT DESIGN INFORMATION)

PAVEMENT NOTES:

1. PAVEMENT SECTION DESIGNS ARE TAKEN FROM THE GEOTECHNICAL INVESTIGATION REPORT AS PREPARED BY TERRACON FEBRUARY 21, 2018; TELEPHONE (912) 629-4000. REFERENCE THIS REPORT FOR COMPLETE DESIGN SPECIFICATION AND DETAILED RECOMMENDATIONS.
2. WITHIN 24 HOURS PRIOR TO ANY PAVING OPERATION, THE CONTRACTOR SHALL PERFORM SUBGRADE COMPACTION AND PROOF ROLL TESTS ON PREPARED SUBGRADE TO VERIFY THAT SUBGRADE HAS NOT DETERIORATED DURING PROJECT CONSTRUCTION AS DIRECTED BY THE ENGINEER.
3. UNLESS OTHERWISE NOTED, ALL CONCRETE TO BE BROOM FINISHED EXCEPT TRUCK FUELING BAYS TO HAVE HEAVY BROOM FINISH.
4. THE FOLLOWING AREAS ARE TO BE SEALED 30 DAYS AFTER CONCRETE IS POURED. REFERENCE ARCHITECTURAL SPECIFICATION:
   - BUILDING SIDEWALKS
   - AUTO CANOPY PAD
   - TRUCK CANOPY PAD
   - BUILDING PARKING SPACES AT FRONT OF BUILDING
   - DUMPSTER PAD AREA
   - DRIVE-THRU (10' EACH SIDE OF DRIVE-THRU WINDOW)
5. ALL ASPHALT THAT ABUTS CONCRETE IS TO BE FINISHED AT ½ INCH ABOVE FINISHED CONCRETE ELEVATION.
6. ALL PAVING WORK SHALL CONFORM TO THE STATE DOT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. AFTER COMPLETING THE PAVING OPERATION, THE OWNER IS RESPONSIBLE FOR HAVING PAVEMENTS CORED, AS REQUIRED BY THE GEOTECHNICAL INVESTIGATION REPORT, AND SUBMITTING CORE RESULTS TO ENGINEER.
8. GEOGRID SUPPLIER CONTACT INFORMATION:
   L.E. GEOSOLUTIONS, LLC
   JIM PENMAN
   404-368-0052
   JIM.PENMAN@LEGEOSOLUTIONS.COM

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

SHEET TITLE : PAVING PLAN

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	1"=40'
PROJECT NO. :	2017006
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

Chipola Engineering Group, Inc.
CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL, INSPECTION, CONSTRUCTION SERVICES
4444 LAFAYETTE STREET, MARIANNA, FL 32448
PHONE (850) 372-4011
FIRM LICENSE NO. : PEF006511

GEORGIA REGISTERED No. PE043915 PROFESSIONAL ENGINEER JEREMY REESE
06/20/2019

SHEET NO.
C4.0

SITE PREPARATION NOTES:

1. SITE PREPARATION DESIGNS ARE TAKEN FROM THE GEOTECHNICAL INVESTIGATION REPORT AS PROVIDED BY TERRACON, TELEPHONE (912) 629-4000. REFERENCE THIS REPORT FOR COMPLETE DESIGN SPECIFICATIONS AND DETAILED RECOMMENDATIONS.
2. THE CONTRACTOR IS TO PREPARE THE SITE IN STRICT ACCORDANCE WITH THE DESIGN SPECIFIED IN THE GEOTECHNICAL INVESTIGATION. REFERENCE THIS COMPLETE DESIGN SPECIFICATION FOR SITE WORK SPECIFICATION.
3. CONTRACTOR SHALL RESTRICT AND CONTROL CONSTRUCTION TRAFFIC ON AREAS OF STABILIZED SUBGRADE OR PARTIAL THICKNESS PAVEMENT. HEAVY LOADED EQUIPMENT OPERATION ON THESE AREAS MAY CAUSE SIGNIFICANT DAMAGE RESULT IN SUBGRADE DETERIORATION, AND WILL REQUIRE RETESTING AND REWORKING OF SUBGRADE WITHIN PROJECT SPECIFICATIONS.
4. IN AREAS WHERE NEW FILL SLOPES WILL BE PLACED ON EXISTING SLOPES 10% OR STEEPER, ADDITIONAL EXCAVATION SHOULD BE MADE INTO THE EXISTING EMBANKMENTS TO CREATE BENCHES SO THAT HORIZONTAL LIFTS OF THE FILL MATERIALS CAN BE PLACED AND COMPACTED. REFERENCE GEOTECHNICAL REPORT FOR COMPLETE INFORMATION.

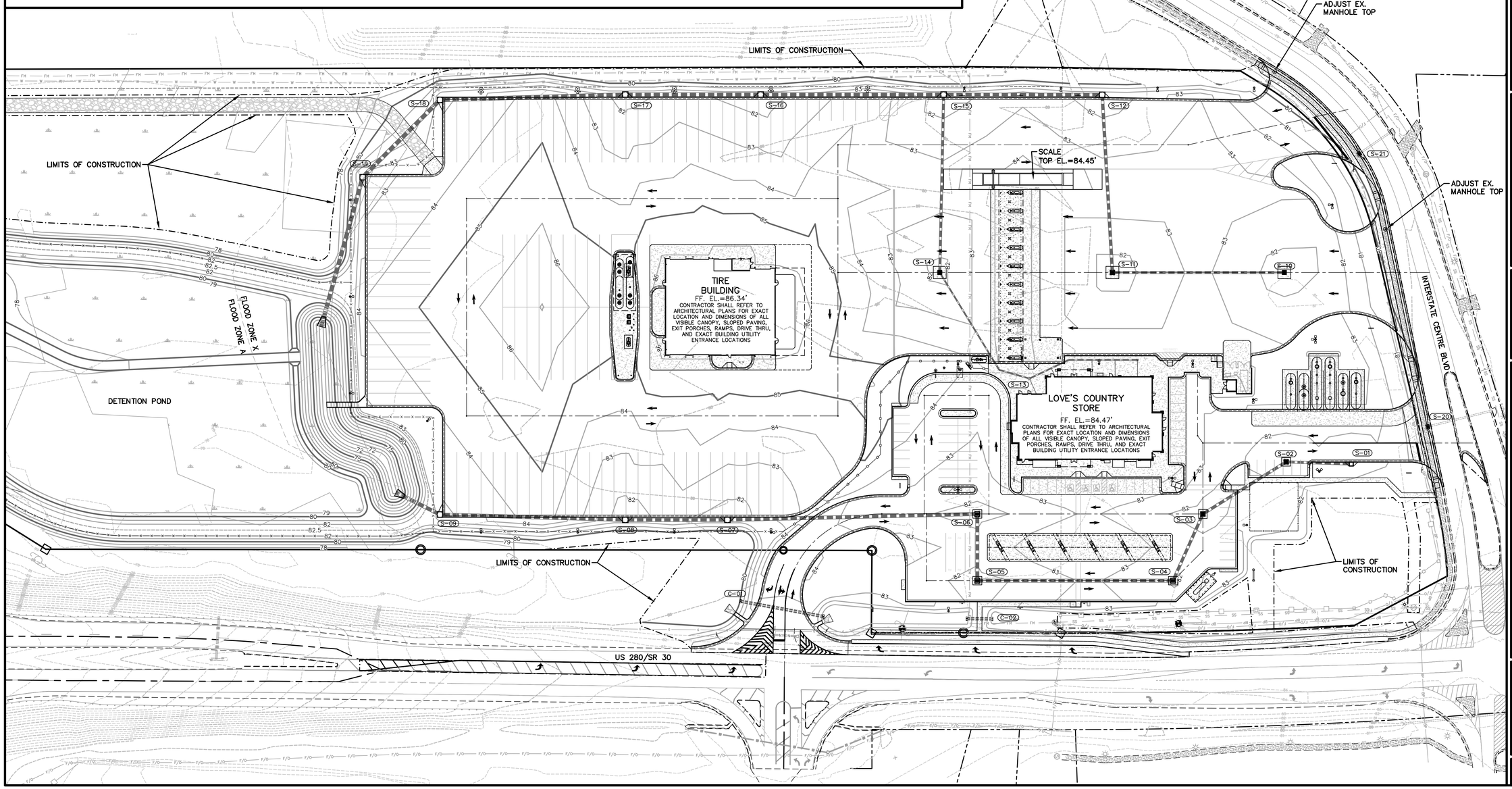
STORM DRAIN NOTES:

1. REFERENCE GENERAL NOTES.
2. REFERENCE DETAIL SHEETS AND GDOT DESIGN STANDARDS FOR CONSTRUCTION DETAILS.
3. STORM DRAIN/CULVERT PIPES SHALL BE BEDDED AND BACKFILLED PER GDOT STANDARD SPECIFICATION SECTION 550. TYPE I BACK FILL SHALL BE USED FOR STORM DRAIN IN DRY AREAS, TYPE II BACK FILL SHALL BE USED FOR STORM DRAIN FOR WET AREAS. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
4. ALL PIPES AND STRUCTURES ON ROAD RIGHT-OF-WAY SHALL BE PER STATE DEPARTMENT OF TRANSPORTATION STANDARDS. TYPES OF PIPES ARE INDICATED ON THE PLANS AND SPECIFIED WITHIN THE SPECIFICATIONS. IF A MATERIAL IS NOT SPECIFIED ON THE PLANS, THE CONTRACTOR MAY USE ANY STATE DOT APPROVED PIPE MATERIAL AFTER CONSULTING THE ENGINEER OF RECORD. APPROVED PIPE MATERIALS INCLUDE RCP, ADS HP HDPE, DOUBLE WALL HDPE. ADS HP HDPE OR RCP TO BE USED WHERE PIPE IS LOCATED UNDER PAVEMENT.

GRADING NOTES:

1. REFERENCE THE GENERAL NOTES.
2. REFERENCE THE SITE PREPARATION NOTES.
3. REFERENCE THE SEDIMENT AND EROSION CONTROL NOTES.
4. REFERENCE DETAIL SHEETS FOR CONSTRUCTION DETAILS.
5. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODE AND BE CONSTRUCTED TO THE SAME.
6. TOPOGRAPHIC SURVEY AND PROPOSED GRADE ARE REFLECTIVE OF THE NAVD'88 DATUM.
7. PROPERTY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR AND PROVIDED BY HERNDON, HICKS & ASSOCIATES, INC. FOR USE IN DESIGN. IT IS ASSUMED TO BE FINAL AND COMPLETE. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN IN THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
8. EXISTING GRADE CONTOURS ARE SHOWN AT 1-FT INTERVALS.
9. FINISHED GRADE CONTOUR ELEVATIONS ARE SHOWN AT 1-FT INTERVALS AND SUPPLEMENTED BY SPOT SHOT ELEVATIONS.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. (STATE ONE CALL # 770-623-4332)
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
12. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION FOR ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
13. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY THE GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS INDICATED TO REMAIN AS BUFFERS, PROPERTY CORNERS, AND REPLACEMENT OF ALL PINS DAMAGED OR ELIMINATED BY CONSTRUCTION.
14. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL PLANS, POWER COMPANY, AND TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO THE BUILDING.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, PAVEMENT, STRIPING, UTILITIES, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITION.
16. ANY UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL AND SODDED UNLESS OTHERWISE DIRECTED BY OWNER.

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig.



SHEET TITLE : OVERALL GRADING PLAN

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	1"=50'
PROJECT NO. :	2017006
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

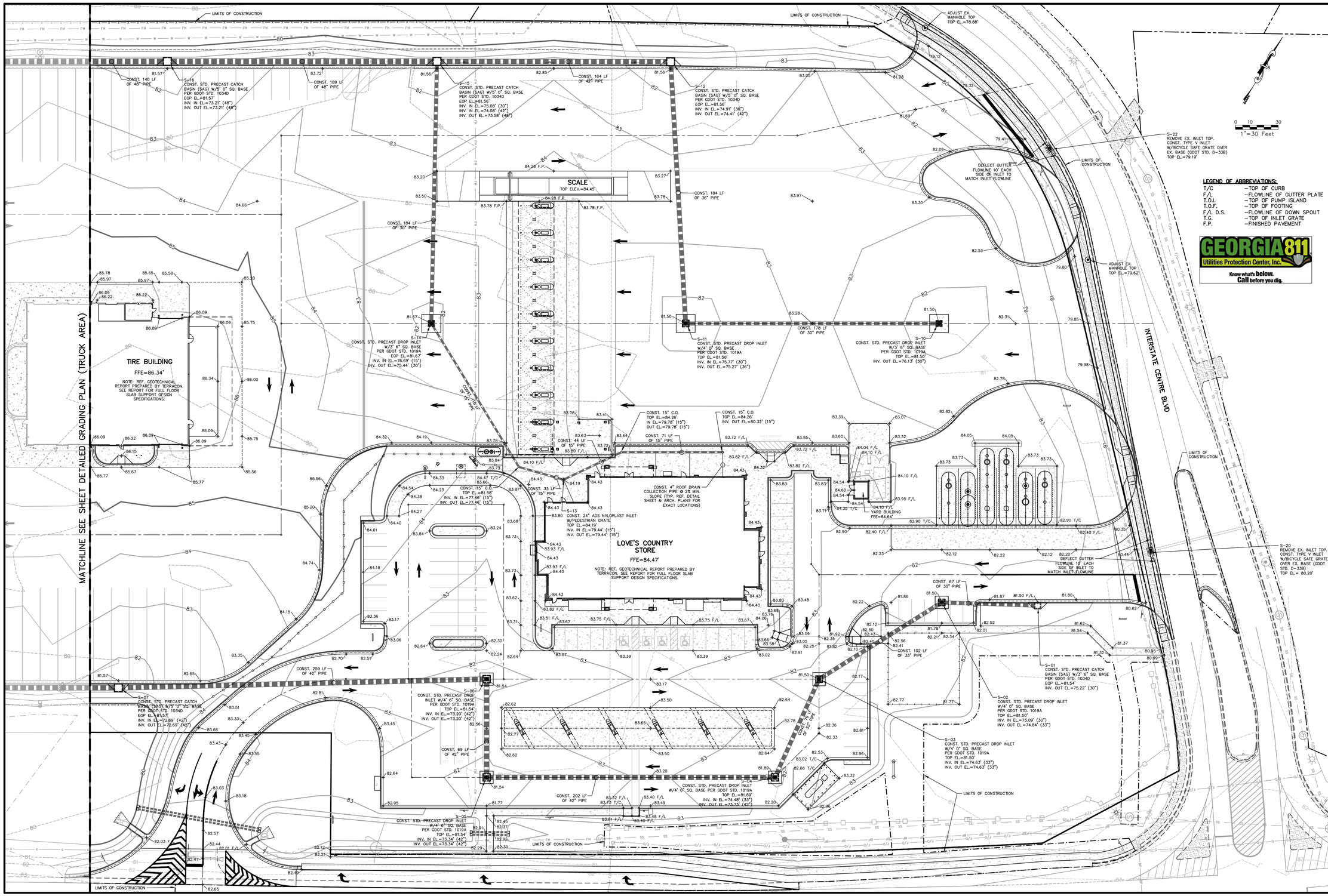
Chipola Engineering Group, Inc.

CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL, GEOMATICS, CONSTRUCTION SERVICES
4403 LAFAYETTE STREET, MARIANNA, FL 32448
PHONE: (850) 372-4245
FIRM LICENSE NO. : PEF006511

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE043511 JEREMY REESE

06/20/2019

SHEET NO. C5.0



LEGEND OF ABBREVIATIONS:

T/C	–TOP OF CURB
F/L	–FLOWLINE OF GUTTER PLATE
T.O.I.	–TOP OF PUMP ISLAND
T.O.F.	–TOP OF FOOTING
F/L D.S.	–FLOWLINE OF DOWN SPOUT
T.G.	–TOP OF INLET GRATE
F.P.	–FINISHED PAVEMENT

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

SHEET TITLE : DETAILED GRADING PLAN (AUTO AREA)

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

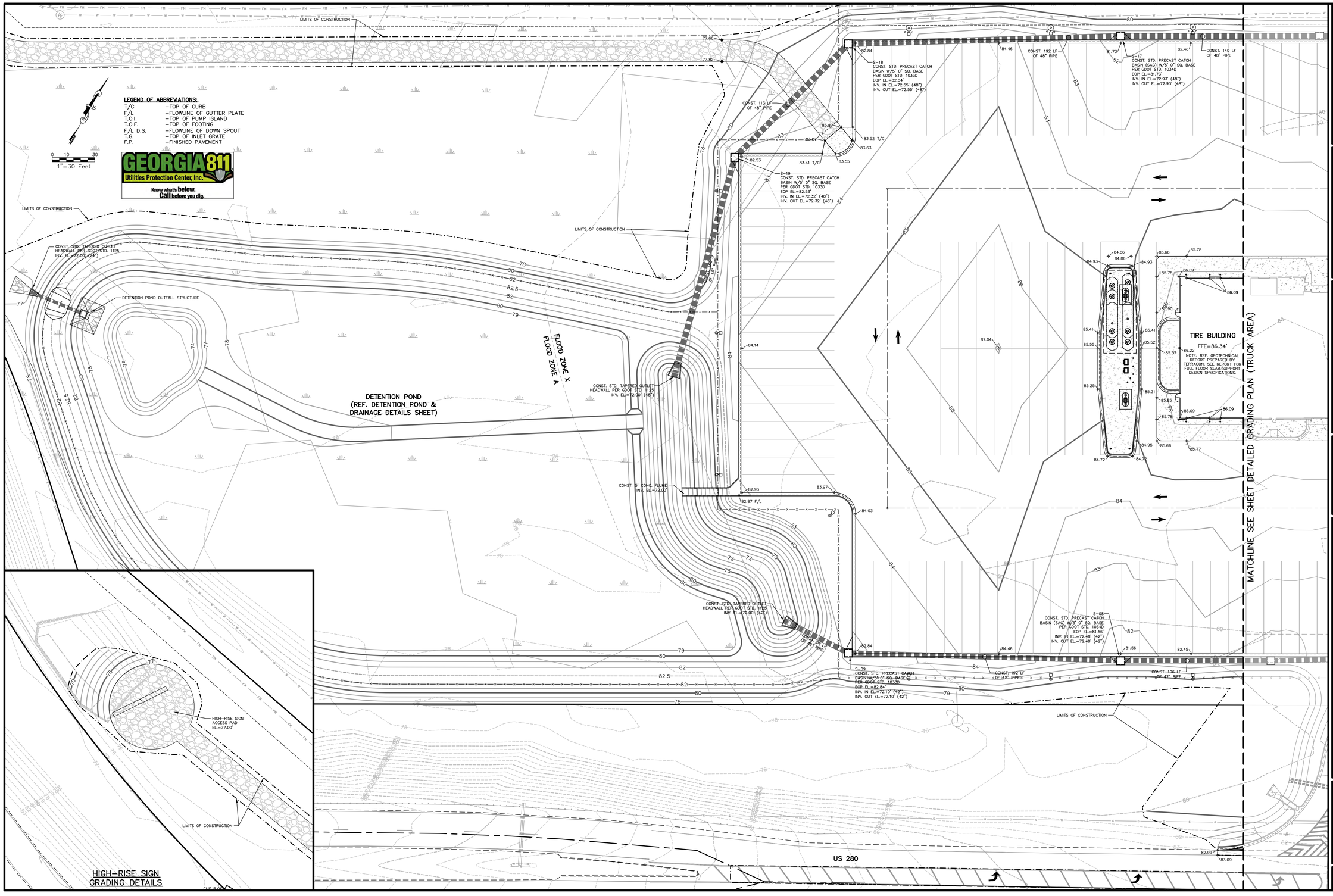
DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	1"=30'
PROJECT NO. :	2017006
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

Chipola Engineering Group, Inc.
CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL, GEOMATICS, CONSTRUCTION SERVICES
4403 LAFAYETTE STREET, MARIANNA, FL 32448
PHONE: (850) 372-4245
FIRM LICENSE NO. : PEF006511

GEORGIA REGISTERED No. PE043611 PROFESSIONAL ENGINEER JEREMY REESE

06/20/2019

SHEET NO. C5.1



SHEET TITLE : DETAILED GRADING PLAN (TRUCK AREA)

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	1"=30'
PROJECT NO. :	2017006
CAD NAME :	2017006-CP
PLOT DATE :	6/12/19
REVISION :	

Chipola Engineering Group, Inc.
CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL, CONSULTING & CONSTRUCTION SERVICES
4403 LAFAYETTE STREET, MARIANNA, FL 32448
PHONE: (850) 372-4515
FIRM LICENSE NO. : PEF008511

GEORGIA REGISTERED No. PE043691 PROFESSIONAL ENGINEER JEREMY REESE

06/20/2019

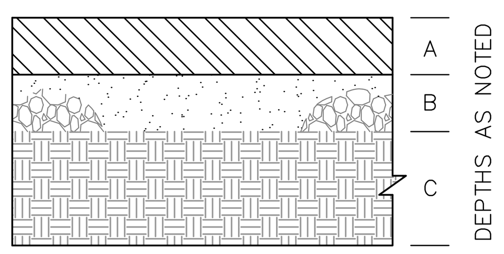
SHEET NO.
C5.2

ASPHALTIC PAVEMENT

CONCRETE PAVEMENT

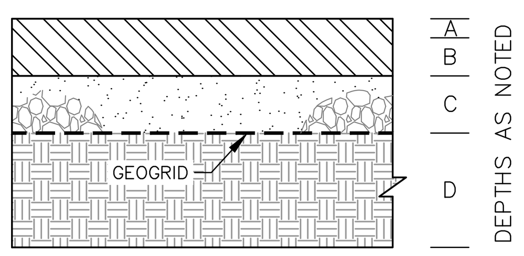
ALL PAVEMENT SECTION DESIGNS ARE TAKEN FROM THE GEOTECHNICAL INVESTIGATION REPORT AND ADDENDA AS PREPARED BY TERRACON TELEPHONE (912) 629–4000. REFERENCE THIS REPORT FOR COMPLETE DESIGN SPECIFICATION AND DETAILED RECOMMENDATIONS.

Asphaltic Pavement



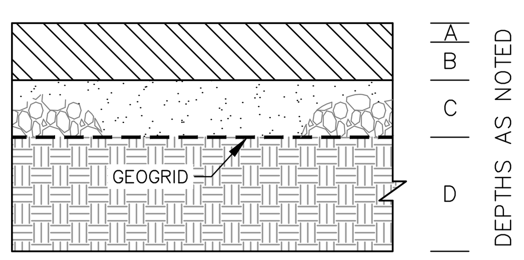
LIGHT DUTY

A. 4.0" ASPHALT SURFACE COURSE. 12.5 MM SUPERPAVE WITH THE POLYMER MODIFIED ASPHALT CEMENT (PG 76–22). PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
B. 6.0" AGGREGATE BASE COURSE. BASE COURSE MATERIAL SHALL CONFORM TO SECTION 815 OF THE GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS. THE AGGREGATE BASE COURSE SHOULD BE PLACED ON A STABLE SUBGRADE AND COMPACTED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
C. 24.0" SUBBASE – COMPACTED IMPROVED EXISTING SOIL OR SELECTED FILL.



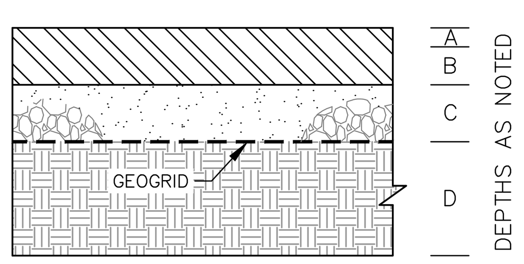
MEDIUM DUTY

A. 2.0" ASPHALT SURFACE COURSE. 12.5 MM SUPERPAVE WITH THE POLYMER MODIFIED ASPHALT CEMENT (PG 76–22). PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
B. 2.5" ASPHALT INTERMEDIATE COURSE. 19.0 MM SUPERPAVE WITH THE POLYMER MODIFIED ASPHALT CEMENT (PG 76–22). PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
C. 6.0" AGGREGATE BASE COURSE. BASE COURSE MATERIAL SHALL CONFORM TO SECTION 815 OF THE GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS. THE AGGREGATE BASE COURSE SHOULD BE PLACED ON A STABLE SUBGRADE AND COMPACTED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS. SEE NOTE 3 BELOW.
D. 24.0" SUBBASE – COMPACTED IMPROVED EXISTING SOIL OR SELECTED FILL.



HEAVY DUTY

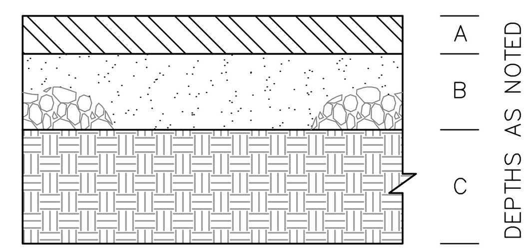
A. 2.0" ASPHALT SURFACE COURSE. 12.5 MM SUPERPAVE WITH THE POLYMER MODIFIED ASPHALT CEMENT (PG 76–22). PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
B. 4.0" ASPHALT INTERMEDIATE COURSE. 19.0 MM SUPERPAVE WITH THE POLYMER MODIFIED ASPHALT CEMENT (PG 76–22). PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
C. 6.0" AGGREGATE BASE COURSE. BASE COURSE MATERIAL SHALL CONFORM TO SECTION 815 OF THE GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS. THE AGGREGATE BASE COURSE SHOULD BE PLACED ON A STABLE SUBGRADE AND COMPACTED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS. SEE NOTE 3 BELOW.
D. 24.0" SUBBASE – COMPACTED IMPROVED EXISTING SOIL OR SELECTED FILL.



EXTRA HEAVY DUTY

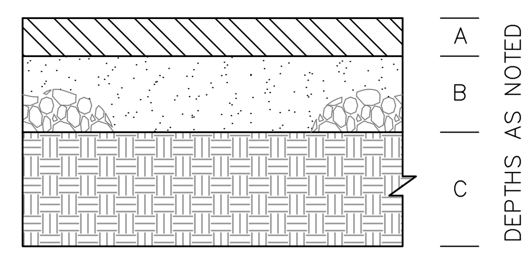
A. 2.0" ASPHALT SURFACE COURSE. 12.5 MM SUPERPAVE WITH THE POLYMER MODIFIED ASPHALT CEMENT (PG 76–22). PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
B. 4.5" ASPHALT INTERMEDIATE COURSE. 19.0 MM SUPERPAVE WITH THE POLYMER MODIFIED ASPHALT CEMENT (PG 76–22). PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
C. 6.0" AGGREGATE BASE COURSE. BASE COURSE MATERIAL SHALL CONFORM TO SECTION 815 OF THE GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS. THE AGGREGATE BASE COURSE SHOULD BE PLACED ON A STABLE SUBGRADE AND COMPACTED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS. SEE NOTE 3 BELOW.
D. 24.0" SUBBASE – COMPACTED IMPROVED EXISTING SOIL OR SELECTED FILL.

Concrete Pavement



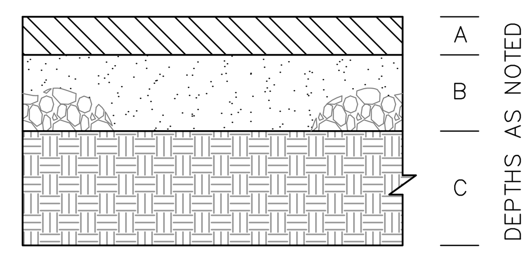
LIGHT DUTY

A. 6.0" (UNLESS OTHERWISE SHOWN ON PLAN) PORTLAND REINFORCED CONCRETE PAVEMENT. PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
B. 6.0" AGGREGATE BASE COURSE. THE AGGREGATE BASE COURSE SHOULD BE PLACED ON A STABLE SUBGRADE AND COMPACTED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
C. 24.0" SUBGRADE – COMPACTED EXISTING SOIL OR STRUCTURAL FILL.



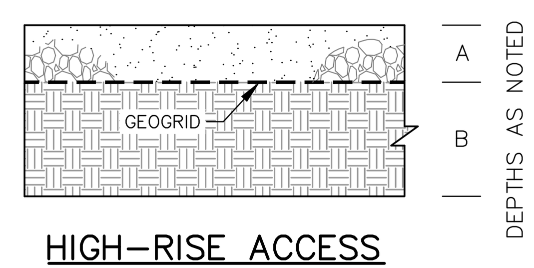
HEAVY DUTY

A. 10.5" (UNLESS OTHERWISE SHOWN ON PLAN) PORTLAND REINFORCED CONCRETE PAVEMENT. PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
B. 6.0" AGGREGATE BASE COURSE. THE AGGREGATE BASE COURSE SHOULD BE PLACED ON A STABLE SUBGRADE AND COMPACTED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
C. 24.0" SUBGRADE – COMPACTED EXISTING SOIL OR STRUCTURAL FILL.



EXTRA HEAVY DUTY

A. 11.5" (UNLESS OTHERWISE SHOWN ON PLAN) PORTLAND REINFORCED CONCRETE PAVEMENT. PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
B. 6.0" AGGREGATE BASE COURSE. THE AGGREGATE BASE COURSE SHOULD BE PLACED ON A STABLE SUBGRADE AND COMPACTED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.
C. 24.0" SUBGRADE – COMPACTED EXISTING SOIL OR STRUCTURAL FILL.



HIGH–RISE ACCESS

A. 6.0" AGGREGATE BASE MATERIAL. THE AGGREGATE BASE COURSE SHOULD BE PLACED ON A STABLE SUBGRADE AND COMPACTED IN ACCORDANCE WITH SECTION 4.2 OF THE TERRACON GEOTECHNICAL REPORT.
B. 3.0" SUBGRADE – UPPER 3 INCHES OF COMPACTED EXISTING SOIL OR STRUCTURAL FILL.

FLEXIBLE PAVEMENT DESIGN NOTES:
1. THE PAVEMENT SHOULD BE INSTALLED LATE IN CONSTRUCTION WHEN MOST HEAVY CONSTRUCTION TRAFFIC SUCH AS CONCRETE TRUCKS AND MATERIAL DELIVERY TRUCKS WILL NO LONGER COME ONSITE. IF DESIRED, A LAYER OF BASE COURSE CAN BE PLACED EARLIER TO PROVIDE A WORKING SURFACE. ANY BASE COURSE AREAS OBSERVED TO BE DAMAGED DURING CONSTRUCTION SHOULD BE REMOVED AND REPLACED PRIOR TO PLACING THE SURFACE COURSE.
2. PAVEMENT MATERIAL, MIX DESIGN, AND CONSTRUCTION SHOULD CONFORM TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARD SPECIFICATIONS.
3. GEOGRID MATERIAL WILL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS TO PROVIDE OWNER WITH REQUIRED GEOGRID QUANTITY NEEDED FOR CONSTRUCTION AS SHOWN IN THE PLANS.

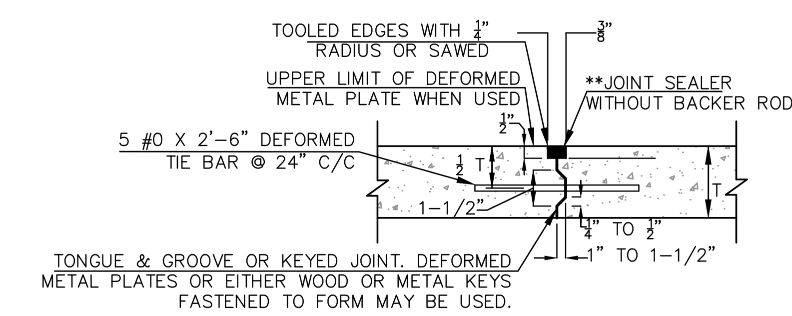
GEOGRID SUPPLIER CONTACT INFORMATION:
L.E. GEOSOLUTIONS, LLC
JIM PENMAN
404–368–0052
JIM.PENMAN@LEGEOSOLUTIONS.COM

RIGID PAVEMENT DESIGN NOTES:
1. UNDERLYING THE PORTLAND CEMENT CONCRETE (PCC), WE RECOMMEND A MINIMUM OF 6–INCHES OF AGGREGATE BASE. THE CONCRETE SHOULD HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AFTER 28 DAYS OF LABORATORY CURING PER ASTM C–31. ALL CONCRETE PAVEMENT SHOULD HAVE PROPER REINFORCEMENT, JOINTING, AND SAW–CUTTING PER AMERICAN CONCRETE INSTITUTE STANDARDS. RECOMMENDED MINIMUM PAVEMENT THICKNESSES ARE INCLUDED IN THE ABOVE TABLE.

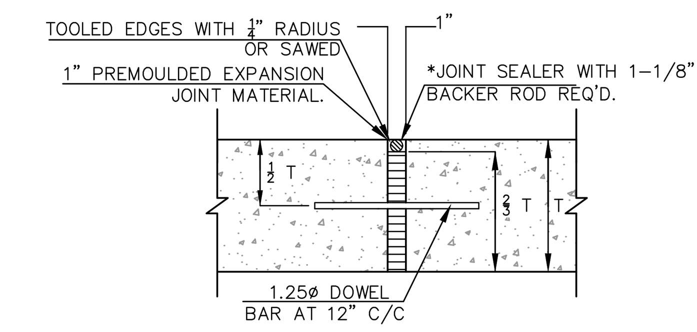
PAVEMENT NOTES:
1. ALL STANDARD CONSTRUCTION METHODS AND MATERIALS SHOULD BE IN ACCORDANCE WITH THE GDOT'S STANDARD SPECIFICATIONS; LATEST EDITION.
2. PAVEMENT DESIGN IS BASED ON CBR=8.5 FOR A 20–YEAR DESIGN LIFE.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI BE AIR–ENTRAINED, AND REINFORCED WITH 6–INCH X 6–INCH 6 GAUGE WIRE MESH TO INHIBIT SHRINKAGE CRACKING.
4. CONTRACTION JOINTS SHOULD HAVE A MAXIMUM SPACING OF ABOUT 30 TIMES THE THICKNESS OF THE CONCRETE SLAB, AS PER, A.C.I.
5. TIE BARS ARE ALSO RECOMMENDED ALONG THE FIRST LONGITUDINAL JOINT FROM THE PAVEMENT EDGE TO KEEP THE OUTSIDE SLAB FROM SEPARATING FROM THE PAVEMENT.
6. THE AGGREGATE BASE COURSE RECOMMENDED SHOULD BE COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. THE EXPOSED SUBGRADE SHOULD NOT BE ALLOWED TO DRY OUT PRIOR TO BASE PLACEMENT. THE AGGREGATE BASE CONSTRUCTION SHOULD BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS.

SIDEWALK JOINT NOTES:
1. ALL JOINTS TO BE SEALED TO BE THOROUGHLY CLEANED BY HYDROBLASTING AND/OR SAND BLASTING METHODS. THE JOINTS ARE TO BE FREE FROM ALL DUST COATINGS, ANY CONTAMINATES, AND FREE FROM ALL MOISTURE THAT MIGHT INTERFERE WITH THE PROPER AND SATISFACTORY BONDING OF THE JOINT SEALANT MATERIAL. THE JOINT WILL BE BLOWN OUT WITH DRY COMPRESSED AIR IMMEDIATELY PRIOR TO APPLYING SEALANT.
2. CONSTRUCTION EQUIPMENT AND OTHER VEHICLES AND PEDESTRIANS THAT MAY CAUSE DAMAGE TO THE JOINTS SHALL NOT BE ALLOWED ON THE PAVEMENT AND SIDEWALKS BEFORE THE SEALANTS BECOMES TACK FREE.
3. USE ¾" BY 4" EXPANSION JOINT MATERIAL ALONG SIDEWALK CURB AND ALONG BUILDING.
4. USE ¾" BY 4" EXPANSION JOINT MATERIAL AROUND POLES OR OTHER OBSTRUCTIONS IN WALK AND FOR JOINTS SHOWN AS EXPANSION JOINTS ON THE PLAN VIEW OF THE SITE.
5. SIDEWALK EXPANSION JOINTS ARE NOT DOWELED

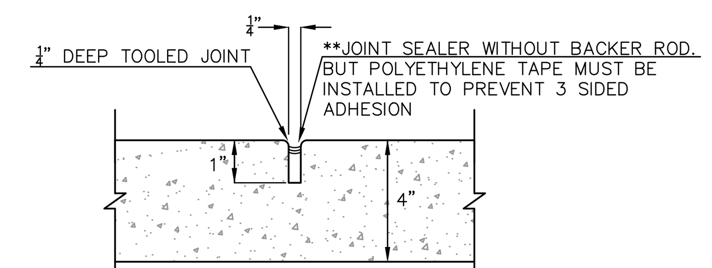
JOINT SEALANT NOTES:
**JOINT SEALERS FOR SIDEWALKS SHALL CONFORM TO THE FOLLOWING:
(1) LOW MODULUS SILICON JOINT SEALANT, MACHINE EXTRUDED OR APPLIED BY GUN. GREY IN COLOR, JOINT SEALERS FOR PARKING LOT PAVEMENT SHALL CONFORM TO THE FOLLOWING:
(1) LOW MODULUS SILICON JOINT SEALANT, MACHINE EXTRUDED OR APPLIED BY GUN. FOR SLAB, SEALANT SHALL BE DOW CORNING 890 SL, DOW CORNING 888 OR EQUAL (JOINT MUST BE TOOLED). FOR CURBS, SEALANT SHALL BE DOW CORNING 888 OR EQUAL (JOINT MUST BE TOOLED).



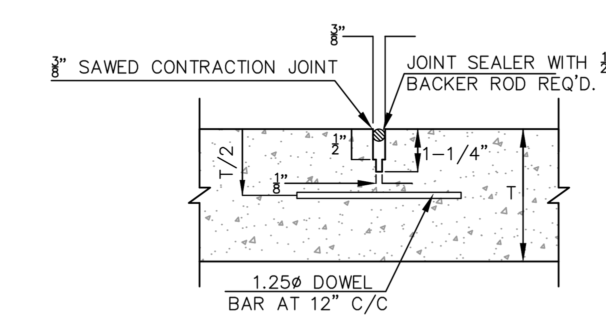
TIED TONGUE & GROOVE JOINT
N.T.S.



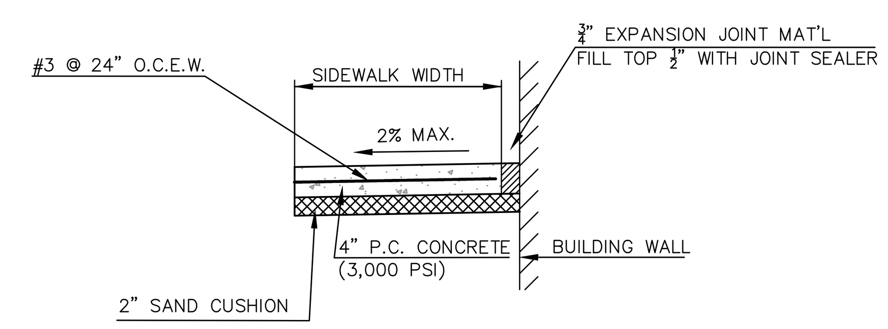
EXPANSION JOINT
N.T.S.



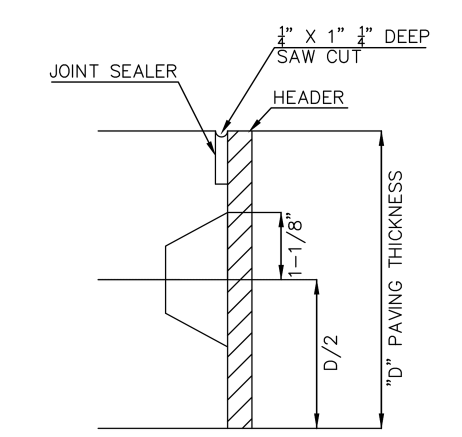
SIDEWALK DEEP TOOLED JOINT
N.T.S.



SAWED CONTRACTION JOINT
N.T.S.

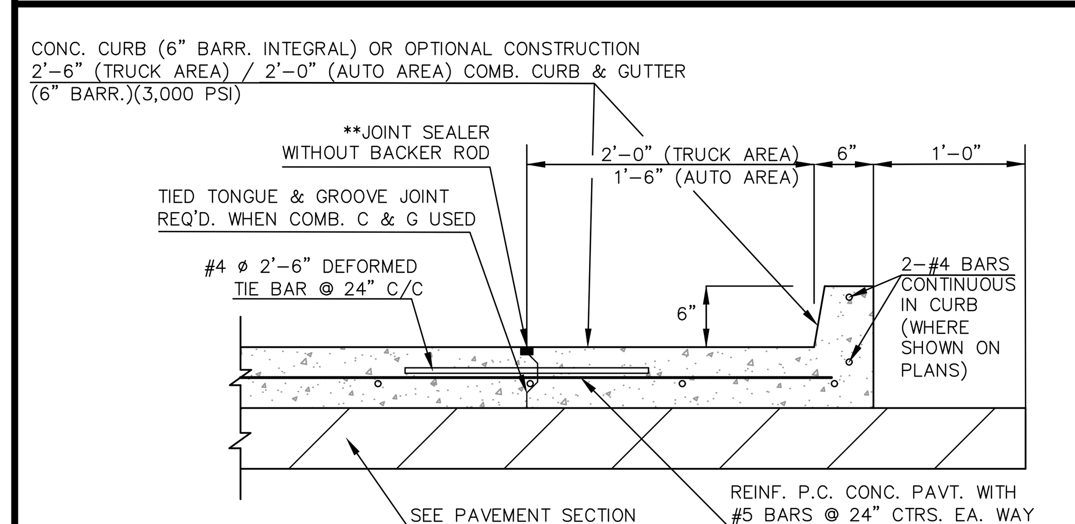


BUILDING EXPANSION JOINT DETAIL
N.T.S.

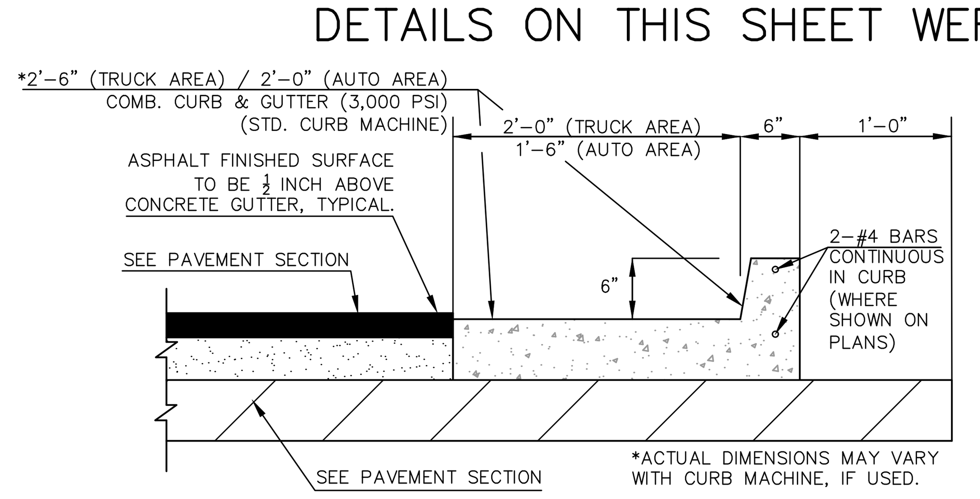


OPTIONAL RECESS FORM KEYWAY
(WHEN FORM HEADER USED)
N.T.S.

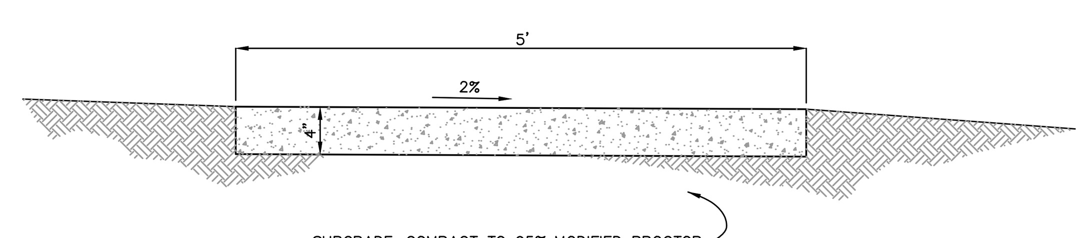
DETAILS ON THIS SHEET WERE PROVIDED BY THE OWNER



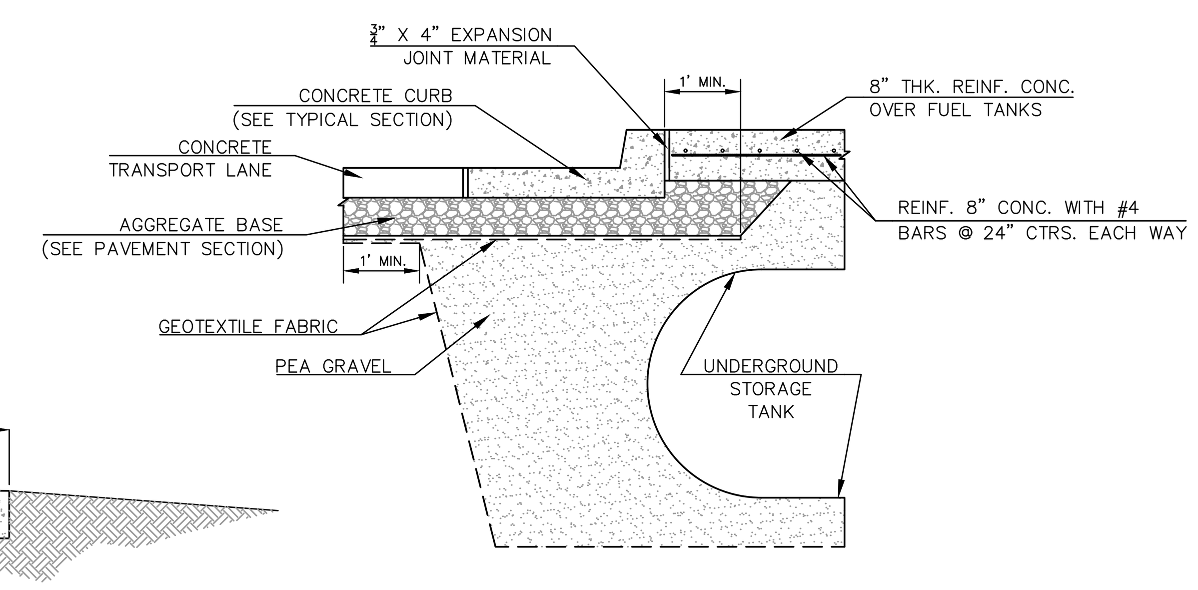
TYPICAL SECTION FOR PORTLAND CEMENT CONCRETE PARKING LOT PAVEMENT
N.T.S.



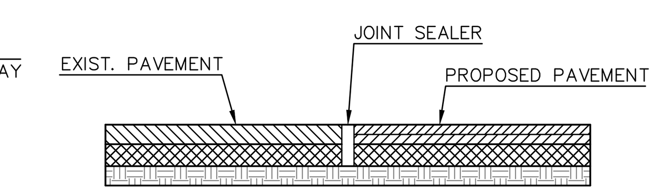
TYPICAL SECTION FOR ASPHALT CONCRETE PARKING LOT PAVEMENT
N.T.S.



CONC. SIDEWALK DETAIL
N.T.S.



SECTION THRU PARKING OVER FUEL TANKS
N.T.S.



NOTE:
PROPOSED PAVEMENT TO MATCH ELEVATION OF EXISTING PAVEMENT. SAW CUT EXISTING PAVEMENT AS NECESSARY TO OBTAIN A FULL DEPTH SEAL BETWEEN THE PROPOSED PAVEMENT AND THE EXISTING PAVEMENT..

PAVEMENT TRANSITION DETAIL
N.T.S.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

SHEET TITLE : PAVEMENT DETAILS

PROJECT : ELLABELL/BRYAN COUNTY, GA

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

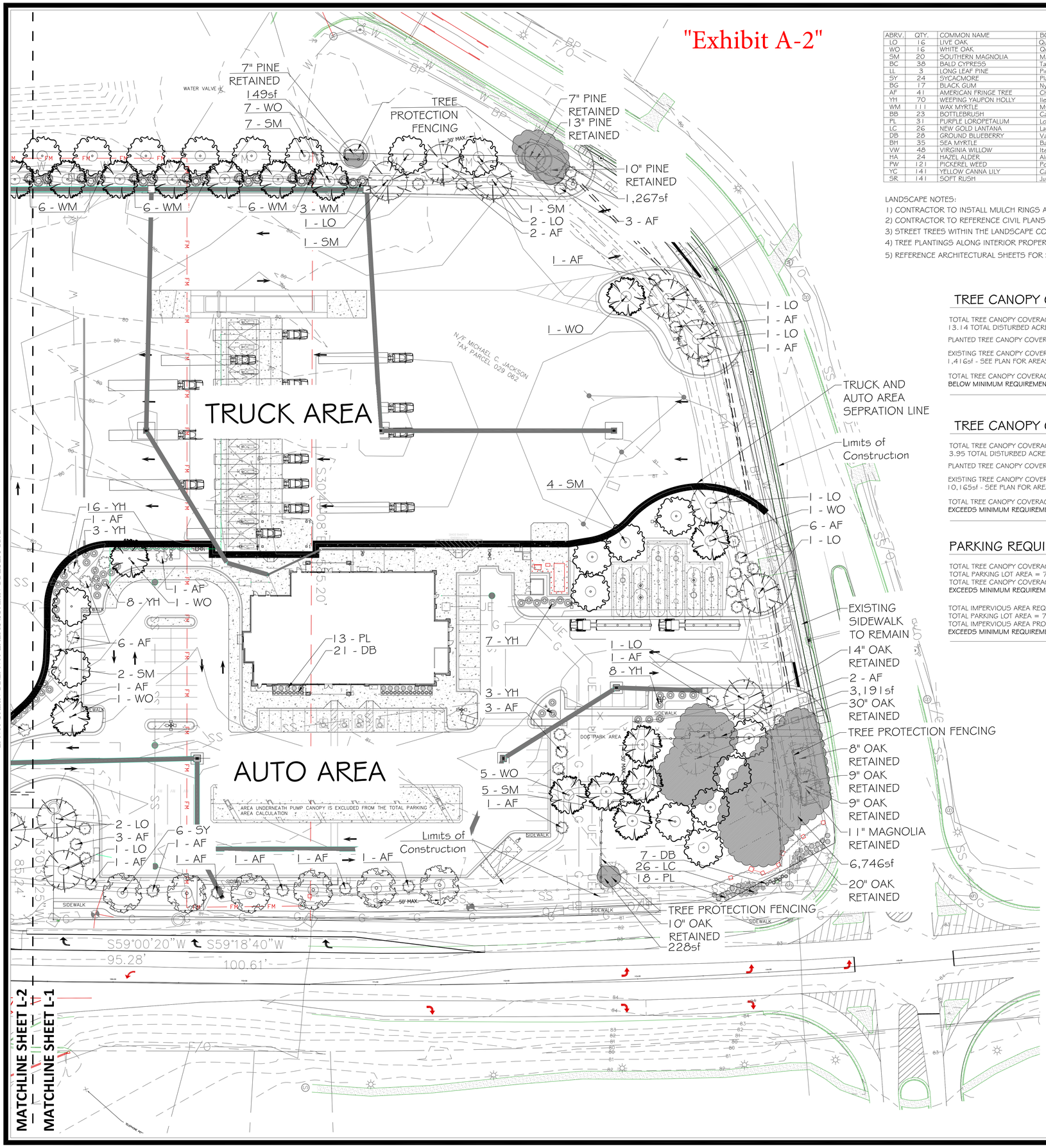
DRAWN BY :	JDR
CHECKED BY :	HDW
DATE :	1/31/17
SCALE :	N.T.S.
PROJECT NO. :	2017006
CAD NAME :	2017006–CP
PLOT DATE :	6/12/19
REVISION :	

Chipola Engineering Group, Inc.
CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL PERMITTING, & CONSTRUCTION SERVICES
4420 JACKSON STREET, MARIANNA, FL 32448
PHONE (850) 372–4045
FIRM LICENSE NO. : PEF006511

GEORGIA REGISTERED No. PE043611 PROFESSIONAL ENGINEER JEREMY REESE
06/20/2019

SHEET NO. C9.0

"Exhibit A-2"



PLANT SCHEDULE

ABRV.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	PLANTED AREA	NOTES
LO	16	LIVE OAK	*Quercus virginiana*	45 gal.	8'-10'	3'-5'	24,000sf	2" caliper minimum;GROWTH RATE 36"/YR
WO	16	WHITE OAK	*Quercus alba*	30 gal.	8'-10'	3'-5'	24,000sf	2" caliper minimum;GROWTH RATE 24"/YR
SM	20	SOUTHERN MAGNOLIA	*Magnolia grandiflora 'DD Blanchard'*	30 gal.	8'-10'	3'-5'	30,000sf	2" caliper minimum;GROWTH RATE 24"/YR
BC	38	BALD CYPRESS	*Taxodium distychum*	30 gal.	8'-10'	3'-5'	57,000sf	2" caliper minimum
LL	3	LONG LEAF PINE	*Pinus palustrus*	30 gal.	8'-10'	3'-5'	4,500sf	2" caliper minimum
SY	24	SYCAOMORE	*Platanus occidentalis*	30 gal.	8'-10'	3'-5'	36,000sf	2" caliper minimum;GROWTH RATE 72"/YR
BG	17	BLACK GUM	*Nyssa sylvatica*	30 gal.	8'-10'	3'-5'	25,500sf	2" caliper minimum
AF	41	AMERICAN FRINGE TREE	*Chionanthus virginicus*	30 gal.	7'-9'	3'-4'	10,250sf	2" caliper minimum
YH	70	WEEPING YAUPON HOLLY	*Ilex vomitona 'Pendula'*	30 gal.	6'-8'	2'-3'	17,500sf	2" caliper minimum
WM	111	WAX MYRTLE	*Mynica cenfera*	30 gal.	6'-8'	2'-3'	27,750sf	2" caliper minimum
BB	23	BOTTLEBRUSH	*Callistemon viminalis*	15 gal.	4'-6'	1'-2'		
PL	31	PURPLE LOROPETALUM	*Loropetalum chinense 'Purple Diamond'*	30 gal.	6'-8'	2'-3'		
LC	26	NEW GOLD LANTANA	*Lantana camara 'New Gold'*	30 gal.	6'-8'	2'-3'		
DB	28	GROUND BLUEBERRY	*Vaccuinum darowii*	30 gal.	6'-8'	2'-3'		
BH	35	SEA MYRTLE	*Bacchanis halimifolia*	3 gal.	12"-18"	12"-18"		
VW	48	VIRGINIA WILLOW	*Itea virginica*	3 gal.	12"-18"	12"-18"		
HA	24	HAZEL ALDER	*Alnus serrulata*	3 gal.	12"-18"	12"-18"		
PW	121	PICKEREL WEED	*Pontedena cordata*	1 gal.	12"-18"	12"		36" spacing
YC	141	YELLOW CANNA LILY	*Canna flaccida*	1 gal.	12"-18"	12"		48" spacing - alternate with SR
SR	141	SOFT RUSH	*Juncus effusus*	1 gal.	12"-18"	12"		48" spacing - alternate with YC

TOTAL PLANTED CANOPY COVERAGE: 256,500sf

LANDSCAPE NOTES:

1) CONTRACTOR TO INSTALL MULCH RINGS AROUND RETAINED EXISTING TREES TO THE DRIP LINE AS NEEDED.
2) CONTRACTOR TO REFERENCE CIVIL PLANS AND SPECIFICATIONS FOR PERMANENT STABILIZATION METHODS, QUANTITIES, AND LOCATIONS.
3) STREET TREES WITHIN THE LANDSCAPE CORRIDORS SHALL BE PLANTED AT A MAXIMUM SPACING OF 50' *o.c.*
4) TREE PLANTINGS ALONG INTERIOR PROPERTY LINES SHALL BE PLANTED AT A MAXIMUM SPACING OF 30' *o.c.*
5) REFERENCE ARCHITECTURAL SHEETS FOR SITE FURNITURE AND AMENITIES.

TREE CANOPY COVERAGE TRUCK AREA

TOTAL TREE CANOPY COVERAGE REQUIRED
13.14 TOTAL DISTURBED ACRES X 0.4 = 5.26 AC = 229,125.6 SF

PLANTED TREE CANOPY COVERAGE: 184,250sf

EXISTING TREE CANOPY COVERAGE:
1,416sf - SEE PLAN FOR AREAS

TOTAL TREE CANOPY COVERAGE PROVIDED = 185,666sf (81%)
BELOW MINIMUM REQUIREMENTS

TREE CANOPY COVERAGE AUTO AREA

TOTAL TREE CANOPY COVERAGE REQUIRED
3.95 TOTAL DISTURBED ACRES X 0.4 = 1.58 AC = 68,824.8 SF

PLANTED TREE CANOPY COVERAGE: 72,750sf

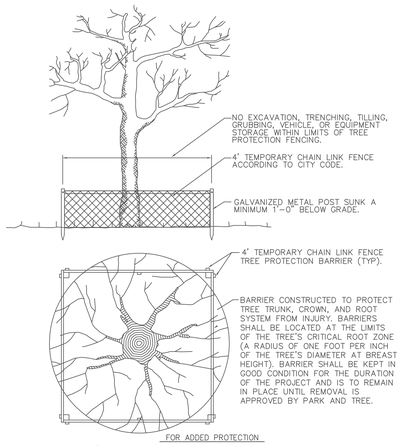
EXISTING TREE CANOPY COVERAGE:
10,165sf - SEE PLAN FOR AREAS

TOTAL TREE CANOPY COVERAGE PROVIDED = 82,415sf (120%)
EXCEEDS MINIMUM REQUIREMENTS

PARKING REQUIREMENTS AUTO AREA

TOTAL TREE CANOPY COVERAGE REQUIRED = 50% AFTER 15 YEARS
TOTAL PARKING LOT AREA = 79,375sf
TOTAL TREE CANOPY COVERAGE AFTER 15 YEARS = 52,676sf = 66.5%
EXCEEDS MINIMUM REQUIREMENTS

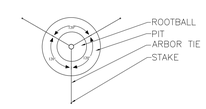
TOTAL IMPERVIOUS AREA REQUIRED = 10%
TOTAL PARKING LOT AREA = 79,375sf
TOTAL IMPERVIOUS AREA PROVIDED = 19,445sf = 24.5%
EXCEEDS MINIMUM REQUIREMENTS



- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

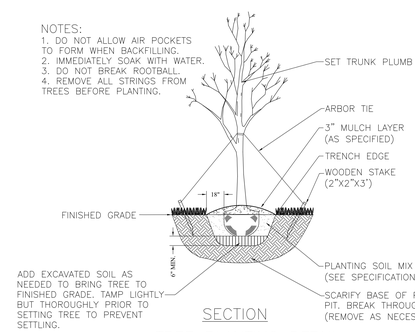
TREE PROTECTION FENCING DETAIL

SCALE: N.T.S.



PLAN

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT BREAK ROOTBALL.
4. REMOVE ALL STRINGS FROM TREES BEFORE PLANTING.



SECTION

PLANTING PROCEDURE

1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL AND TAMP. SET TREE SUCH THAT TOP OF ROOTBALL IS 2–3" HIGHER THAN FINISHED GRADE.
3. BACKFILL WITH SOIL MIX AND "WATER IN".
4. COMPLETE BACKFILLING, CONSTRUCT AN EARTH SAUCER AND ADD SPECIFIED MULCH.
5. STAKE & GUY SECURELY AS NEEDED.

TREE PLANTING DETAIL
FOR TREES 1"–1½" CAL. AND OVER
N.T.S.

NORTH

1" = 30' GRAPHIC SCALE
0' 15' 30' 45' 60' 75' 150'

Atlantic Star LLC.
Landscape Architecture/Living Roofs
101 Winchester Drive, Savannah, Georgia 31410 P: 912.398.6662 F: 912.335.3447

REVISED 1 JUNE 19 PER BRYAN CO. COMMENTS

DESIGNED	DRAWN	CHECKED
SRM	SRM	SRM

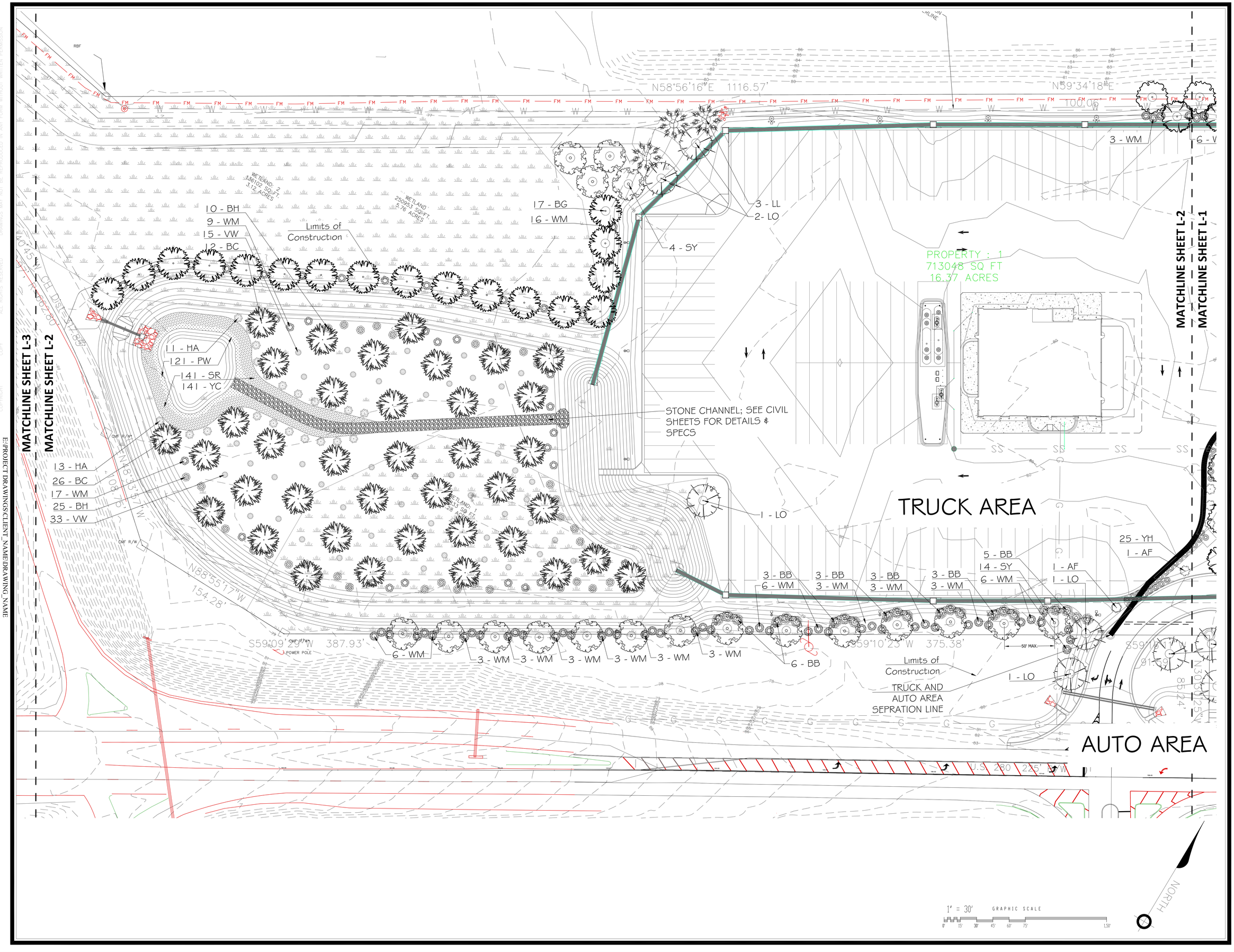
DATE: 4/8/2019
JOB NO.
SCALE: 1" = 30'-0"

LOVE'S TRUCK STOP
US HIGHWAY 280 & INTERSTATE CENTRE BLVD.
BRYAN COUNTY, GEORGIA
FOR
THE GROUNDSMEN INC.

TREE MANAGEMENT PLAN

SHEET
L-1
OF 3

COPYRIGHT ALL RIGHTS RESERVED DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION
E:\PROJECT DRAWINGS\CLIENT_NAME\DRAWING_NAME



COPYRIGHT ALL RIGHTS RESERVED DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION COPY

E:\PROJECT DRAWINGS\CLIENT_NAME\DRAWING_NAME

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1580 LARRY STEVEN RUTH WATTERS

Atlantic Star LLC.

Landscape Architecture/Living Roofs

101 Winchester Drive, Savannah, Georgia 31410 P: 912.398.6662 F: 912.335.3447

REVISED 1 | JUNE | 9 PER BRYAN CO. COMMENTS

DESIGNED	DRAWN	CHECKED
SBM	SBM	SBM

DATE: 4/8/2019

JOB NO.

SCALE: 1" = 30'-0"

LOVE'S TRUCK STOP

US HIGHWAY 280 & INTERSTATE CENTER BLVD.

BRYAN COUNTY, GEORGIA

FOR

THE GRUNDSTROM'S INC.

TREE MANAGEMENT PLAN

SHEET

L-2

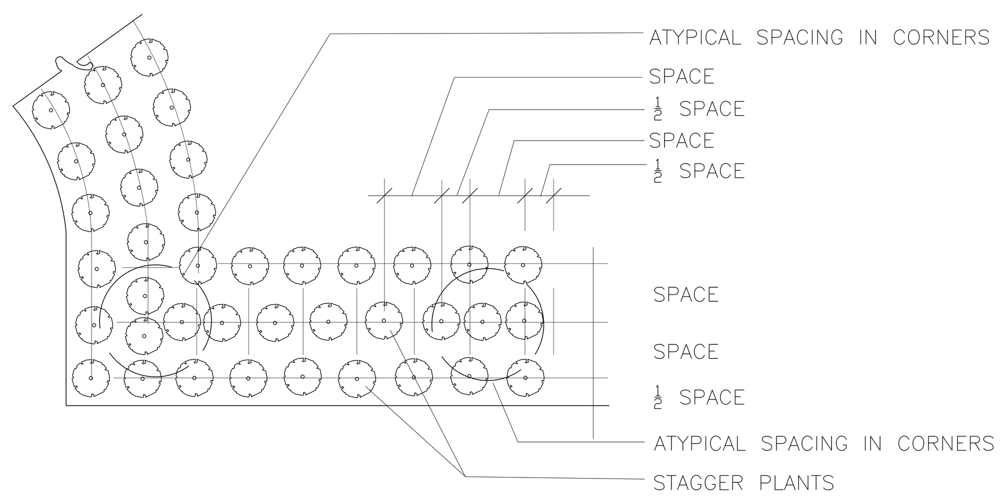
OF 3

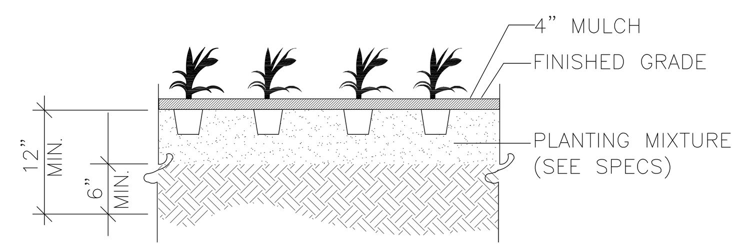
COPYRIGHT COPY ALL RIGHTS RESERVED DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION

E:\PROJECT DRAWINGS\CLIENT_NAME\DRAWING_NAME

LANDSCAPE SPECIFICATIONS

1. Contractor shall be responsible for installation of plant material according to drawings. Plant list is provided for contractor's convenience only.
2. The contractor is hereby notified of the existence of underground utilities within the limits of the project area. The contractor shall verify the exact location of all utility lines prior to commencement of digging operations. Contractor is responsible for repairing any damaged utility lines.
3. The contractor will be responsible for staking and layout of plantings on this project. The landscape architect or Owner shall be advised when stakes are ready for inspection on various planting areas. All layout work shall be inspected and approved prior to opening any planting pits.
4. The contractor will be responsible for the verification that each excavated tree pit, shrub pit, and planting areas will percolate prior to adding topsoil and plants. The contractor shall fill the hole with 6" of water. Water should percolate within 24 hours.
5. Should the landscape contractor encounter unsatisfactory surface or subsurface drainage conditions, soil depth, latent soils, hard pans, other utility lines or any other conditions that will jeopardize the health and vigor of the plants, contractor must advise the landscape architect in writing prior to the installation of the plant material. Otherwise, the landscape contractor warrants that the planting areas are suitable for the proper growth and development of the plants to be installed.
6. The contractor shall be responsible for the cleanup of the site at the completion of the project and shall maintain the site in a reasonably neat and clean state throughout the installation process.
7. Plants shall be guaranteed for the period of (1) year after date of acceptance and shall be alive and in satisfactory growth at the end of the guarantee period. Any plant not in a healthy and vigorous state at the end of the guarantee period shall be replaced at no cost to the Owner. Plants severely damaged by vandals are not subject to replacement by the contractor.
8. Replacements or unsatisfactory material shall be made as specified on plant list. The Owner or landscape architect shall inspect plants when all replacements have been made. Replacements are to be alive and in a healthy condition at time of planting. Replacements are not subject to an additional guarantee.
9. Should the contractor not make replacements in a satisfactory and timely fashion, the Owner, after proper notification to the contractor, may utilize the funds of the retainage to have the replacements made in accordance with the specifications by another contractor.
10. Contractor's prices shall include all labor and material necessary to complete the work I.E. mulch, planting soil mix, wood and wire staking material, etc. Contractor shall provide equipment as necessary to execute and complete proposed landscape / irrigation in a timely manner complying with the completion date.
11. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall healthy, well developed root systems. Plants shall be from a nursery within 300 miles of the project location and shall have been grown under climate conditions similar to those in the locality of the project. Shade trees and trees in rows shall be straight and uniform in size and shape.
12. All plants shall have a well formed head with minimum caliper, height, and spread of the side branches as shown on the plant list. Trunks shall be undamaged and shape shall be typical of the species.
13. Remove burlap/strapping and wire basket from top 1/3 of rootball on B&B trees. Remove all plastic, paper or metal around root balls of shrubs and container trees.
14. Tree guying material should be arbor tie or equivalent.
15. Water in all plant material immediately after planting. Earth saucers shall be constructed around the perimeter of planting holes of all trees and single planted shrubs. Earth saucers shall be a minimum of 3" high and compacted to retain water. Earth saucers shall not be installed in areas where the subsoil is very poorly drained or around mass shrub/groundcover plantings.
16. Soil / mulch saucers to be 6' (min) diameters for all trees not included within a mulch bed.
17. Provide 3" thickness mulch at all plants and planting beds. Mulch shall be pine straw unless otherwise noted on the plans or details.
18. Provide trench edging 1" wide at shrub beds and lawn areas unless otherwise noted.
19. Maintenance work shall be performed until date of final acceptance by owner and landscape architect. Maintenance includes, but is not limited to, watering, weeding, cultivating, removal of dead material, resetting plants to proper grades or upright position, lawn mowing, fertilizing, and other necessary operations.
20. A soil analysis shall be performed in the areas proposed for planting and provided to landscape architect for review. After review of the analysis, additional soil ammendments may be recommended.
21. All areas of planting, including areas of grass seeding and sod, shall be graded to provide positive drainage and shall be comprised of a mixture of the topsoil fill specified in the site specifications and Biodynamic Compost from Longwood Plantation (Mike Smith 912.690.0764). The landscape contractor shall topdress before planting all sod areas with ½" of compost and all planting areas with 4" of compost. Planting areas must be tilled in to evenly distribute compost. Sod areas do not have to be tilled. Additionally, when planting trees 2" of compost shall be placed at bottom of every tree pit before planting and spread around tree root zone at a depth of ½" before placing mulch.
22. All areas within limits of construction shall be fine graded to the desired grades. All areas within limits of construction are to be free of roots, debris and/or other objectionable material before planting or grassing commence. Any additional fill material needed to fill low or uneven areas shall be provided by the contractor. Positive drainage away from structures shall be provided in all plant beds so standing water does not occur. Planting beds shall be raised above adjacent lawn areas to provide good drainage conditions.
23. Contractor to supply an automatic irrigation system using the potable water available at the site (See Civil Plans). Complete and installed system to include all valves, pipes, heads, fittings, rain sensor, and clock to provide 100% coverage of all seeded and sodded areas, trees, shrubs and plant beds.
24. All irrigation materials shall be Hunter or Rainbird (or Owner approved equal) product. Contractor shall obtain all necessary permits for the irrigation system. Location of meters and control panels for irrigation shall be approved by Owner prior to installation. Contractor shall provide Owner with irrigation design prior to installation for review and acceptance. Irrigation system shall be designed to prevent over-spray onto all sidewalks, buildings or pavements. Irrigation plan should incorporate spray/rotary irrigation for areas of turf and drip/low water emitting zones for trees, shrubs, and groundcover beds.

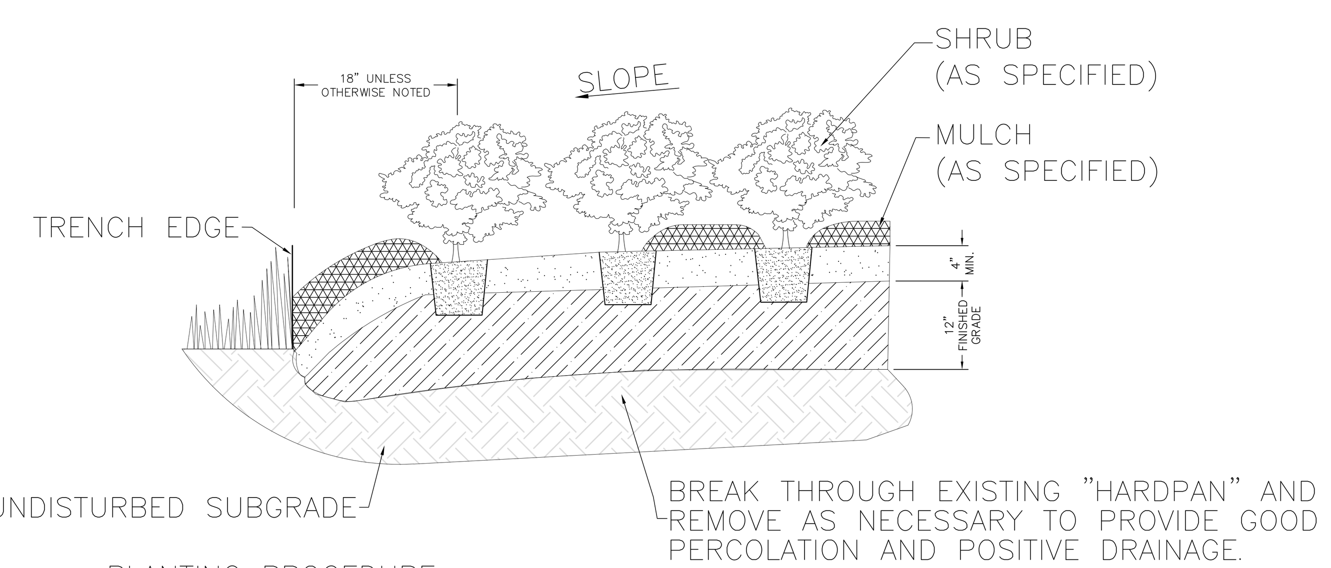




NOTES:

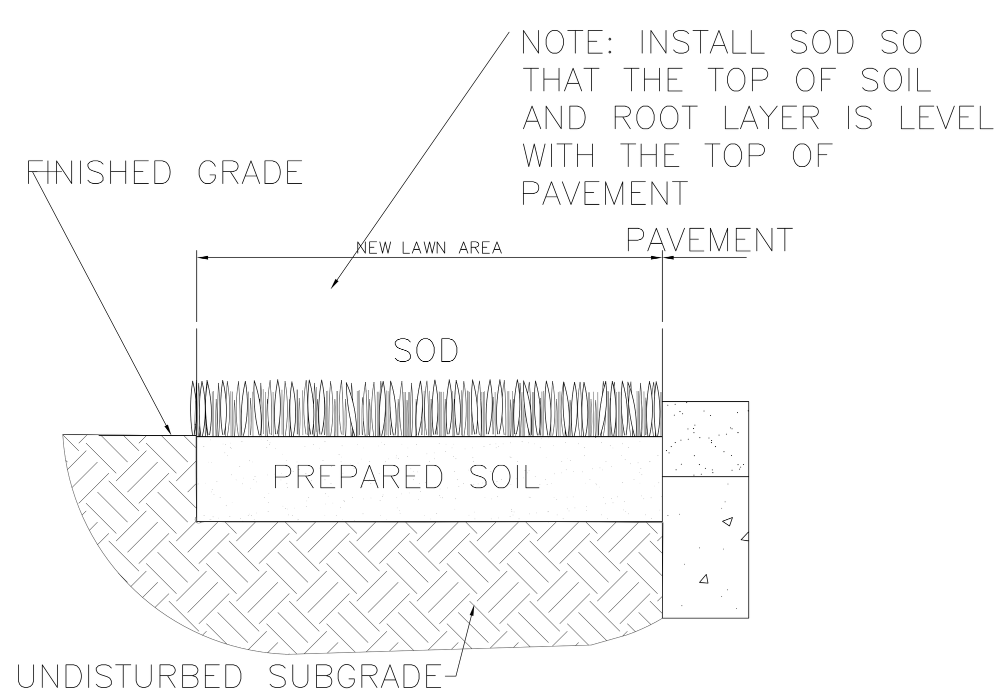
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

GROUNDCOVER PLANTING DETAIL
N.T.S.



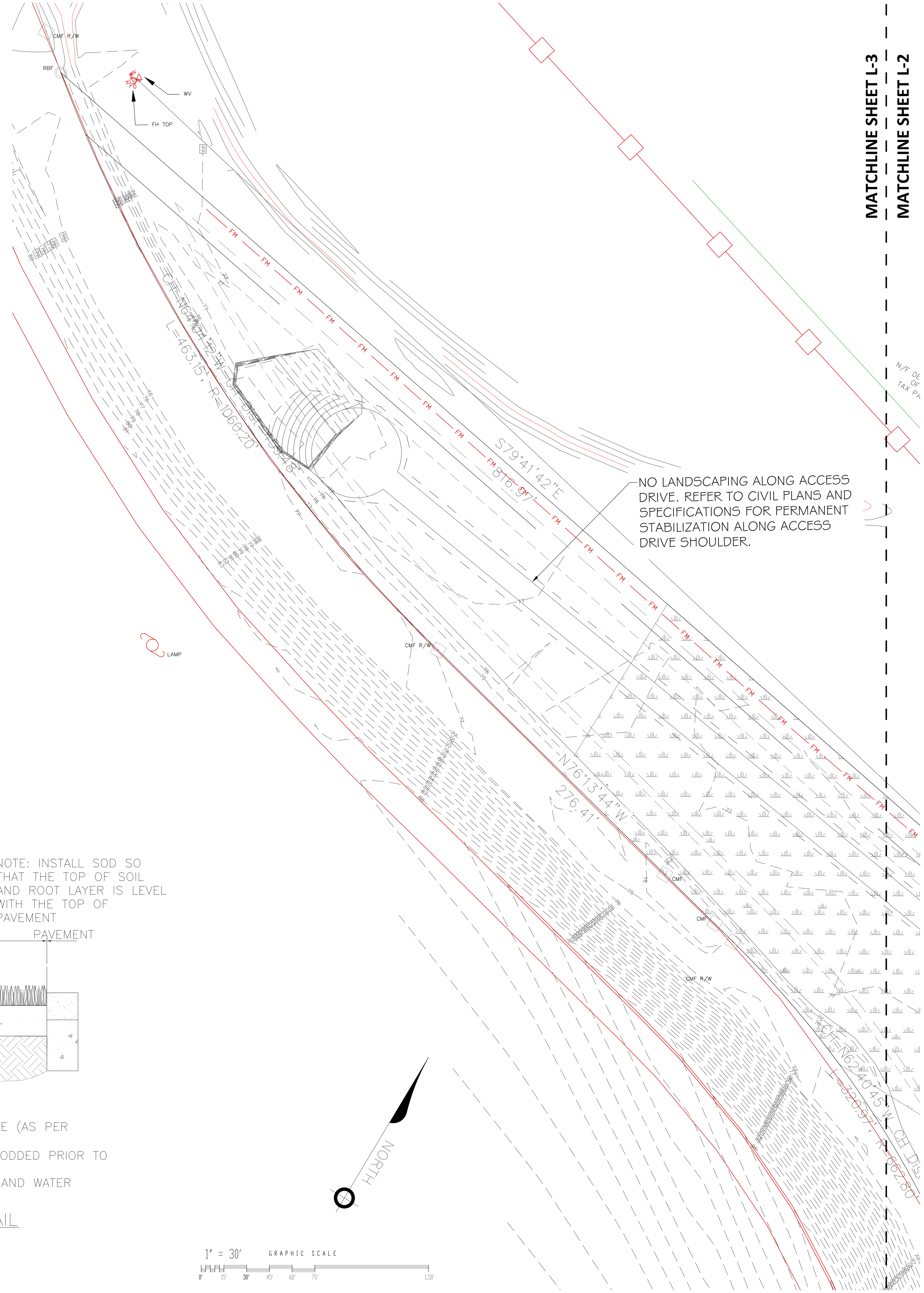
PLANTING PROCEDURE
1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE, PLACE SOIL FROM EDGE WITHIN BED.
2. ROTOTILL BED TO A DEPTH OF 12". SPREAD 4" LAYER OF PLANTING SOIL MIX OVER BED.ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

SHRUB PLANTING
N.T.S.



SODDING PROCEDURE
1. PREPARE FINISH GRADE (AS PER SPECIFICATIONS).
2. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
3. LAY SOD; ROLL SOD, AND WATER THOROUGHLY.

SODDING DETAIL
N.T.S.



GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1580 STELLA RUTH MATHEWS 8APR19

Atlantic Star LLC.
Landscape Architecture/Living Roofs
101 Winchester Drive, Savannah, Georgia 31410 P: 912.398.6662 F: 912.335.3447

REVISED 11 JUNE 19 PER BRYAN CO. COMMENTS

DESIGNED	DRAWN	CHECKED
SRM	SRM	SRM

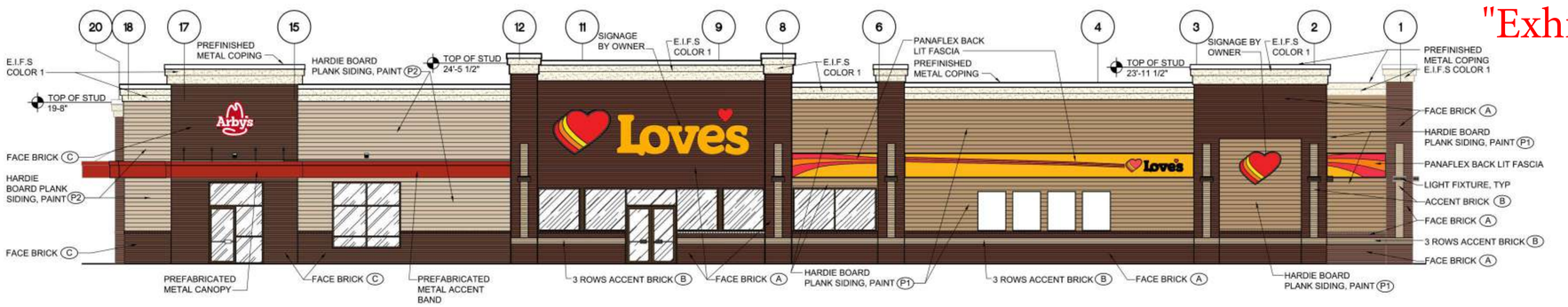
DATE: 4/8/2019
JOB NO.
SCALE: 1" = 30'-0"

LOVE'S TRUCK STOP
US HIGHWAY 280 & INTERSTATE CENTRE BLVD.
BRYAN COUNTY, GEORGIA
FOR
THE GROUNDSMEN INC.

TREE MANAGEMENT PLAN

SHEET
L-3
OF 3

"Exhibit A-3"

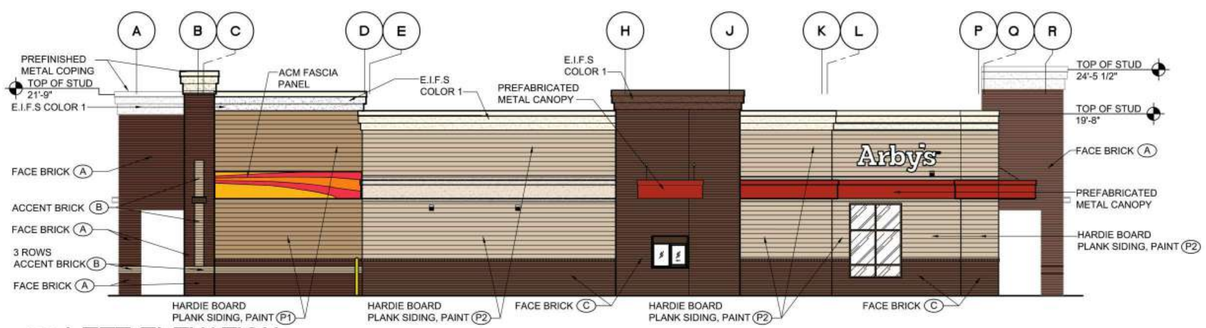


(A) FRONT ELEVATION

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

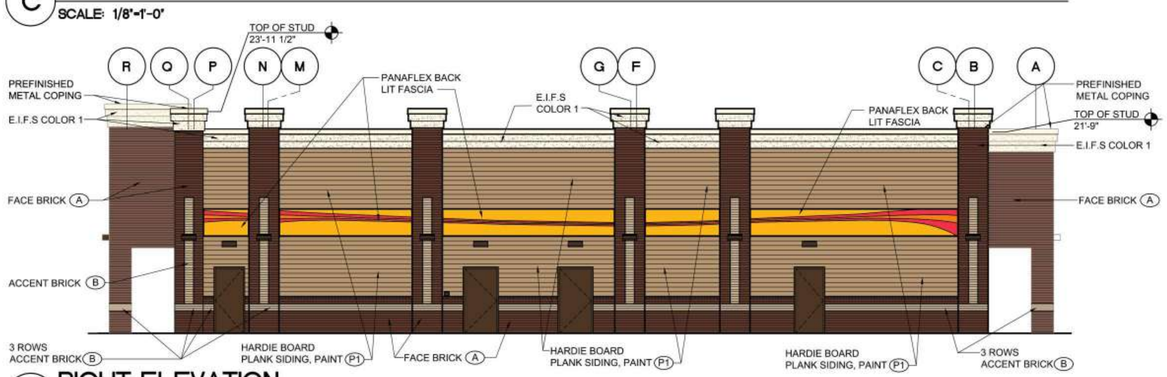
(B) REAR ELEVATION

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



(C) LEFT ELEVATION

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



(D) RIGHT ELEVATION

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

LOVE'S:

FACE BRICK: (A) ACME BRICK - BLEND 137 "BURGUNDY"
VELOUR - KING SIZE (FIELD BRICK)
STANDARD GRAY MORTAR

ACCENT BRICK: (B) ACME BRICK - ELP BLEND 186 "DOE SKIN"
VELOUR - KING SIZE (ACCENT BRICK)
STANDARD GRAY MORTAR

WATERTABLE: ACCENT BRICK

E.I.F.S. COLOR 1: DRYVIT #449 BUCKSKIN
- E.I.F.S. CROWN SHALL HAVE THE DRYVIT "SANDPEBBLE" TEXTURE

PAINT (P1): HARDIE WOOD PLANK SIDING SW #9104 "WOVEN WICKER"

ARBY'S:

FACE BRICK: (C) AMARETTO/SMOOTH/KING SIZE
GROUT: LATICRETE 43, CHOCOLATE TRUFFLE

E.I.F.S. COLOR 1: DRYVIT #449 BUCKSKIN
- E.I.F.S. CROWN SHALL HAVE THE DRYVIT "SANDPEBBLE" TEXTURE

PAINT (P2): HARDIE WOOD PLANK SIDING SW #6106 "KILLIM BEIGE"

PREFABRICATED METAL CANOPY/BAND: PRODUCT CODE: 9940-30198R
PRODUCT CODE: FC SD RAL 3000
FLAME RED

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING AND PROJECT MANUAL IS THE PROPERTY OF HFA ARCHITECTS ENGINEERS INTERIORS. THE DESIGN CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON THIS DRAWING, IS FOR USE ON A SINGLE PROJECT AT A DIFFERENT PROJECT SITE OR AT A LATER TIME, USE OF THIS DESIGN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION, OR USE ON ANOTHER PROJECT REQUIRES THE SERVICES OF THE ARCHITECT TO ADAPT THE DESIGN TO THE SITE AND BUILDING CODES, REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE ENFORCED BY THE LAW.

US 280 & INTERSTATE
CENTRE BLVD
ELLABELL, GA 31308

PROJECT NUMBER: 03-18-30024

Love's Travel Stops

NEW TRAVEL STOP
STORE NO 778

REVIEW ONLY

ISSUE BLOCK

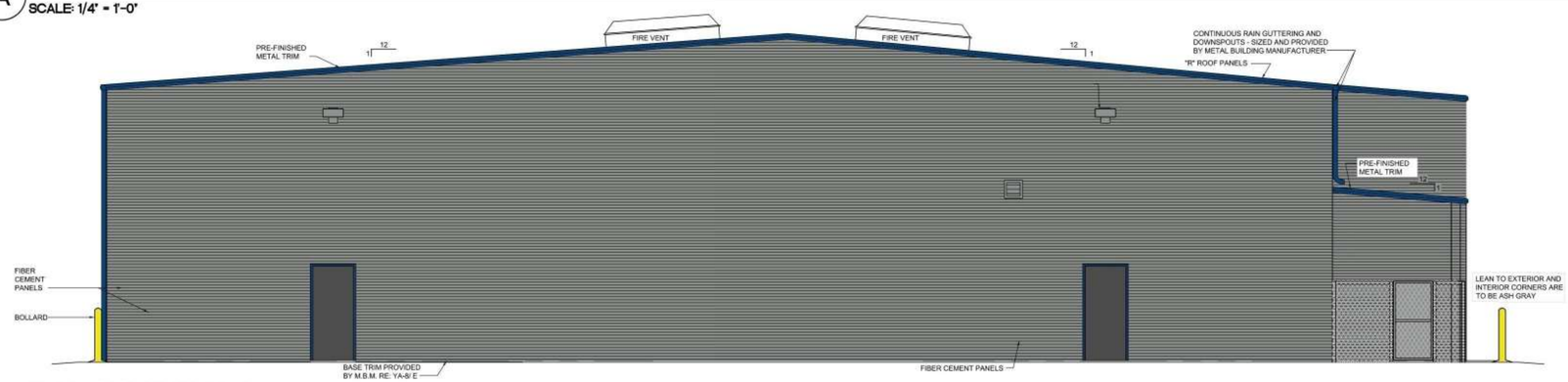
STORE NO.	778
DOCUMENT DATE:	03-19-19
CHECKED BY:	SGP
DRAWN BY:	GLK
PROTO:	TIER I-180

EXTERIOR ELEVATIONS

SHEET: A-26

May 03,2019-1:28pm - User: sean.paquin
C:\Users\sean.paquin\appdata\local\temp\AcPublish_7124\{1630} - A-26 Exterior Elevations.dwg

A REAR ELEVATION
SCALE: 1/4" = 1'-0"



B RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

C FRONT ELEVATION
SCALE: 1/4" = 1'-0"

C LEFT ELEVATION
SCALE: 1/4" = 1'-0"

FIBER CEMENT PANELS TO BE=
"NICHIHA" CANYON BRICK-SHALE BROWN
"NICHIHA" KURASTONE-STACKED STONE-MOUNTAIN

G.C. IS RESPONSIBLE FOR COORDINATING INSTALLATION OF OWNER PROVIDED FIBER CEMENT PANELS BY CERTIFIED NICHIHA INSTALLER.

CONTACT NATIONAL ACCOUNT MANAGER=
VANESSA GRAY - VGRAY@NICHIHA.COM
D) 678-894-4411
P) 678-389-8154
F) 770-805-9467

METAL BUILDING COMPONENT COLORS:

"ASH GRAY"
WALL PANELS AND NICHIHA HORIZONTAL TRIM.

"GALLERY BLUE"
GUTTERS, RAKE TRIM, DOWNSPOUTS, O.H. DOOR TRIM, PERSONNELL DOOR TRIM, WINDOW TRIM, AND NICHIHA VERTICALTRIM.

CANYON BRICK SHALE BROWN

"R" ROOF PANELS COLOR "GALVALUME"

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, PLLC
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT MADISON, GA. CONTEMPORANEOUSLY WITH ITS SIBLE EATE ON CONTRACT, AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE BY OTHERS ON ANOTHER PROJECT OR AT A LATER TIME, OR ANOTHER PROJECT REQUIRED THE SERVICES OF A LICENSED ARCHITECT OR ENGINEER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, IS PROHIBITED. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT WITHOUT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

US 280 & INTERSTATE
CENTRE BLVD
ELLABELL, GA 31308

PROJECT NUMBER: 03-18-30024

Love's Travel Stops
NEW TRAVEL STOP
STORE NO 778

REVIEW ONLY

ISSUE BLOCK		

STORE NO.	
DOCUMENT DATE:	
CHECKED BY:	
DRAWN BY:	
PROTO:	

EXTERIOR ELEVATIONS

SHEET: YA-5

Apr/09,2019-3:09pm - User: sean.paquin
C:\Users\sean.paquin\appdata\local\temp\Ac-Publish_4728\ Madison, GA - Tire Shop.dwg

“B” Exhibits – Agency Comments

“C” Exhibits – Bryan County Supplements

Interstate, U.S. & State Highways

Roads

Subject Parcels 029-006, 029-007, 029-007-01, 029-025-02, 029-062

Surrounding Parcels

Produced by Bryan County GIS
April 2018

N

Overview Map
Love's Travel Stops & Country Stores, Inc.
Case Number: Z# 187-18

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

Bryan County
Non-Residental Design Guidelines
Interim Development Ordinance
Staff Report

Application Information

Address: 11151 Highway 280 East & 73 Interstate Blvd

Applicant: Love's Travel Stops and Country Stores

Project: Love's Truck Stop and Country Store

Parcel: TBD

Description: This project includes gas pumps, convenience store, and truck stop on the site

Design Guidelines

Building Placement (11.6.d.i.1-5) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: The convenience store parking is broken up and includes pedestrian features

Village Design (11.6.d.ii) ☐ Met ☐ Not Met ☐ Lacks Information ☑ Not Applicable

Note: This use does not require a village design

Neighborhood Connections (11.6.d.iii) ☐ Met ☐ Not Met ☐ Lacks Information ☑ Not Applicable

Note: The site is located within an industrial park, so neighborhood connections are not viable or desirable

Natural Features (11.6.d.iv) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Large trees saved where possible, wetland will not be disturbed

Pedestrian Access (11.6.d.v.1-3) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Pedestrian access integrated into parking lot, sidewalks, and seating area provided

Use Conflict (11.6.d.vi.1-3) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Neighborhood Access (11.6.e.i.1-4) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Sidewalks are being added to help connection with Interstate Center

Avoid Conflict (11.6.e.ii.) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Throat Depth (11.6.e.ii) ☐ Met ☑ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Waiver needed so does not need to be added to truck entrance, will be on all other entrances

Pedestrian Path (11.6.e.iv) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Crosswalks exist, paths added within the site

Special Paving (11.6.e.v.1-7) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Pedestrian Features (11.6.e.vi.1-3) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Shared Access Drives (11.6.e.vii) ☐ Met ☐ Not Met ☐ Lacks Information ☑ Not Applicable

Note: There are no developments where a shared access drive is applicable

Bike Racks (11.6.e.viii) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Surface Parking (11.6.f.i) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Ensure correct number of spaces provided

Small Parking Areas (11.6.f.ii) ☑ Met ☐ Not Met ☐ Lacks Information ☑ Not Applicable

Note: Met in the Country Store, but not applicable in the truck parking

Parking Location (11.6.f.iii) ☐ Met ☑ Not Met ☐ Lacks Information ☐ Not Applicable

Note: No buildings are located along the landscape corridor to screen parking

Parking Connection (11.6.f.iv) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Only applied to convenience store

Landscape Corridor (11.6.g.i) ☐ Met ☑ Not Met ☐ Lacks Information ☐ Not Applicable

Note: 30 foot landscape corridor proposed, Waiver requested for sidewalk distance due to GDOT (5 feet)

Street Trees (11.6.g.ii) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Accent Trees (11.6.g.iii) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Tree Type (11.6.g.iv) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

General Landscape (11.6.g.v) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Tree Spacing (11.6.h.i) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Parking Coverage (11.6.h.ii) ☐ Met ☑ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Met in auto parking but not truck parking

Screening (11.6.i) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Project Entry (11.6.j) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Building Front (11.6.k) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Plantings shown along sides of Country Store

Service Area (11.6.l) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Masonry Screen Wall

Outdoor Displays (11.6.m) ☐ Met ☐ Not Met ☐ Lacks Information ☑ Not Applicable

Note: No outdoor displays are proposed

Trashing/Recycling (11.6.n) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Lighting (11.6.o) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Not located adjacent to any residential

Building Design (11.6.p.i-vi) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Mass, Scale, and Form (11.6.q.1-vii) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Mass, Scale, and Form (11.6.viii.1-3) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Materials/Finishes (11.6.r) ☐ Met ☐ Not Met ☑ Lacks Information ☐ Not Applicable

Note: Country Store meets, but need clarification on material for Truck Stop, applicant will provide sample

Rooflines (11.6.s) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Staff recommends a hip roof on the gas canopy

Entries (11.6.t) ☑ Met ☐ Not Met ☐ Lacks Information ☐ Not Applicable

Note:

Windows/Openings (11.6.u) ☐ Met ☑ Not Met ☐ Lacks Information ☐ Not Applicable

Note: Uses constrain the amount of openings permitted, so the 20% is not met on the right side facade

“D” Exhibits – Public Comment

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: July 2, 2019

Proposed amendment to the Land Use Element of the Bryan County Comprehensive Plan, to revise the North Bryan County Character Areas and Future Land Use Map	Staff Report by Amanda Clement Dated: June 25, 2019

I. Summary

Bryan County adopted its Comprehensive Plan on June 12, 2018 to provide a framework for the County to direct future growth. On July 3, 2018, following the adoption of the Comprehensive Plan on June 12, an application to rezone a 272.5-acre tract of land for a 240-lot residential subdivision in North Bryan County was submitted. Through the public hearing process, Planning and Zoning staff recommended denial of the request, as the scale of residential development that was being proposed was not compatible with the recommendations or Future Land Use Map in the Comprehensive Plan. Due to the conflict between the rezoning request and the Comprehensive Plan, the Planning and Zoning Commission requested that the Land Use Element, and more specifically, the North Bryan County Character Areas and Future Land Use Map be restudied in order to provide some further direction on how to handle the increasing demands for future growth in the north end of the County.

As a result, Planning and Zoning staff worked with the Coastal Regional Commission to develop a process to restudy the North Bryan County Character Areas and Future Land Use Map. This process included a review of existing conditions, a follow-up report and workshop to discuss recommendations and alternatives for moving forward, and an on-line survey to gather the public's input on the proposed changes. All supporting documents are attached hereto as referenced below:

Exhibit A-1 - Draft Revised Land Use Element dated June 25, 2019
Exhibit A-2 - Existing Conditions Memo dated January 2, 2019
Exhibit A-3 - Recommendations Memo dated February 22, 2019
Exhibit A-4 - Planning & Zoning Commission Minutes dated February 25, 2019
Exhibit A-5 - Online Survey Results retrieved May 9, 2019

II. Staff Recommendation

Should the County desire to continue to permit the rezoning of agricultural lands for more intense residential development in North Bryan County, then staff recommends that the proposed amendment to the Land Use Element of the Bryan County Comprehensive Plan be recommended for adoption.

III. Planning & Zoning Recommendation

Recommendation: The Commission may recommend that the amendment be adopted as presented, or it may recommend that it be adopted with changes, or it may recommend that the amendment not be adopted.

The Commission may continue the hearing for additional information from staff, 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 adoption as presented/adoption with changes/denial of the proposed amendment.

"Exhibit A-1"

Land Use Element

Adopted June 12, 2018
Revision Drafted June 25, 2019

Introduction
Wetlands / Flood Plain Maps
Character Areas
Character Areas / Future Land Use Maps

Introduction

The information received in the public meetings and the on-line survey is the guiding force for this plan. It is vitally important that County leaders, both in and out of government, work to incorporate the vision of the community as closely as possible. This is a community of involved people who will work to see their vision come to fruition.

BACKGROUND

Bryan County has experienced rather rapid growth over the last seventeen years. In 2010 there were 30,233 residents and that number increased to 36,230 in the 2016 estimate from the US Census Bureau. From 2002 through 2014 there were 4,560 single family homes permitted and that included five of the worst years for homebuilding in the last 70 years. The message here is that the county is a popular place to live and the rate of the growth has been significant.

The development pattern in the county has mimicked the same national pattern that has been seen since right after WW II. That pattern involved the suburbanization of America which created housing, office, commercial and industrial developments off main roads with no connectivity to the outside world except by using those main roads. This pattern has been creating problems for traffic and the environment for its entire existence.

Like most places the County has not done a good job of updating the development regulations and the zoning ordinances to guide the development process. There is an effort currently underway to address those shortfalls and help to improve the situation.

GOALS

The goals of the community vary from North to South, which is to be expected, since they are essentially two different communities. However, there was a remarkable degree of consistency on the main goals that we heard. These were:

1- Maintain the small town feel of the area while growth continues to happen.
2- Address the traffic issues with creative solutions
3- Expand the local economy so that the county can become a place to live, work and play.
4- Protect the environment of the county
5- Expand the park system with trails, passive recreation, public gathering spaces with performance venues, libraries, and facilities for senior centers.
6- Grow and maintain the excellent school system.

These Goals can be planned for in the County, however, some of them will require action in the marketplace to bring them to fruition.

Uniqueness of Bryan County

The county is a unique place for three primary reasons:

1- Fort Stewart slices the county into two separate areas North Bryan and South Bryan.
2- North Bryan has experienced none of the fast development found in South Bryan. For that reason, much of the North area is taken up by timber operations and agricultural uses. In the last few years the county has

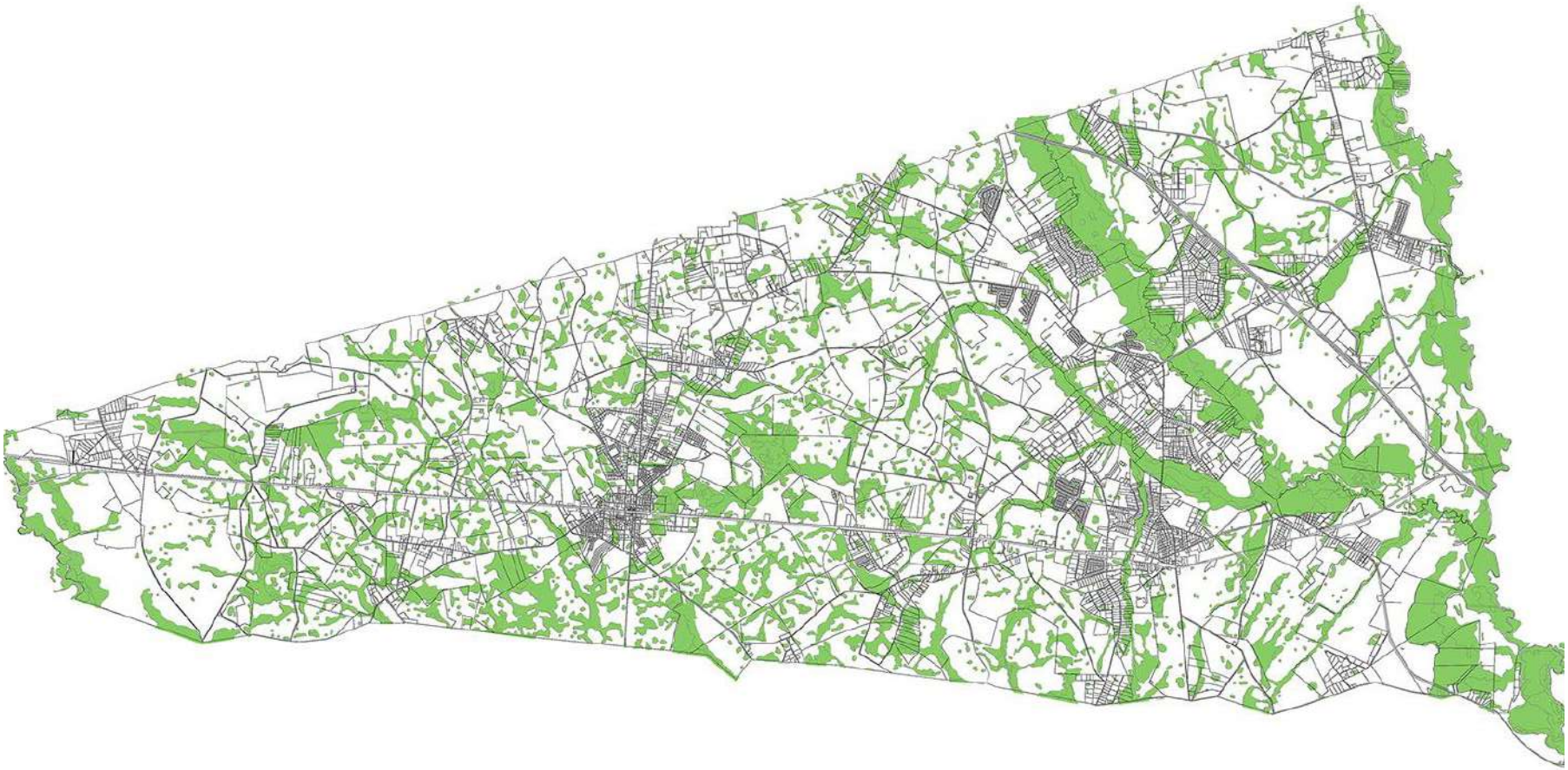
developed the Interstate Centre Industrial Park 1100 acres at the Interchange of GA 280 and I-16. This has brought new opportunity to the area and it continues to grow.

3- South Bryan is crossed by I-95 and US 17. There are currently two interchanges on I-95 with a third scheduled for development soon. This accessibility has made the south a better target for development of housing to serve new residents who value the area for its access to Savannah and the excellent school system.

Bryan is a coastal county and with that location there are several things that can affect development and redevelopment. These are a few of those issues:

1- A large amount of the land area is in a flood zone and/or a protected wetland area. While this will not completely stop development, it does call for more creative regulation in the zoning and development laws of the county.
2- The County derives most of its water supply from the Floridian Aquifer. These withdrawals are strictly managed for impacts to the ground water levels. Recharging the aquifer is a priority to be addressed when developments are planned.
3- The management of storm water becomes an issue in areas like Bryan which are relatively flat and have large amounts of flood plains and wetlands.

There are a series of maps illustrating the wetland and flood plain issues on the following pages. All this information must be considered as we look at the character areas in each part of the county.



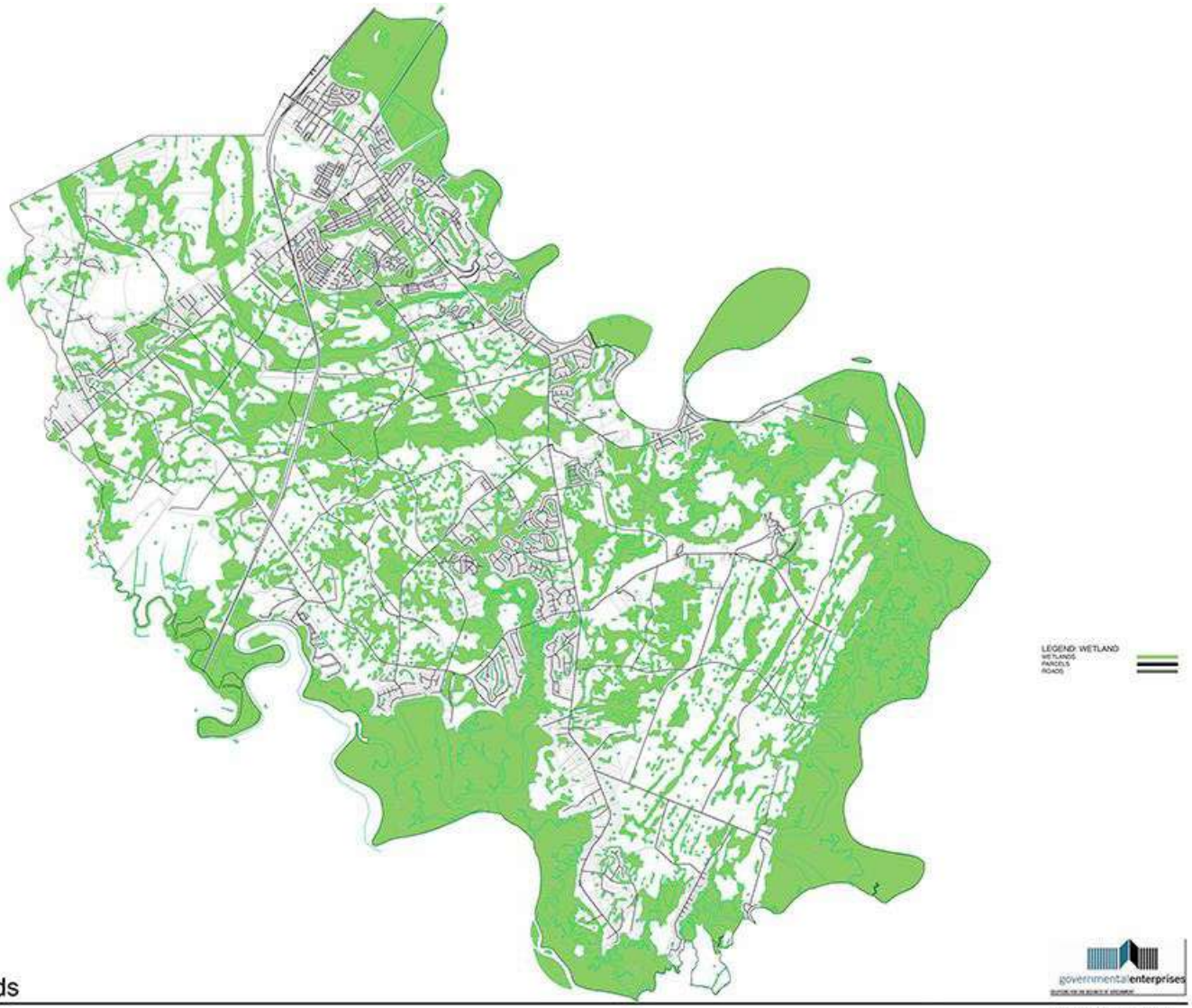
LEGEND: WETLAND
WETLANDS
PARCELS
ROADS

North Bryan - Wetlands

Scale: 1" = 3000'

governmentalenterprises

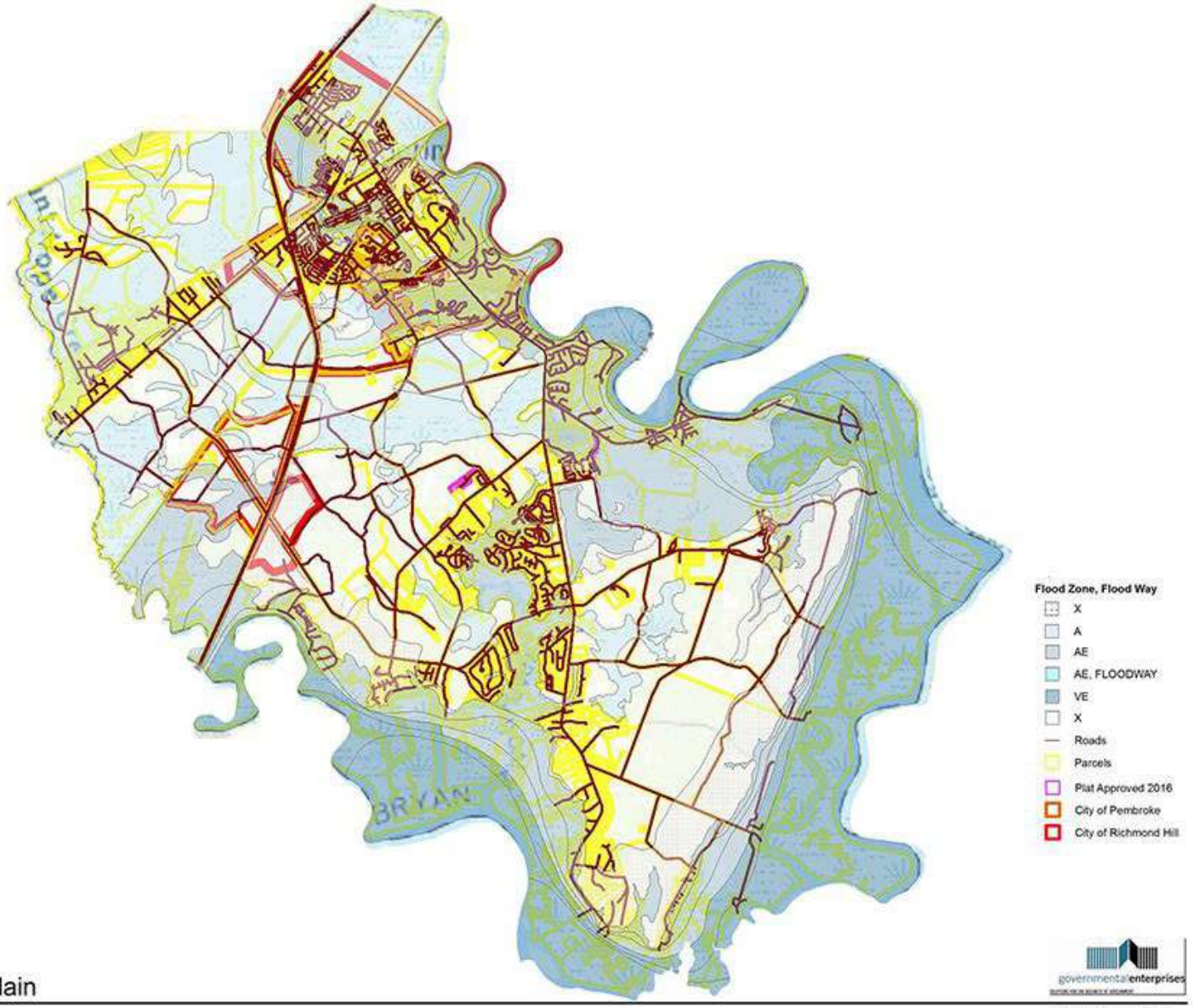
Source: Bryan County GIS



South Bryan - Wetlands

Scale: 1" = 3000'

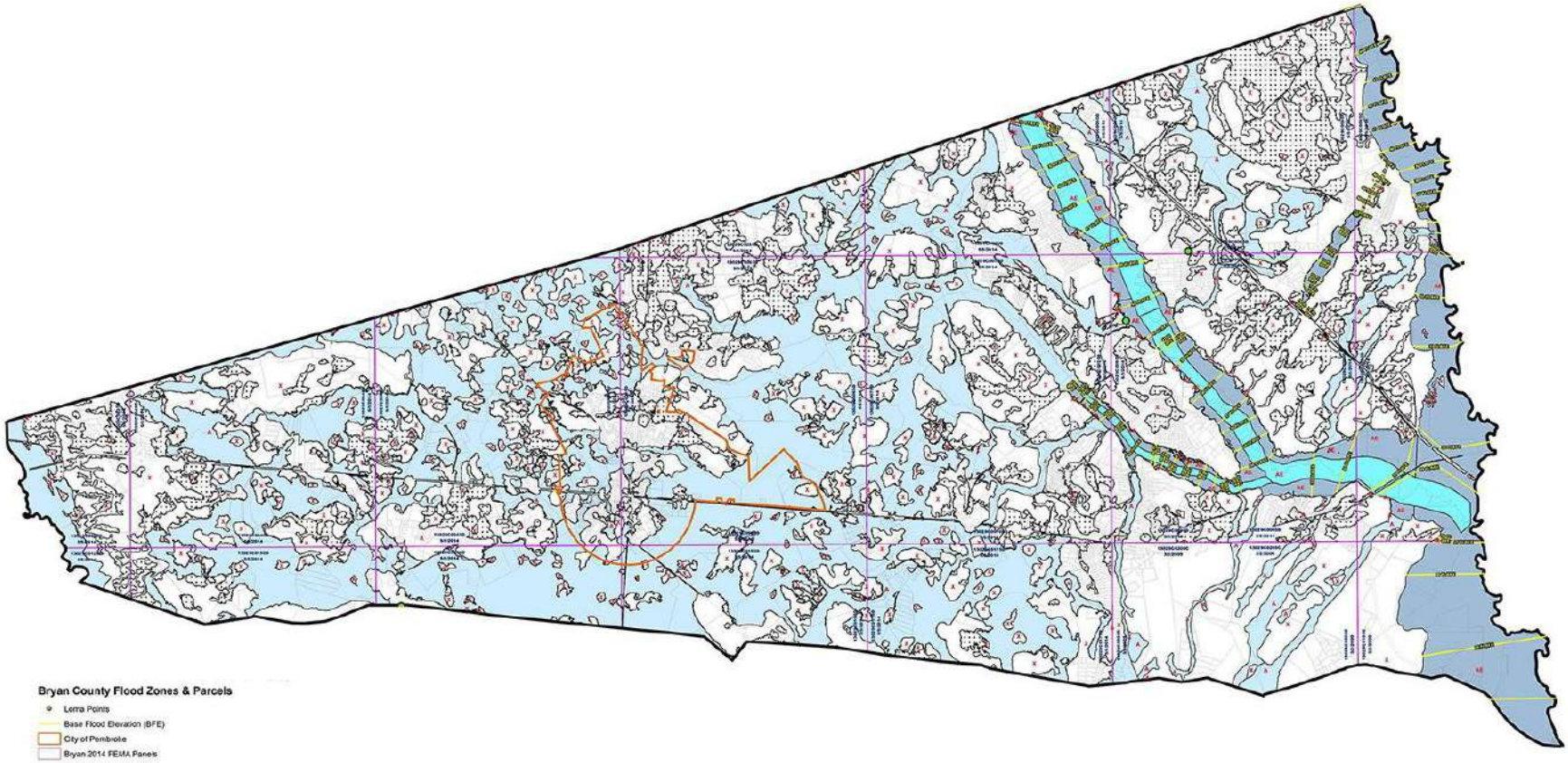
Source: Bryan County GIS



South Bryan - Flood Plain

Scale: 1" = 3000'

Source: Bryan County GIS



Bryan County Flood Zones & Parcels

- Lerra Points
- Base Flood Elevation (BFE)
- City of Pembroke
- Bryan 2014 FEMA Panels
- Parcels

Flood Zone, Flood Way

X	*0.2 % Annual Chance 500 Yr Flood*
A	*1% Annual Chance 100 Yr Flood (No BFE Determined)*
AE	*1% Annual Chance 100 Yr Flood (BFE Determined)*
AE, FLOODWAY	*1% Annual Chance 100 Yr Flood (Must be kept Free of Debri)*
X	*Areas Outside .2% Annual Chance 500 Yr Flood*

North Bryan - Flood Plain

governmentalenterprises

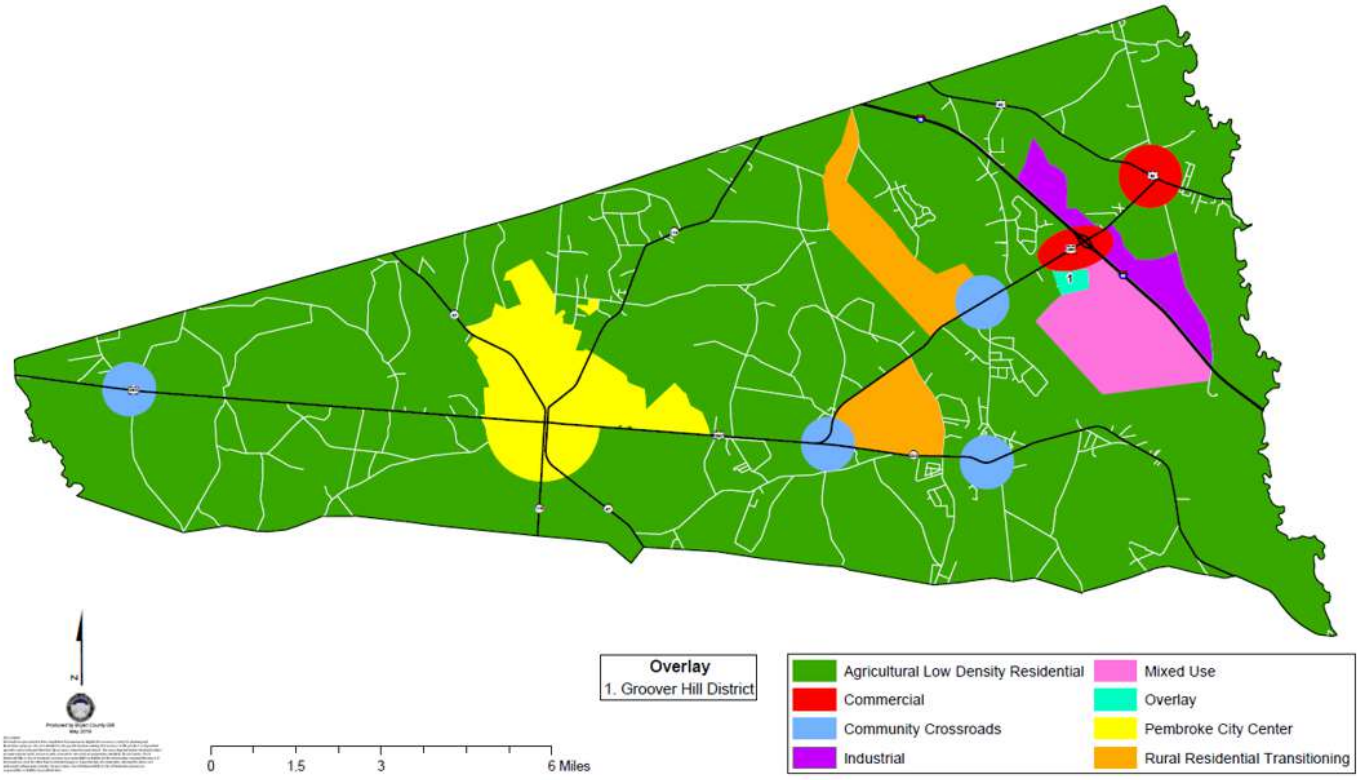
Scale: 1" = 3000'

Source: Bryan County GIS

Character Areas

CHARACTER AREAS-NORTH

The map below shows the character areas/future land use in the north portion of the county.



1- MIXED USE

The North Bryan mixed-use area, shown in pink, is centered around the I-16/280 Interchange which serves the expanding 280/I-16 Corridor and functions as the gateway to North Bryan County.

The mixed-use area envisions a district that will be able to adapt to changing industrial, commercial and residential needs, including:

a- Expansion of the existing industrial space to include industrial parks and service centers for trucking and logistic needs;

b- Development of commercial sites around the main interchange area, which might include a mix of highway oriented projects that complement a mixed-use Town Center, with retail, restaurants, and housing. These housing opportunities may range from units situated above office/retail to stand-alone properties in the town center area.

c- Inter-parcel connectivity will be essential to a successful development in the mixed-use area. New development must break the pattern of stand-alone projects with limited access points to the surrounding highway system. The new development patterns, centered on an internal inter-connected complete street network and multi-use path network enhance mobility, reduce traffic congestion. This type of street network will serve the community, from cyclists and pedestrians to the full range of vehicular traffic.

Recommended Zoning:

C-I – Interchange Commercial Districts;

I-L – Light Industrial Districts;

I-1 – General Industrial Districts;

O – Office Districts;

PUD- Planned Unit Developments, and/or new districts and overlay districts that will promote mixed-use developments.

Implementation Measures:

- Establish new ordinances for a dedicated Mixed-Use category or an Optional Overlay districts control the design standards and the land uses within the Mixed-use areas.
- Ensure adequate buffers to adjoining residential areas
- Ensure the development of complete street systems
- Create the mixed use as a Gateway to Bryan County
- Create signage ordinances to provide a uniform identity for the district
- Initiate a master planning effort for lands within the Southeast quadrant of the Interstate 16 / US 280 Interchange in cooperation with property owners, Development Authority, and residents as a guide for maximizing the development potential for that area.
- Expansion of public water and sewer service to serve the Interstate 16 / US 280 Interchange area including the industrial park and potential commercial areas and possible mixed use development, while protecting and preserving the unique character of adjacent and surrounding residential communities.

2- COMMUNITY CROSSROADS

There are four historic crossroads in the North Bryan area, all recognized in the previous Land Use Element as important features for maintaining the heritage of the area. Each of these crossroads has some sort of small retail component, along with surrounding clusters of single family homes. These community based commercial operators have been the prime local supplier of day-to-day goods and services for the surrounding community. They

are part of the cultural landscape of the north part of the county and continue to serve as hubs of community activities. They should have special development controls, which would allow the current facilities to remain a vital part of the community yet encourage new complimentary development.

Recommended Zoning:

BN – Neighborhood Business Districts;

B-1 – Neighborhood Commercial Districts;

Specialized overlay districts to maintain cultural character.

Implementation Measures:

- Create special Overlay districts in the new Zoning Codes that will allow the character of the Community Crossroads to be maintained

3- PEMBROKE CITY CENTER

Pembroke is the official county seat of Bryan County and it has a central location in north Bryan. The city is the downtown and the commercial center of activity for the area. It has a historical element which anchors it in the community and there are opportunities to redevelop parts of the city with mixed commercial, office and residential uses. While technically the city is not a part of this study we need to recognize the fact that this is the main development center of the area.

As noted above the City is not part of the study or the county zoning regulations. However, it is the commercial center of the North and as such is the central activity point. The City is currently working on a comprehensive

plan to address its situation and needs.

Implementation Measures:

- Work with the City to create land use compatibility in the areas adjacent to, or inside, the city limits
- Coordinate utility expansions for the water and sewer systems
- Coordinate the development of a complete street system for the city and the county-maintained streets. Each group should coordinate efforts when approaching the GA Department of Transportation for complete street options on State maintained highways.

4- LOW DENSITY AND AGRICULTURAL

Low density residential and agriculture has been the traditional character for most of the land area in North Bryan and is projected to remain so for the near future in much of the area. With North Bryan's wetlands and flood plan conditions, most of the area will be limited in its ability to be developed. In fact, the area along the northern boundary of Fort Stewart is included in the U.S. Army's Compatible Use Buffer (ACUB) program. The ACUB forms an essential part of the Department of Defense's strategy to protect land while partnering with local governments, and State Officials to limit land use around active training sites. This buffer promotes the continuation of the traditional agricultural, timbering, and low density residential development of North Bryan, while protecting the nation's defense mission. Without a major expansion of the County's sanitary sewer system there will only be low density (1 unit/acre and less) development for the foreseeable future.

Recommended Zoning:
Under the current county ordinances, the preferred zoning for these areas should remain:

A-5 – Agricultural Districts;
AR-2.5 – Agricultural Residential District;
AR-1.5 – Agricultural Residential District;
A-1.0 – Agricultural Residential District
PUD- Planned Unit Development District

Implementation Measures:

- The County should consider where and how small lot development, such as, PUD - Planned Unit Development, a possible CD – Cluster Development District or Overlay Districts will be provided in the future rewrite of its development ordinances.
- Extend utilities to areas where mixed use development would best function where there are suitable development sites that can be connected in areas not in the flood plains or wetlands

5- RURAL RESIDENTIAL TRANSITIONING

This character area is identified in two areas with primarily agricultural zoned properties, but some properties have recently been rezoned to R-1 to allow for residential subdivisions with ½ acre or smaller lots. Surrounded by primarily rural and sparsely developed land, this area continues to face development pressures for Low Density Suburban residential development. It is envisioned that these transitioning rural areas will afford some residential development opportunities within North Bryan County at densities greater than those typically permitted in the Agricultural Low Density Residential area. The specific location of new development will be governed by the suitability of available land and the availability of drinking water withdrawal permits from the Georgia Environmental Protection Division. The density of residential development in subdivisions will be governed by the minimum lot size requirements based on the water and sewer utilities provided by developers. It is expected that in subdivisions where water and sewer service is provided on the individual residential lot (well and septic), the minimum lot size requirement will remain 1 acre. Where a private community water system is provided, the minimum lot size requirement may be reduced to ½ acre; and where both a community water and sewer system is provided, the minimum lot requirement may be reduced to ⅓ acre.

New development patterns within this character area should incorporate both rural and suburban features and adhere to the development standards contained in the County's Development Ordinance. The permanent protection of wetland areas located within individual subdivisions by covenants, conservation easements, or dedication to the County is strongly encouraged. Such action could not only lead to the permanent protection of significant wetlands, but could provide connected greenspace for walking and cycling trails in the future and enhance inter-connectivity between these residential subdivisions.

Recommended Zoning:

Under the current county ordinances, the preferred zoning for these areas should include:

- AR-2.5 – Agricultural Residential District;
- AR-1.5 – Agricultural Residential District;
- R-30 Residential District;
- R-1 – Single Family Residential District;

Implementation Measures:

- Where community water and sewerage systems are developed, the County should require that the systems be designed and installed according to county standards and in a manner such that they could be connected to public systems in the future.
- Maintain rural atmosphere while accommodating new residential development by permitting rural cluster or conservation subdivision design that incorporates and protects significant amounts of open space.
- Encourage the protection of floodways and wetlands vital to drainage of flood prone areas and those areas necessary for aquifer recharge.

6- COMMERCIAL

In order to maintain the rural character of North Bryan County, commercial locations should be carefully selected based on accessibility and existing infrastructure. The best opportunity for significant commercial development is at the US 280/Interstate 16 Interchange and the intersection of US 280 and US 80. The County should expand public water and sewer systems in this area in order to encourage significant commercial development. This will provide an appropriate area for more intense commercial uses that can serve the community.

Recommended Zoning:

Under the current county ordinances, the preferred zoning for these areas should include:

- BN
- B-1
- B-2 – General Commercial District;
- C-I – Interchange Commercial District;

Implementation Measures:

- Expand public water and sewer systems to encourage commercial development.

7- INDUSTRIAL

The County's existing Interstate Centre Industrial Park is located in the Northeast and Northwest quadrants of the I-16 /US 280 Interchange and is controlled by the Development Authority. This area is served by public utilities. Additional areas that may be added to the park or developed as a separate industrial site, will likely be served by public utilities. Attracting new industries and employment opportunities to Bryan County is a high priority as currently 70% of Bryan County's labor force out-commutes to jobs, primarily in Chatham and Liberty Counties. The amount of land designated for industrial use reflects the desire to be able to offer industrial prospects maximum flexibility in locating and defining sites for their proposed facilities.

Recommended Zoning:

Under the current county ordinances, the preferred zoning for these areas should include:

- C-I – Interchange Commercial District;
- I-L – Light Industrial District;
- I-1 – General Industrial District;

Implementation Measures:

- Expand existing public utilities to support industrial development on nearby sites.

8- GROOVER HILL DISTRICT

The Groover Hill District is a historically black community located along Groover Hill Road and surrounding areas. The area is residential mainly comprised of single family homes and includes a church founded in the 1800s, though the building there was constructed c. 1960. The homes are single family and vary widely in age, design, and type. The majority of the roads are paved, though a few smaller roads are dirt. The area is located adjacent to areas planned for future mixed use development, so the district was created to maintain the residential character of the area as well as its history.

The majority of the lots are currently zoned AR-1. County ordinances preclude rezoning to this district. For this reason, it is not included in the recommended zoning. Maintaining the current zoning district is appropriate, but if rezoning is considered, it should be mainly limited to agricultural residential districts. Limited commercial zoning may be considered for appropriate community oriented uses such as churches or community centers. Inappropriate commercial or industrial uses should not be allowed to encroach into the district.

Recommended Zoning:

Under the current county ordinances, the preferred zoning for these areas should include:

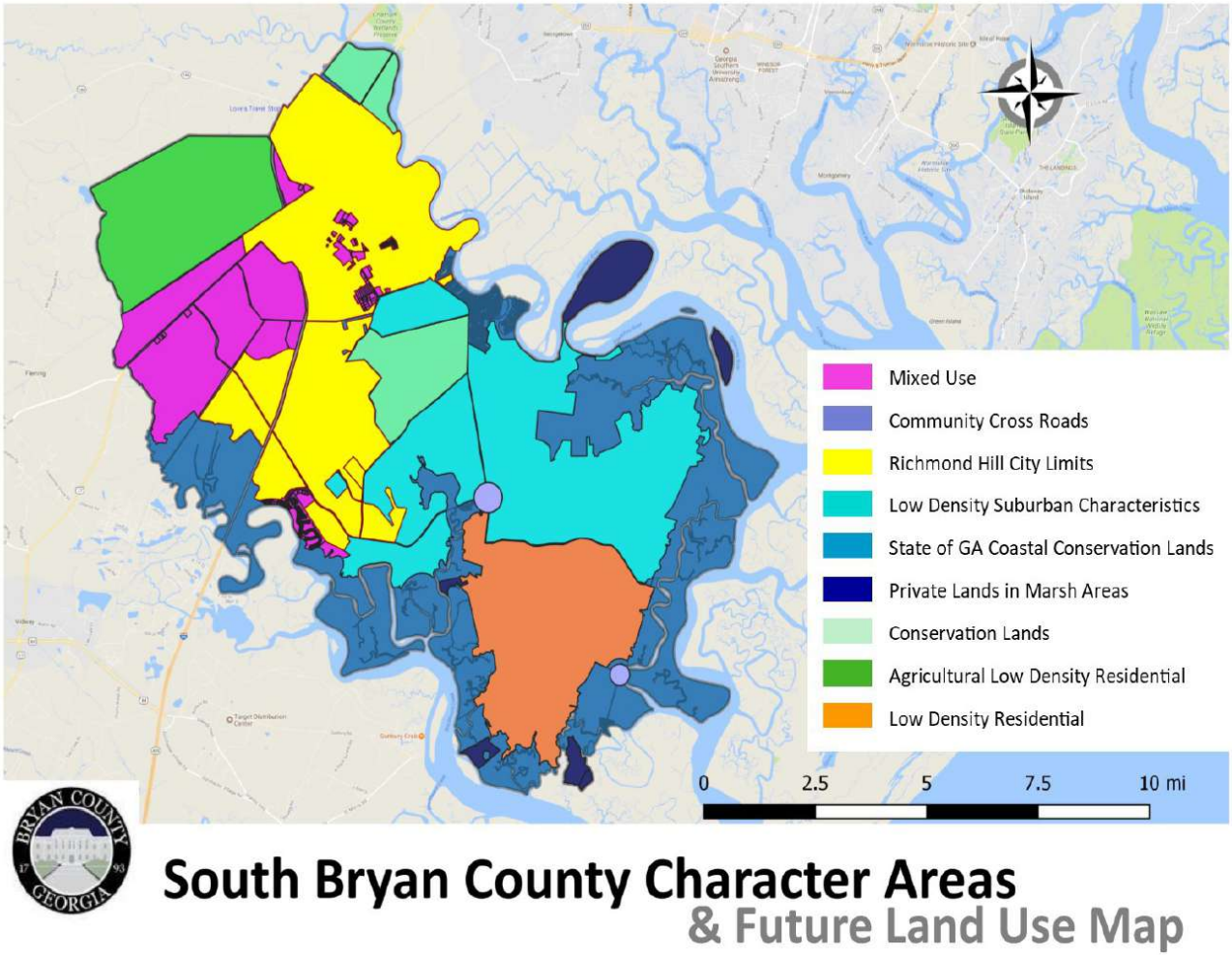
- AR-1.5 – Agricultural Residential District
- AR-2.5 – Agricultural Residential District

Implementation Measures:

- Create standards with the input of the community to maintain the character and history of the district.
- Ensure the area remains largely a rural residential character through zoning.
- Ensure appropriate standards (buffering, setbacks, transportation networks, etc.,), for future adjacent development, provide sufficient transition between this district and future mixed use areas.

CHARACTER AREAS-SOUTH

The map below shows the proposed character areas/future land use for the South Bryan area.



1-MIXED USE

Areas for mixed use have traditionally been located within the Richmond Hill City limits and future growth should be directed adjacent to existing infrastructure. The future Mixed-Use character areas are located near these rapidly growing sections of South Bryan. These areas will require carefully coordinated plans between the City of Richmond Hill and the Bryan County Officials. Development in these areas should include interconnected streets and pathways, which bring together a logical expansion of commercial, office, and residential mixes around regionally accessible attractions.

Recommended Zoning:

C – Commercial Districts;

BN – Neighborhood Business Districts;
B-1 – Neighborhood Commercial Districts;
R- 1, 2 & 3 – Residential Districts

I-L – Light Industrial Districts;

I-1 – General Industrial Districts;

O – Office Districts;

PUD- Planned Unit Developments, and/or new districts and overlay districts that will promote mixed-use developments.

Implementation Measures:

- The recommended zoning categories are a product of the current ordinances. These ordinances are being revised to update them for the current conditions that are faced by the county and it is recommended that all requested rezoning activity be made subject to Article VII of the zoning code which will give the County the ability to provide direction for developers that will allow for the creation of the MXD Use, Conservation Subdivision, and Overlay District standards while the new ordinance is prepared.

2-- COMMUNITY CROSSROADS

There two areas identified as Community Crossroads in South Bryan, located at the intersection of 144 and Belfast Keller Rd. and at Kilkenny Rd. near the river. Given the lack of available services in the area, the limited existing commercial uses should be kept to a minimum, until services can be extended and, existing facilities can be encouraged to be redeveloped in later years.

Recommended Zoning:

BN – Neighborhood Business Districts;

B-1 – Neighborhood Commercial Districts;

Specialized overlay districts to maintain cultural character

Implementation Measures:

- Create special Overlay districts in the new Zoning Codes that will allow the character of the Community Crossroads to be maintained.

3- RICHMOND HILL CITY LIMITS

The incorporated area of the city was not a part of the study, but the city is a critical element in the redevelopment possibilities for future growth. The City of Richmond Hill is the home to most of the commercial facilities for the area and the gateway to the county from I-95 is through the city. The City and the County will need to partner in the future so there is a proposed Mixed-Use area that encompasses the tracts of land bridging the distance down I-95 to the proposed Belfast Keller Rd. interchange. The plan also calls for the various county-controlled islands in the city limits to be mixed use as well.

Richmond Hill is one of the fastest growing areas in the state of Georgia. It will be essential for the County to work closely with the City to foster sustainable and resilient solutions for the full range of land use services, from transportation to housing, to maintain the unique character of South Bryan.

Implementation Measures:

- Work with the City to create land use compatibility in the areas adjacent to, or inside, the city limits
- Coordinate utility expansions for the water and sewer systems

- Coordinate the development of a complete street system for the city and the county-maintained streets. Each group should coordinate efforts when approaching the GA Department of Transportation for complete street options on State maintained highways.

4- LOW DENSITY RESIDENTIAL

These areas have significant issues with flood plains, wetland areas, and being nearer to the coast, the expanding influence of coastal storm surges and the increasing threats and intensity of storm events and sea rise. And yet, with the growth of the Savannah area and the expansion of Richmond Hill and its surroundings, this character area is coming under the increased pressures of rapid growth, and sprawling suburban infrastructure demands. Much of the character area currently falls outside the reach of public water and sewer service and yet the County is challenged with increasing pressure to develop this traditionally agricultural and natural resource reach of South Bryan.

Future zoning for these areas must provide flood plain and wetlands protections and will often require five or more acres to obtain a suitable building site. However, there are pockets within this character area that will be able to capitalize on public water and sewer extension. This would allow the use of the existing Planned Unit Development code, or its successor. In that case there would be a specific plan prepared for a property that might have a mix of uses, or at least a mix of housing types.

Recommended Zonings:

A-5 – Agricultural Districts;

PUD - Planned Unit Development

In addition to the existing districts possible new codes are:

CD – Conservation Subdivision or Cluster Development District;
MXD- Mixed Use District:
Specialty Overlay Districts or Form-Based Transects

Implementation Measures:

- The recommended zoning categories are a product of the current ordinances. These ordinances are being revised to update them for the current conditions that are faced by the county and it is recommended that all requested rezoning activity be made subject to Article VII of the zoning code which will give the County the ability to provide direction for developers that will allow for the creation of the MXD Use, Conservation Subdivision, and Overlay District standards while the new ordinance is prepared.

5- LOW DENSITY SUBURBAN

This character area extends from the existing city limits of Richmond Hill along GA 144 south to Bryan Fisherman's Coop Rd. This area has been the central focus for development over the last ten years with the introduction of numerous Planned Unit Developments and Conservation

Subdivisions. These developments are centered along the main roads and only one or two entry points on those main roads. The lack of interconnectivity of these developments is one of the major drivers of the perceived traffic congestion in the South Bryan area since there are only two main roads for traffic to enter and exit the area.

For the foreseeable future the existing Planned Unit Developments will be the source of much of the area's new housing development. However, for the area to be able to handle the on-going growth of the southern section of the county it is essential to have better defined development requirements and zoning ordinances for future developments. These new rules will need to address a myriad of issues such as:

A- Interconnectivity of developments to allow for alternative transportation route options

B- Design guidelines that stress the retention of open space, flood plains and wetlands using public open space and green storm water infrastructure.

C- Allowances for mixed use components in the proposed development structures

Recommended Zoning Categories:

From the existing Zoning Ordinance, the following categories could be allowed:

PUD- Planned Unit Developments

BN- Neighborhood Business

R-1 Single Family Residential

R-2/R-3 Duplex and Multi-family Residential

New Codes to be adopted:

MXD- Mixed Use- Allowing the combination of uses to form community developments

CSO-Conservation Subdivision Ordinance – Allowing the developer to reduce lot sizes for the preservation of open space. Sometimes referred to as Limited Impact Development

Possible adoption of a totally new ordinance to govern specified Overlay Zoning options for sections of the Character Area.

Adoption of a new zoning code which would be based on Transect Coding.

Implementation Measures:

- The recommended zoning categories are a product of the current ordinances. These ordinances are being revised to update them for the current conditions that are faced by the county and it is recommended that all requested rezoning activity be made subject to Article VII of the zoning code which will give the County the ability to provide direction for developers that will allow for the creation of the MXD Use, Conservation Subdivision, and Overlay District standards while the new ordinance is prepared.

6- AGRICULTURAL LOW DENSITY RESIDENTIAL

This character Area is in the north section of South Bryan adjacent to Fort Stewart on the north and the Highway 17 corridor on the south. This area has limited access and public utilities are lacking. There is also a buffer area along the south border of Fort Stewart which regulates the allowed land uses. Because of these conditions the area has been primarily agricultural and large lot residential and for the foreseeable future this area should remain a primarily agricultural area.

Recommended Zoning:

A-5 Agricultural

AR-2.5 Agricultural Residential district

Implementation Measures

Limit the available zoning to the A-5 and AR-2.5 categories which reflects the character areas land use patterns.

7- STATE OWNED COASTAL AREA

This character area, shown in light blue on the map, is one of the most environmentally valuable land areas in the county and for the nation. The marsh lands and barrier islands perform invaluable environmental services for the community and the state of Georgia is blessed with some of the most pristine and productive marshlands and wetlands in the country. In the words of the National Ocean Service of NOAA, in an article on their website, https://oceanservice.noaa.gov/facts/saltmarsh.html, the coastal marshlands are vital to region's cultural and economic heritage:

"Salt marshes also protect shorelines from erosion by buffering wave action and trapping sediments. They reduce flooding by slowing and absorbing rainwater and protect water quality by filtering runoff, and by metabolizing excess nutrients."

"These intertidal habitats are essential for healthy fisheries, coastlines, and communities—and they are an integral part of our economy and culture. They also provide essential food, refuge, or nursery habitat for more than 75 percent of fisheries species, including shrimp, blue crab, and many finfish."

Wildlife habitat and recreational opportunity for boating, fishing, and other pursuits abound in these marshlands and their associated creeks and rivers.

These areas should be preserved and protected for the value they bring to the region and adequate zoning measures should be in place to maintain this natural and cultural resource. Programs and policies should be established to encourage natural restoration of damaged marsh areas and provide protections from future damage. Case studies for these type of programs and model ordinances can be found on the USGS web site

(https://water.usgs.gov/nwsum/WSP2425/restoration.html) and at the Society for Ecological Restoration (www.ser.org/)

Recommended Zoning:

DM-1 – Dunes and Marshlands District; Floodplain and Wetlands Buffers and Ordinances to further secure these natural resources.

Implementation Measures:

- Coordinate with State agencies in the continuing struggle to control coastal erosion.
- Acquire additional sensitive properties, not currently in the zone, to place in Conservation/Park space

8- PRIVATELY OWNED COASTAL AREA

There are five privately owned coastal marsh areas, three along the southern boundary and a two along the northern boundary, which provide the same important functions and needs as mentioned above.

Recommended Zoning:

DM-1 – Dunes and Marshlands District; Floodplain and Wetlands Buffers and Ordinances to further secure these natural resources.

Implementation Measures:

- Coordinate with property owners and State agencies in the continuing struggle to control coastal erosion.
- Acquire additional sensitive properties, not currently in the zone, to place in Conservation/Park space

9- CONSERVATION LANDS

The Conservation Lands character areas contain wetlands and floodplain functions and thus, very limited development opportunity. These areas provide natural habitat for wildlife and a rich potential for storage and

treatment of storm water. Passive parks, greenway trails and water-based recreational opportunities may be programmed for these areas, but the hydric soils should limit development:

Recommended Zoning:

DM-1 – Dunes and Marshlands District;

Implementation Measures;

- Develop Floodplain and Wetlands Buffers and Ordinances to further secure these natural resources.
- Work with State and Federal Agencies to enhance conservation efforts.
- Utilize SPLOST funding to acquire property, develop green infrastructure facilities that can jointly serve as parks and recreation areas.

SUMMARY

During the time period that the Land Use Element Update was developed it was obvious there was a consistent desire on the part of the community for the plan to:

1- Provide options for new types of development that would create the opportunity for walkable community centers with entertainment, retail, housing, and public gathering spaces such as community greens.

2- Provide options for housing for a diverse population.

3- Provide for the development of complete streets and encourage connectivity between neighborhoods, communities and regional amenities

4- Increase support for senior centers and libraries

5- Increase the quantity and quality of shopping and entertainment venues in the county

6- Increase the quantity, quality and diversity of employment opportunities in the county

7- Provide for the protection of the natural environment by addressing issues such as climate change in the coastal environment.

The various character areas noted in the plan provide new opportunities for a rich mix of commercial, office, industrial, housing and recreational components. These Character Areas will serve as the guidelines for future land use in all parts of the unincorporated areas of the county. The county's vast natural resources, with large swaths of flood plain, wetland and marshland areas, provide development opportunities that leverage the green infrastructure and environmental services provided ordinances encourage these sustainable and resilient features. For that to happen there will need to be new zoning and development regulations that allow for more creativity, while encouraging higher design and environmental standards.

8- NEXT STEPS

1- A comprehensive revision to the zoning code, based on the community input should encourage connectivity across the region and provide creative and strategic uses of density, with incentives to preserve and protect the county's natural

resources. The revised ordinance should also look at the current parking requirements and bring the required parking into conformance with the number of spaces needed for the various land use types. During the development of the upgraded zoning codes it is recommended that all proposed development in the character areas be subject to Article VII of the County Zoning Code. This article gives the Planning Director the leeway to work with developers to create plans which would reflect the requirements of the Land Use Element in terms of Limited Impact development, increased inter-parcel connectivity

2- Update the existing development codes. A special area to be addressed would be the allowance for green infrastructure to handle storm water and allow better recharge of the aquifers.

3- Update the street standards for the county to achieve complete streets, which provide a full range of transportation options and connectivity across the county.

4- Enhance the cooperation between the cities and the county with emphasis on coordination of zoning and development regulations.

Bryan County can expect increasing development pressures, as more people are drawn to the area, due to its excellent school system, rich cultural heritage and coastal lifestyle. The shopping and dining opportunities that the public is so eager for will likely follow the additional roof tops that will be added, with this growth. This comprehensive plan update provides the structure for the implantation of an orderly and logical process for the future development of the county. It has evolved from the public's input and support and should serve the county well.

PROPOSED 5 Year Work Plan Elements:

1- Zoning Ordinance Revision

The current ordinance needs updating. That ordinance was developed to govern a "greenfield" development regime, where there was very little development occurring at the time and very little projected for the future. The county is in a new era now, with development expanding rapidly across the county, placing historic crossroads, and natural resources under increasing pressure. To address the current environment, it is recommended that the county pursue a new ordinance that is either a Form-Based or Transect-Based Code. Information on each of these can be found at https://www.cnu.org/resources/tools .

12-18 month process for the code development

2- Architectural Standards for Development

Public input, from both the on-line survey and community meetings, expressed a desire for some level of Architectural Standards to support a growing community aesthetic. Architectural codes need to be carefully prepared to assure that they do not lock the community into a single style of architecture but instead, allow new forms that blend-in with the historical background of the community, while promoting sustainable and resilient development. These codes have similar elements, but they need to be crafted by qualified professionals so that they are tailored to the community. An example of a recent code of this type is attached in the appendix, see Norcross GA Draft Code.

6 – 12 month process for the code development

3- Historic Preservation Standards

These types of standards can be addressed in two ways. The community can develop a Historic Preservation District which will have the power to review and approve changes to older buildings and new construction within its district or it can have a code section within the Architectural Standards to cover the historic structures. The basic information on this type of regulation can be found at the State of Georgia Historic Preservation Office http://georgiashpo.org/

A stand-alone Historic Preservation District can take up to 18 months to prepare.

4- Revised Development Standards (emphasize 'green' and 'low-impact' standards)

As part of the revisions to the zoning code it is imperative to address the development regulations of the county at the same time. Attention should be given to the following:

Required Parking reductions by land use type

Establishing 'Green Infrastructure" in the development code as a viable option for development.

Developing standards for "Living Breakwaters" and other coastal improvements to use natural solutions for erosion control along the coastal islands and the salt marshes.

For information on these subjects please go to the following websites.

CNU.org - the Congress of New Urbanism

ASLA.org- The American Society of Landscape Architects

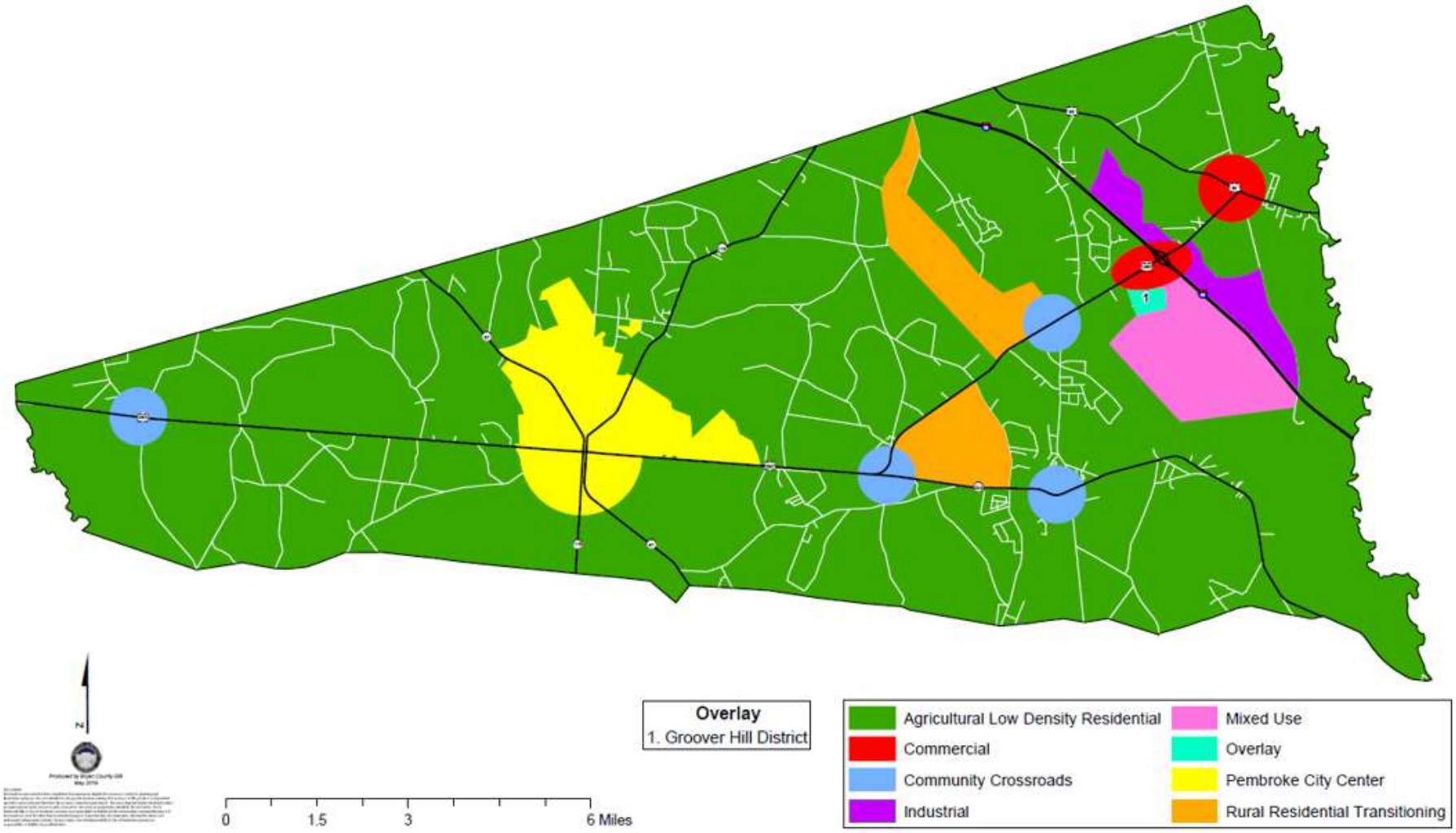
ASCE.org- The American Society of Civil Engineers

5- Increase Publicly Owned Greenspace

This goal can be achieved through the following mechanisms:

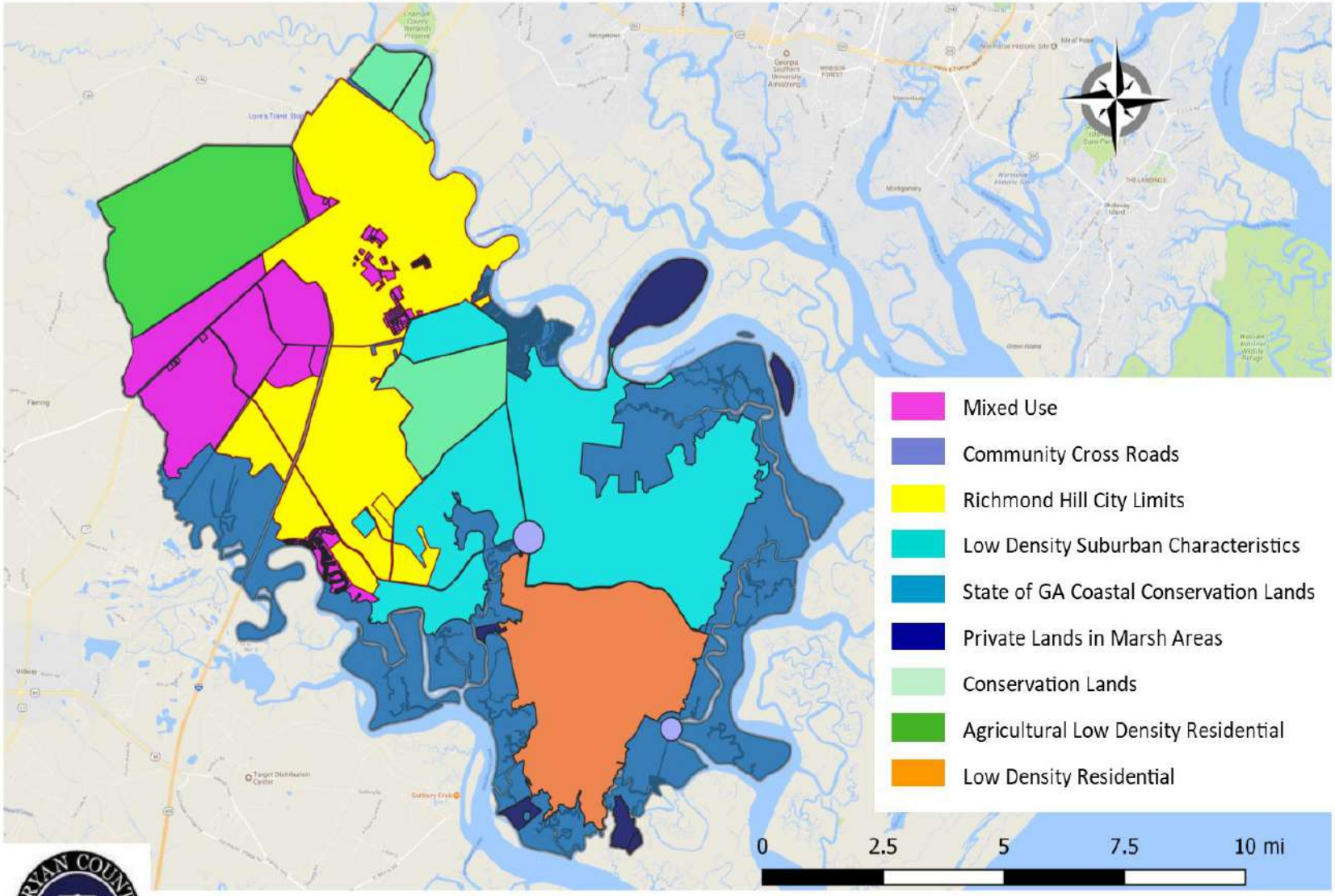
1- Purchase property utilizing Special Purpose Local Option Sales Tax programs. These programs must be voted in by the residents in the community. They allow for additional sales tax to be collected for targeted expenditures for green space, parks, and infrastructure. This could be a very good generator of cash flow for the projects envisioned since a large percentage of the sales tax revenue is generated by non-citizens traveling through the county. Other options exist, such as Purchase of Development Rights and Transfer of Development Rights programs that can also benefit the county by providing mechanisms to incentivize conservation areas.

2- As the development and zoning regulations are revised make sure that they include incentive programs for private development operations to include public green space, greenways and connectivity in their plans.



North Bryan County Character Areas

& Future Land Use Map



South Bryan County Character Areas
& Future Land Use Map

"Exhibit A-2"

BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

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

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

Memorandum

January 2, 2019

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

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

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

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

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

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

PHYSICAL FEATURES AFFECTING DEVELOPMENT IN NORTH BRYAN COUNTY

Soils

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

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

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

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

Topography

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

Wetlands

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

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

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

Wetland descriptions are included in Appendix 2.

Summary

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

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

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

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

EXISTING LAND USES AND ZONING:

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

Residential Land Uses

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

Non-Residential Land Uses

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

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

Conservation Lands

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

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

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

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

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

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

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

Summary

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

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

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

TRANSPORTATION SYSTEM SERVING NORTH BRYAN COUNTY

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

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

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

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

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

Summary

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

PUBLIC FACILITIES SERVING NORTHERN BRYAN COUNTY

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

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

Public Safety facilities of the County are located in Pembroke.

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

There is one public park located in Pembroke.

Summary

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

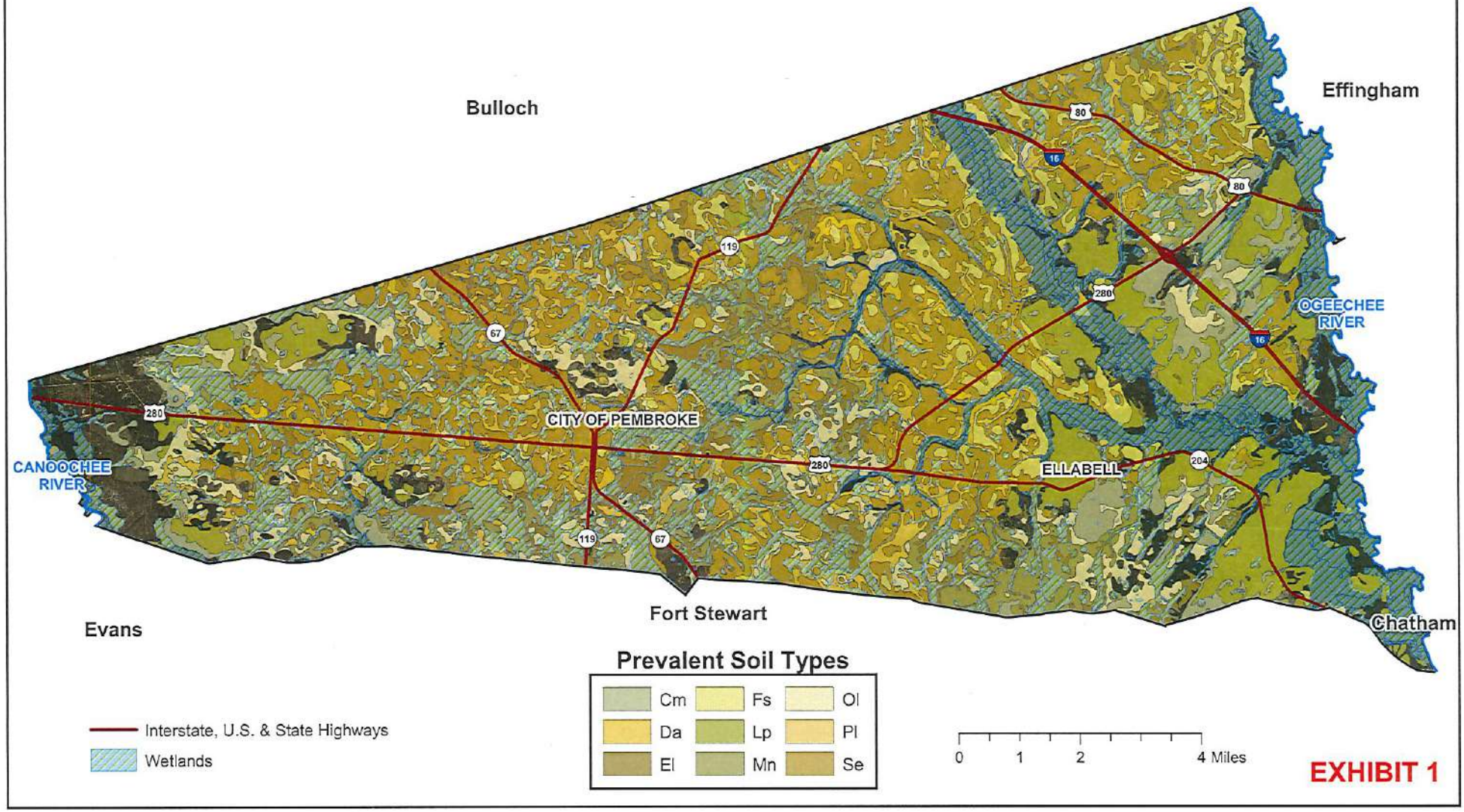
PRELIMINARY CONCLUSIONS

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

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

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

EXHIBITS



Produced by Bryan County GIS
December 2018

N

North Bryan Physical Features
Wetlands & Soils

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is valid 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 herein or if information is used for other than its intended purpose. Reproduction, distribution, 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 misuse of data.

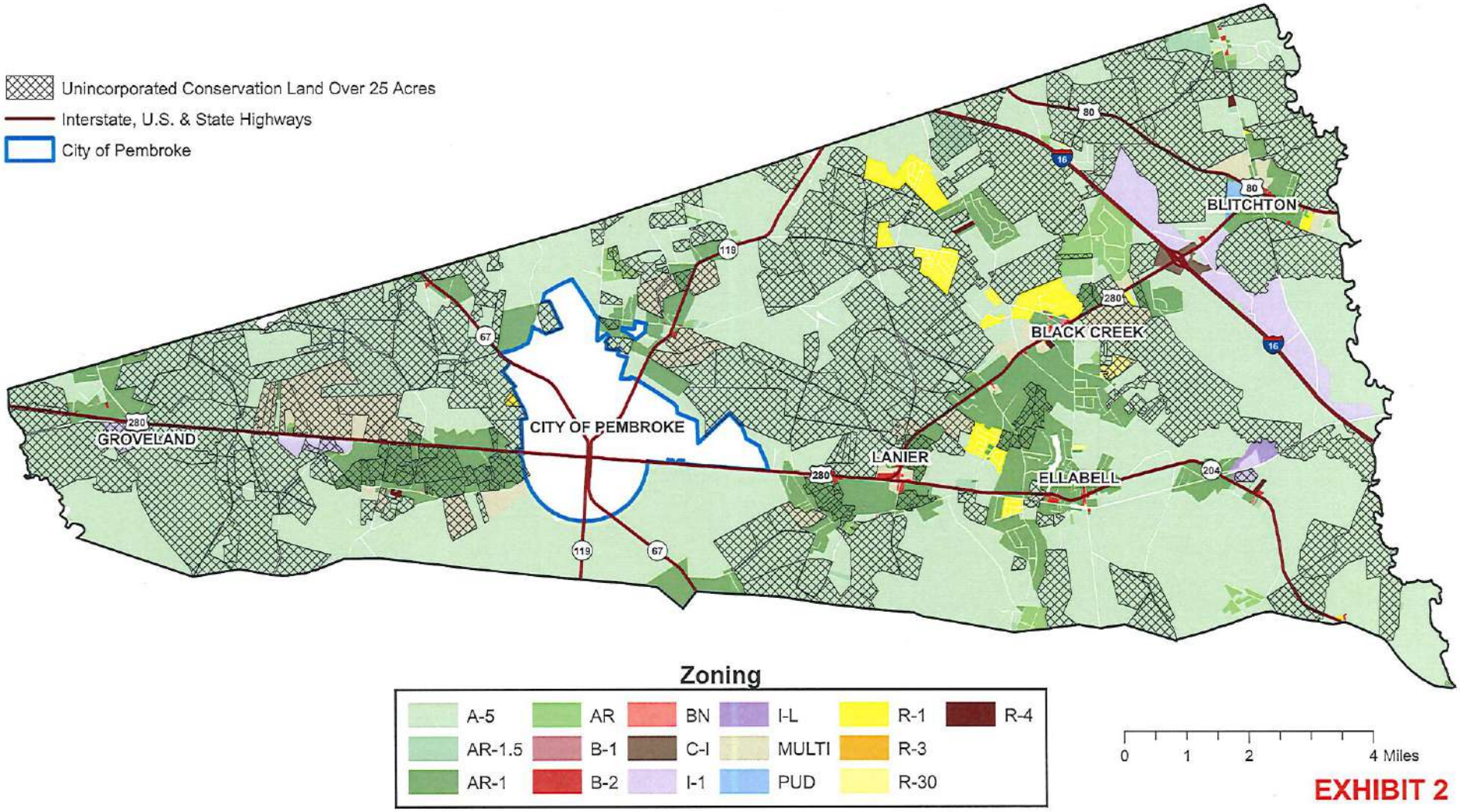


EXHIBIT 2

Produced by Bryan County GIS
December 2018

North Bryan
Unincorporated Area Existing Zoning

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

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

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

Interstate, U.S. & State Highways

Roads

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

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

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

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

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

Year Subdivison Established

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

Year Home Built (Inset Maps)

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

0 1 2 4 Miles

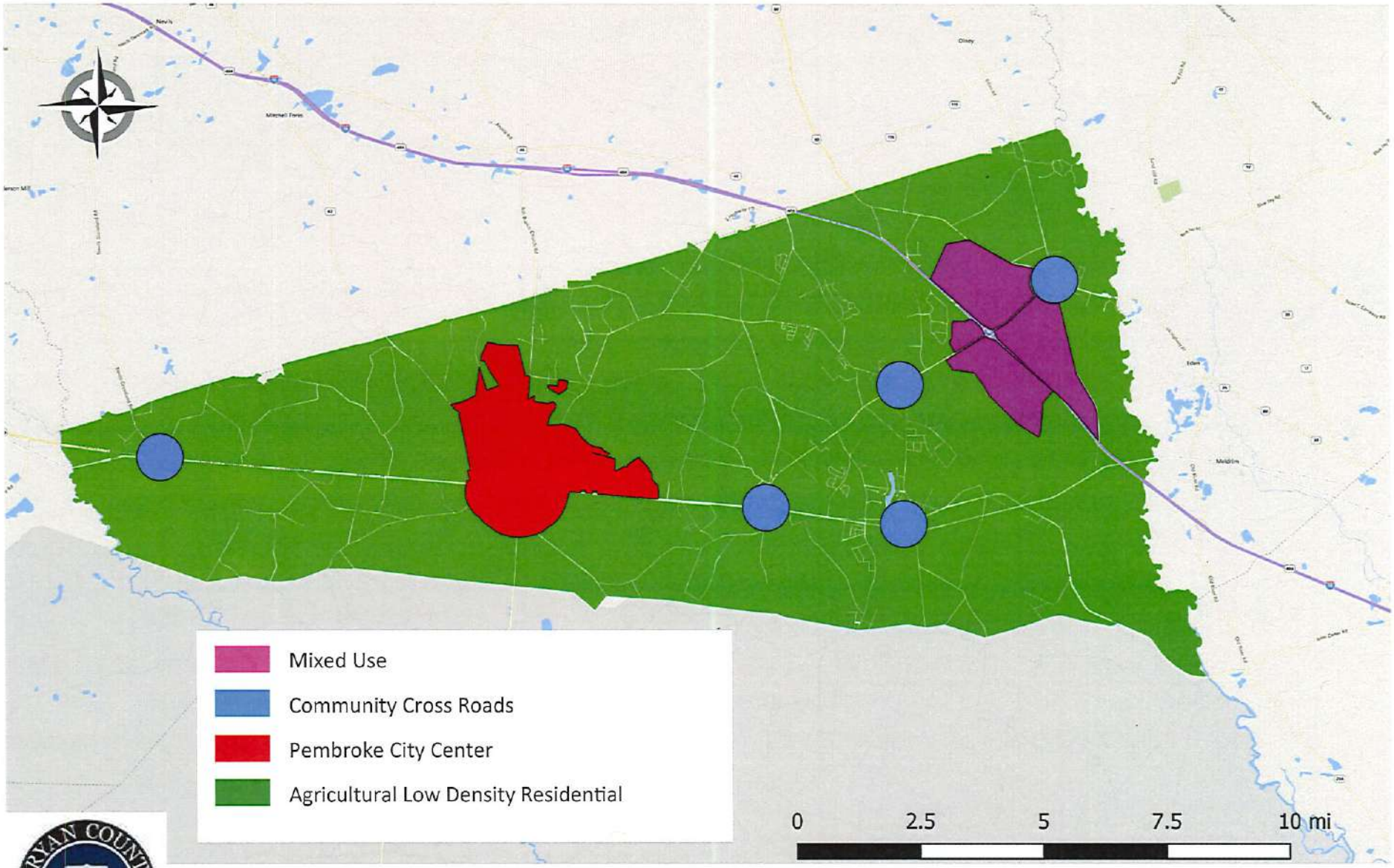
EXHIBIT 3

Produced by Bryan County GIS
December 2018

N

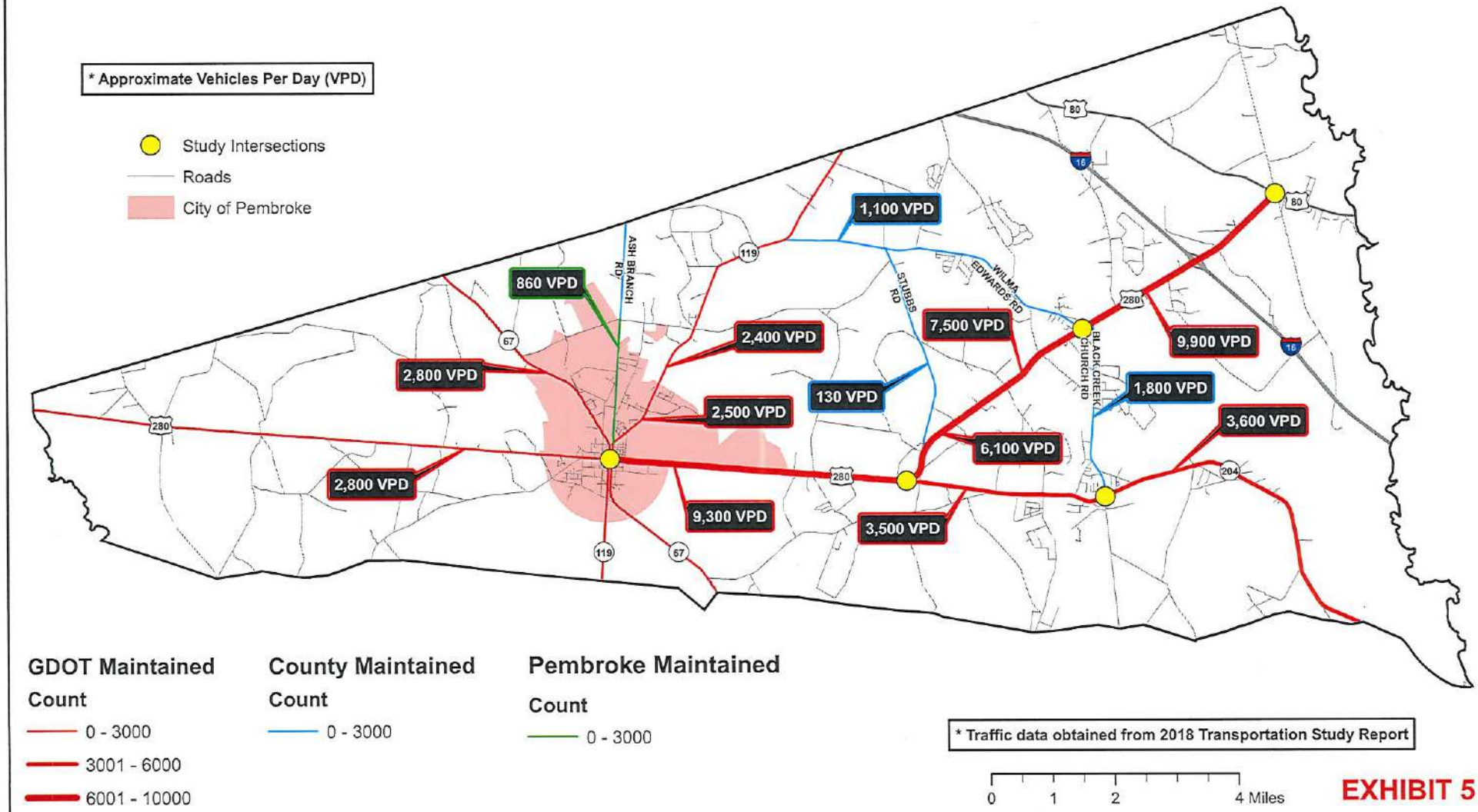
North Bryan Unincorporated Subdivisions Development Status

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 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 misuse of data.



North Bryan County Character Areas & Future Land Use Map

EXHIBIT 4



GDOT Maintained

Count

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

County Maintained

Count

- 0 - 3000

Pembroke Maintained

Count

- 0 - 3000

* Traffic data obtained from 2018 Transportation Study Report

0 1 2 4 Miles

EXHIBIT 5

Produced by Bryan County GIS
December 2018

N

North Bryan Traffic Study

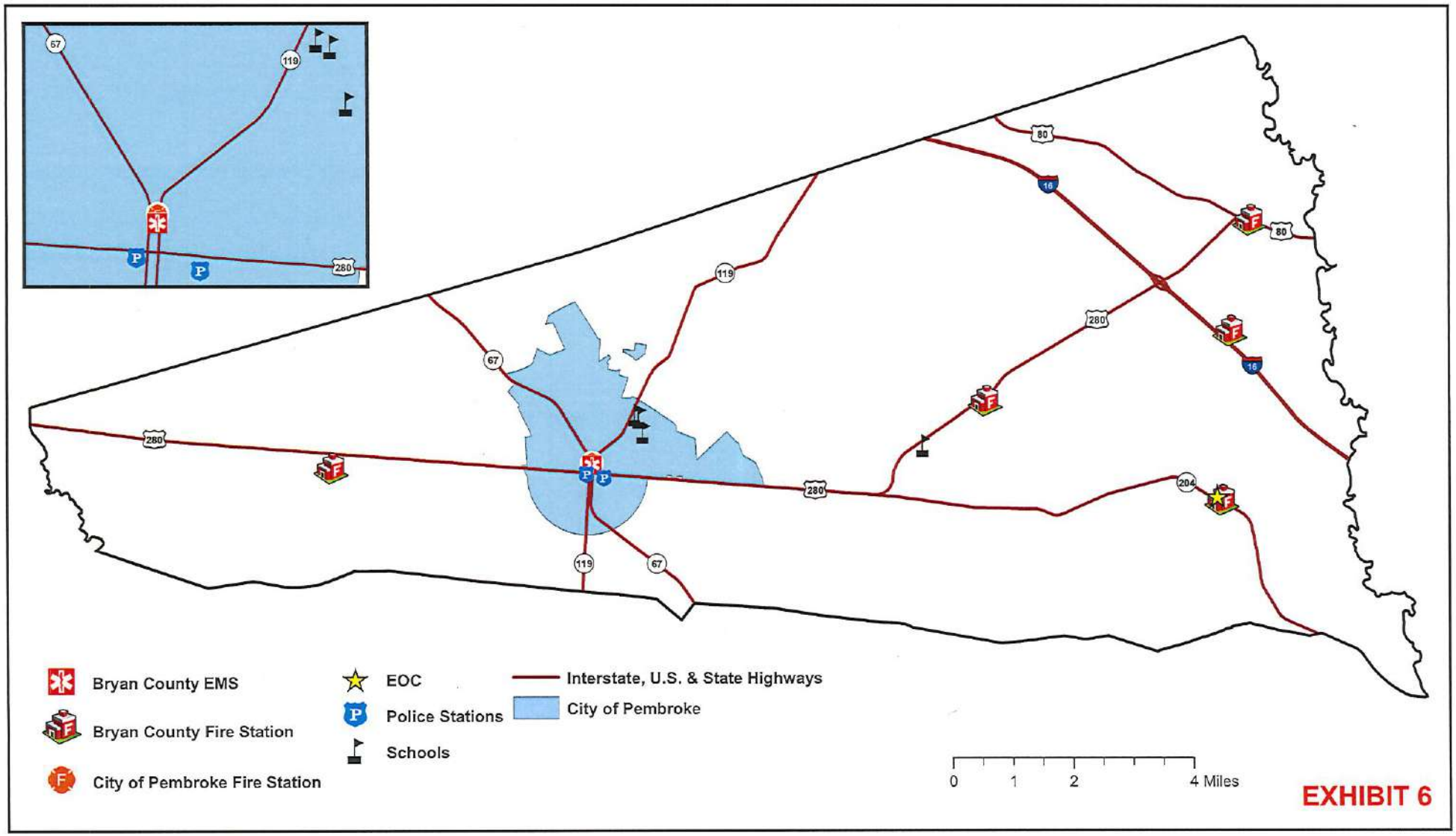


EXHIBIT 6

Produced by Bryan County GIS
December 2018

North Bryan Public Facilities

APPENDIX 1

EXCERPTS FROM BRYAN COUNTY SOILS REPORT

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

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

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

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

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

Descriptions of the Soils

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

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

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

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

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

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

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

Albany Series

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

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

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

TABLE 2.—*Soil limitations*

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

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

TABLE 2.—*Soil limitations for town*

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

APPENDIX 2

WETLAND REPORT

Wetlands of Bryan County

NWI Types

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

LLWW Types

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

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

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

Preliminary Functional Assessment

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

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

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

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

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

Table 10. Pond acreage for Bryan County.

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

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

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

Table 11 (cont'd).

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

"Exhibit A-3"

BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

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

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

Memorandum

February 22, 2019

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

Following the January 2, 2019, review of the baseline data collected for considering changes to the Land Use Plan (Comprehensive Plan) for North Bryan County, the Coastal Regional Commission has prepared a proposed Land Use Plan amendment for consideration.

This amendment focuses on an area in central North Bryan County along the US 280 corridor and the US 280 / Interstate 16 Interchange where most residential, commercial and industrial development has occurred since 2000. This Focus Area consists of approximately 28,500 acres, approximately 30% of the total land area in North Bryan County.

It should be noted that the pace of residential development in the Focus Area has been slow. For example, since 2010, new homes constructed in major subdivisions (more than 10 lots) within the Focus Area totaled 214, an average of 28 new homes per year.

Throughout North Bryan County, it is estimated that an average of 35 new homes have been constructed each year since 2010.

Virtually all new homes constructed are detached single family traditional homes on ½ to 1 acre lots. As public water and sewerage service is not available in most of North Bryan County, these homes have been primarily built in traditional subdivisions with central private water systems and in some cases, central septic systems. Currently, there are no plans to extend public utilities beyond the systems providing service to industrial users in the County's industrial park.

It is likely that the near term demand for new residential development will still be driven by families looking for affordable housing and who will commute to jobs outside the Focus Area, primarily to the Savannah area and Ft. Stewart.

Industrial development has occurred at a good pace in North Bryan County. Since opening in 2005, several new industries and distribution centers have located in the County's Interstate Centre

Industrial Park. Prospective interest remains active according to the County's Development Authority. While sites in the park remain available, the Development Authority has options to add land to the park should it need additional land to attract industry. It is likely that the Development Authority will continue to be rewarded for its efforts to attract new industry and businesses to the area.

Commercial development has, on the other hand, been slow to develop even at the Interstate 16 Interchange with US 280. The Development Authority and the Planning Department report that interest in commercial sites within the Focus Area is currently active.

While Northern Bryan County has regional location advantages, it does have physical constraints that affect development. Poor soils in some areas to support septic disposal systems, a high percentage of land area with wetlands and potential flooding, constraints imposed by the State of Georgia on the withdrawal of drinking water from the Floridan Aquifer, and the lack of public utilities serving existing and potential residential areas are the primary constraints. Other than the land area at the US 280 and Interstate 16 Interchange, it is not likely that other areas of Northern Bryan County will be served with public utilities for the foreseeable future.

A Proposed Land Use Plan for the Central North Bryan County Focus Area.

A "Focus Area" (shown on Exhibit 1) has been identified for study and to identify possible and appropriate future land uses. This area, located in the central portion of North Bryan County within the US 280 corridor, is where most development has occurred since 2000.

Discussions with the County's Health Department, which regulates septic systems, and the Development Authority helped refine data affecting the designation of proposed land uses for the near future.

The recently adopted Comprehensive Plan has designated most of the Focus Area for Agricultural Low Density Residential use with some limited commercial, mixed use and industrial uses. Existing development and recent rezoning and development within the area suggest that some of the area be designated for low density residential use and that development opportunities become more specific for the I – 16 Interchange area where the County's industrial park is located.

Accordingly, a more definitive Land Use Plan is proposed and is shown on Exhibit A

Residential is indicated in two areas where existing and proposed similar development has been approved by the County. These areas will not likely be served by public utilities and accordingly, individual lot or community-wide water and sewerage facilities will be required to serve new residential development. The specific location of new development will be governed by land availability from sellers (some of the area is currently under land conservation easements restricted to agricultural use) and availability of drinking water withdrawal permits from the GA EPD for developments having more than 15 residential units.

The density of residential development in subdivisions will be governed by the minimum lot requirements for water and sewer utilities provided by developers. In those subdivisions where

individual water and sewer service is provided on the residential lot, the minimum lot requirement is 1 acre. Where a private community water system is provided, the minimum lot requirement is ½ acre. Where both a community water and sewer system is provided, the minimum lot requirement is 1/3 acre. When the total land area required to develop a subdivision including streets, common open space, buffers, wetland areas are deducted, the overall density within subdivisions would generally be 1 unit per ½ acre, 2/3 acre or 1/4 acre depending on the method of providing water and sewer.

In the future, it would be important for new residential development to incorporate the development standards contained in the County's Development Ordinance, which would require inter-connectivity between residential subdivisions, common open spaces for recreation and restricted green space buffers along major road corridors.

In those instances, where community water and sewerage systems are developed to serve lots, the County should require that the systems be designed and installed according to county standards and in a manner that they could be connected to public systems in the future.

The county may also want to require wetland areas located within individual subdivisions be permanently protected by covenants, conservation easements or dedication to the County. Such action could lead to the permanent protection of significant wetlands connected by green spaces that could possibly contain walking and cycling trails in the future.

Commercial

The best opportunity for significant commercial development within the Focus Area is at the US 280 / Interstate 16 Interchange and the intersection of US 280 and US 80. For this development to reach its maximum potential, it is important that the County take steps to develop public water and sewerage systems to serve the area. To assure that the area is properly planned and developed, it would be advantageous for the County's Development Authority to acquire and assemble lands best suited for commercial development and master plan and market its development.

The two "Crossroad Commercial" areas are currently partially developed and will likely slowly expand with new commercial uses as new residential development occurs within the Focus Area.

Industrial

Lands within the County's Interstate Centre Industrial Park in the Northeast and Northwest quadrants of the Interstate 16 interchange are shown for industrial use. The existing area of the industrial park, approximately 1,200 acres, is served by public utilities and areas that may be added to the park will most likely be served by public utilities.

Attracting new industry and jobs to Bryan County is a stated high priority in the 2018 Comprehensive Plan in order to reduce the reliance of employment outside of the County. Currently, 70% of Bryan County's labor force out-commutes to jobs, primarily in Chatham and Liberty Counties.

The amount of land designated for industrial use reflects the desire to be able to offer industrial prospects maximum flexibility in locating and defining sites for their proposed facilities. Other lands in the Interstate 16 interchange area, including land proposed for Mixed Use could be added to the industrial park or serve as a single or additional large industrial sites.

Mixed Use

Lands in the Southeast quadrant of Interstate 16 are designated for Mixed Use, which includes Industrial, Commercial and moderate density residential. This area is ideally suited for this type of development in the future, particularly if public water and sewerage facilities are provided.

For this area to reach its maximum potential, it should be carefully planned for infrastructure development and uses carefully chosen to create a quality development. Since most of the property is in large tracts, such a goal could be achievable.

Use of Planned Unit Development tools contained in the County's development ordinance could also be utilized.

Agricultural Low Density Residential

All of the remaining land within the Focus Area is proposed to remain in Agriculture Low Density Residential use, as presently designated by the Land Use plan adopted by the County in 2018.

These areas are presently characterized by agricultural uses or low density residential development that has occurred on large lots with individual wells and septic systems. These areas contain a number of working farms as well as a mix of traditional and manufactured homes. They also contain significant wetlands and areas prone to periodic flooding as well as soil characteristics that are not conducive to individual or community septic systems.

Quantifying Proposed Land Uses – North Bryan County

Following are estimates of the land areas designated for proposed future land use within the Focus Area.

Total Land Area: 28,500 Acres

AG Low Density Residential – 17,500 Acres
R Low Density Residential – 4,400 Acres
Commercial – 500 Acres
Industrial – 1,500 Acres
Mixed Use – 2,000 Acres
River and stream corridors – 2,600 Acres

Next Steps

Should the Planning Commission decide to consider an amendment to the Land Use Plan for Northern Bryan County, it is suggested that a public forum be convened in order for the residents to understand the baseline data affecting future development for Northern Bryan County. This data was used in preparing the proposed Land Use Plan as presented.

Following the forum, the Planning Commission could consider an amended North Bryan County Land Use Plan for adoption by the Bryan County Commission. The amended plan would serve as the basis for recommendations by the Planning Commission for rezoning applications for property located in the Focus Area presented to the Bryan County Commission.

In addition, it is suggested that the Planning Commission also recommend steps necessary to implement the amended Land Use Plan. These steps might include:

1. Expansion of public water and sewer service to serve the Interstate 16 / US 280 Interchange area including the industrial park and potential commercial areas and possible mixed use development.
2. Assure that new residential subdivisions include updated development standards identified in the County's Development Ordinances, including the Interim Development Ordinance.
3. Protect floodways and wetlands vital to drainage of flood prone areas and those areas necessary for aquifer recharge. These areas could become protected green spaces throughout the Focus Area; some suitable for recreation purposes like trails.
4. Initiate a master planning effort for lands within the Southeast quadrant of the Interstate 16 / US 280 Interchange in cooperation with property owners, Development Authority, and residents as a guide for maximizing the development potential for that area.
5. As the State of Georgia will soon have a land conservation program which can offer funding assistance to local government to acquire and protect open spaces and park land, it would be wise for the County to partner with NGO land conservation organizations to create a long range land conservation plan for North Bryan County.
6. Should development in Focus Area accelerate in the years to come, it would be advisable to re-visit the Land Use Plan and determine whether further revision(s) are necessary

"Exhibit A-4"

BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES

Meeting Date: February 25, 2019
Meeting Time: 3:00 p.m.

Attendees: Steve Scholar
Joseph Pecenka
Alex Floyd
Boyce Young

Staff: Amanda Clement, Planning Manager
Sara Farr-Newman, Planner II
Ashley Young, Planner Technician
Russell Marane, CRC

I. CALL TO ORDER
II. AGENDA

Comprehensive Plan Map and Text Amendment to the North Bryan Character Area and Future Land Use Map.

a. Mrs. Clement presented a background summary for the North Bryan area Comprehensive Plan Amendment.
b. Mr. Marane provided the Planning Commissioners with research to provide his assessments on development issues within North Bryan County. He stated the challenges with development to include questionable soils, wetlands, and a low development rate. He revealed the focus area in which most research was centered. The area in central North Bryan County along the highway US 280 corridor and the highway US 280/Interstate 16 Interchange. He stated the area as a potential corridor and a good industrial park. In which the Industrial park was serviced by County water and sewer. However, providing public water and sewer to be challenging for residential areas.
c. Chairman Scholar questioned the capacity of the aquifer.

d. Mr. Marane stated Bryan County was in the "yellow" zone with the Florida aquifer, but possibly pulling from Bulloch County. He went on to say that the area around the interchange become a potential gateway for the county.
e. Commissioner Floyd stated that if water lines were extended from Bulloch County, residents would not be charged an increased premium.
f. Mr. Marane stated the focus areas were mixed uses of commercial, agricultural, residential.
g. Commissioner Pecenka questioned the areas of growth to be zoned as multi-use as to not limit just commercial or residential growth.
h. Mrs. Clement concluded that the Comprehensive Plan Map would serve as a logical pattern to direct growth that would not be parcel specific. She summarized the period on which the review, public input, and adoption would take place.

III. ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

"Exhibit A-5"

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

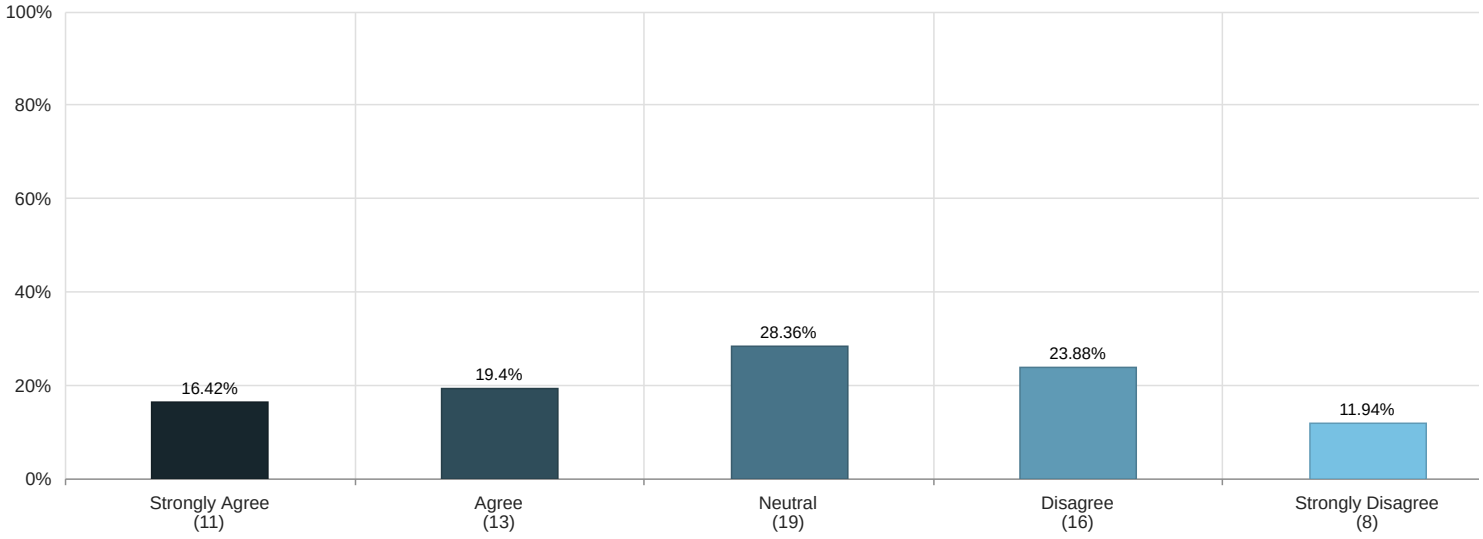
Question's results to display The Map has the appropriate mix of residential, agricultural, com...

Results layout Column Chart

Results order Answer Order

Date range To Apply Range

The Map has the appropriate mix of residential, agricultural, commercial, mixed use, and industrial uses.

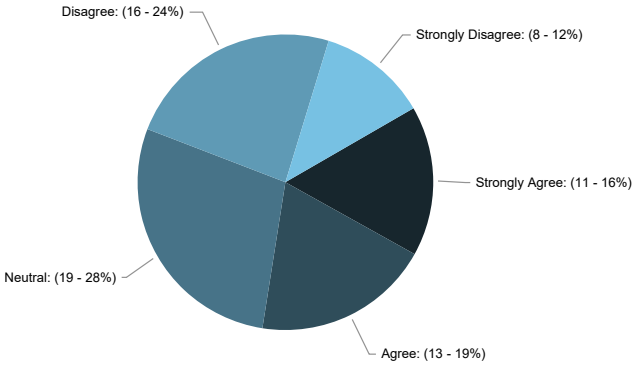


Total Submissions: 67

Survey Title	Comprehensive Plan Amendment North Bryan County
Start Date	03/28/2019

Question's results to display	The Map has the appropriate mix of residential, agricultural, com...
Results layout	Pie Chart
Results order	Answer Order
Date range	To Apply Range

The Map has the appropriate mix of residential, agricultural, commercial, mixed use, and industrial uses.



Total Submissions: 67

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

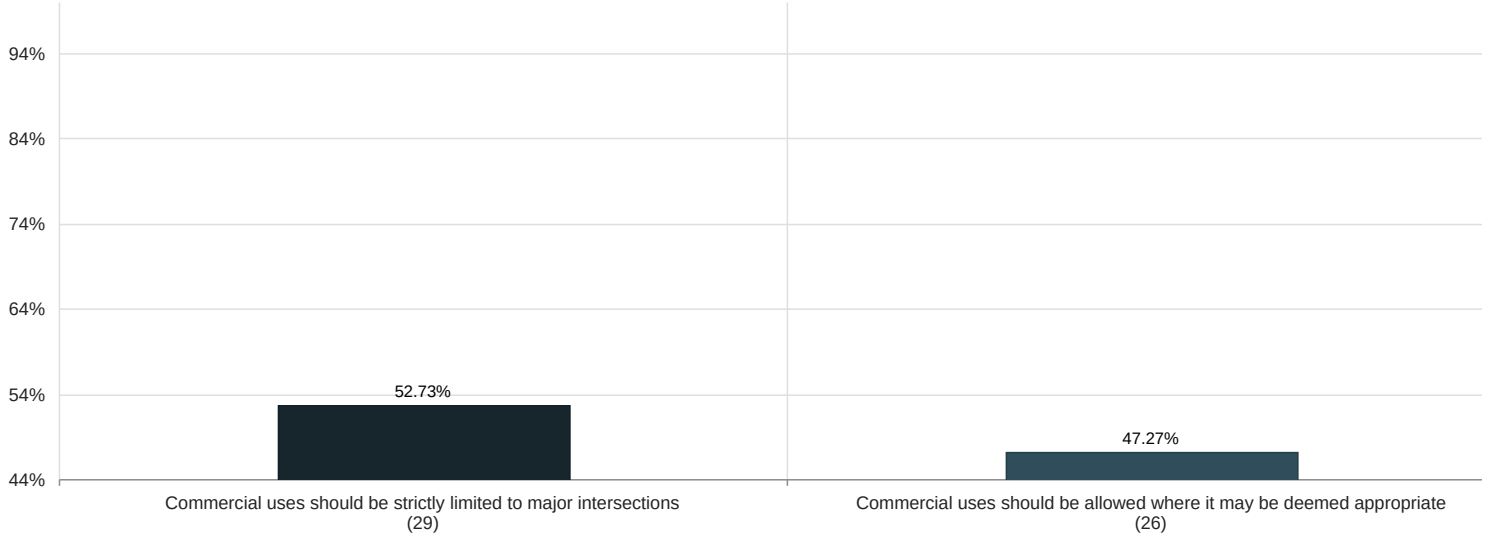
Question's results to display The proposed Future Land Use Map (as shown above) designates specific intersections for commercial development. T

Results layout Column Chart

Results order Answer Order

Date range To Apply Range

The proposed Future Land Use Map (as shown above) designates specific intersections for commercial development. The majority of which are along Highway 280. Should commercial uses b strictly limited to these intersections or should Highway 280 be designated as a rural highway corridor (as shown below) to allow for commercial uses at various points where it may be determine to be appropriate?



Total Submissions: 55

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

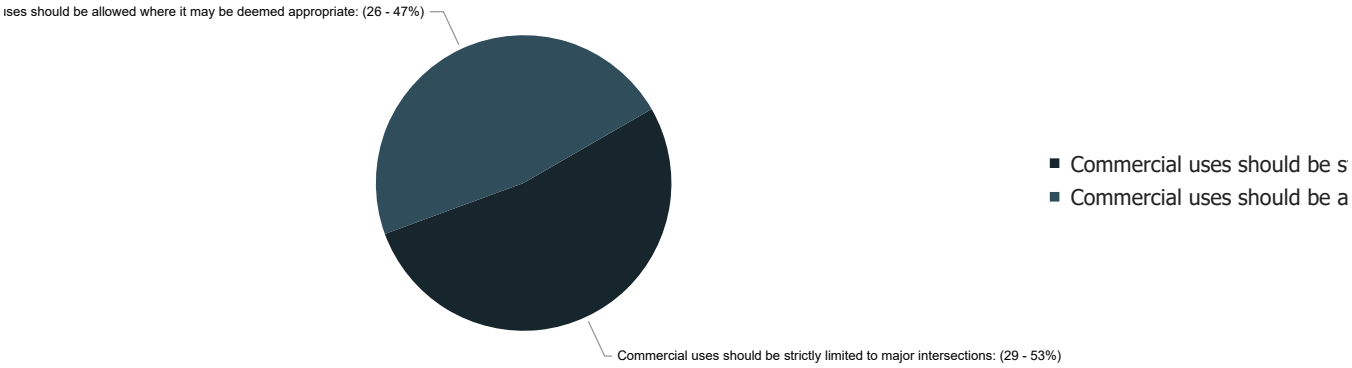
Question's results to display The proposed Future Land Use Map (as shown above) designates specific intersections for commercial development.

Results layout Pie Chart

Results order Answer Order

Date range To Apply Range

The proposed Future Land Use Map (as shown above) designates specific intersections for commercial development. The majority of which are along Highway 280. Should commercial uses be strictly limited to these intersections or should Highway 280 be designated as a rural highway corridor (as shown below) to allow for commercial uses at various points where it may be determined to be appropriate?



Total Submissions: 55

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

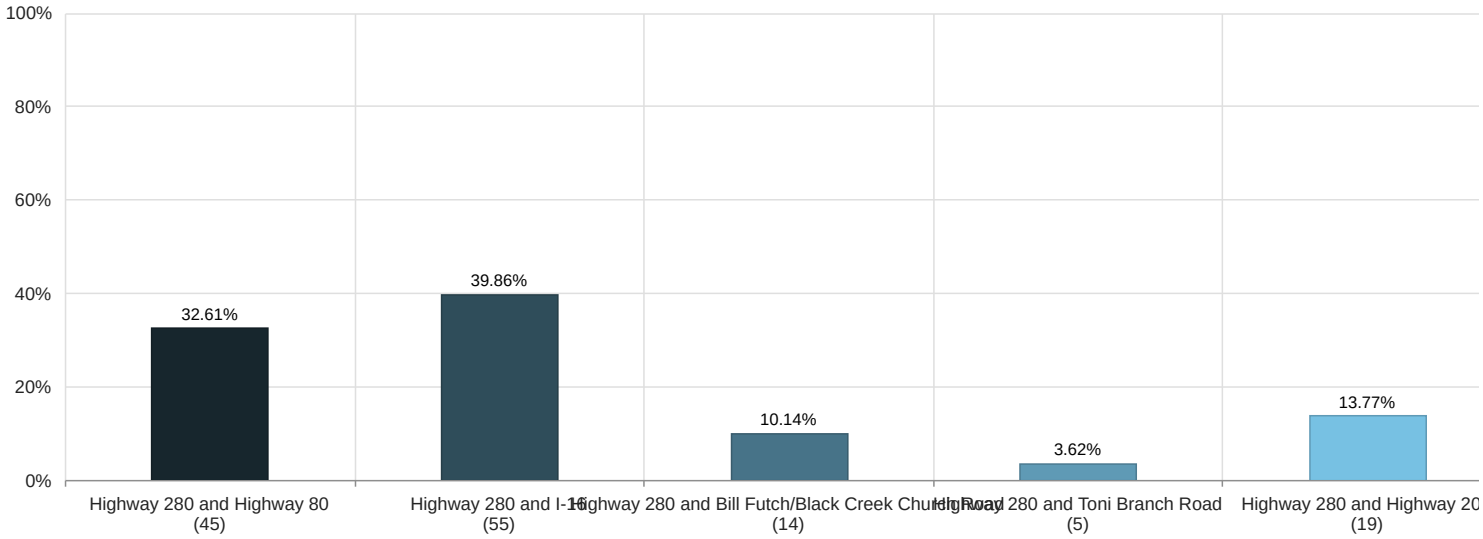
Question's results to display If commercial uses are to be strictly limited to major intersections, which intersections do you think are more appro...

Results layout Column Chart

Results order Answer Order

Date range To Apply Range

If commercial uses are to be strictly limited to major intersections, which intersections do you thinl are more appropriate to support commercial development? Check all that apply

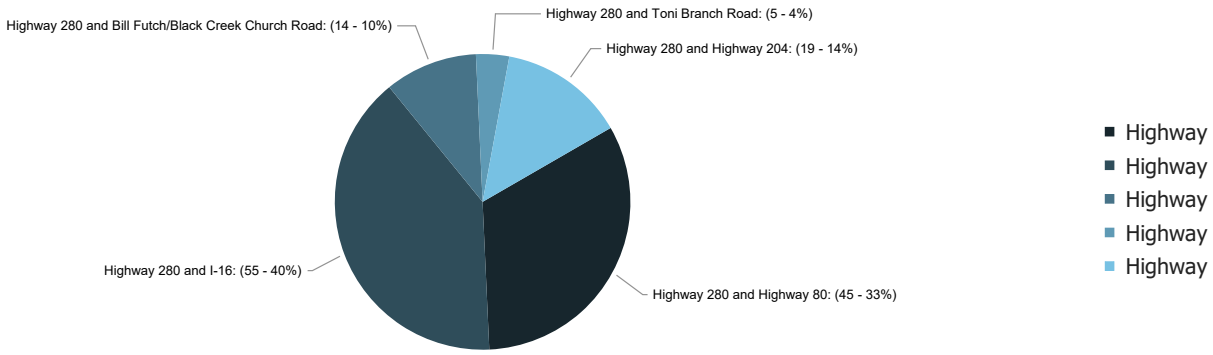


Total Submissions: 138

Survey Title	Comprehensive Plan Amendment North Bryan County
Start Date	03/28/2019

Question's results to display	If commercial uses are to be strictly limited to major intersections, which intersections do you think are more appro...
Results layout	Pie Chart
Results order	Answer Order
Date range	To Apply Range

If commercial uses are to be strictly limited to major intersections, which intersections do you think are more appropriate to support commercial development? Check all that apply



Total Submissions: 138

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

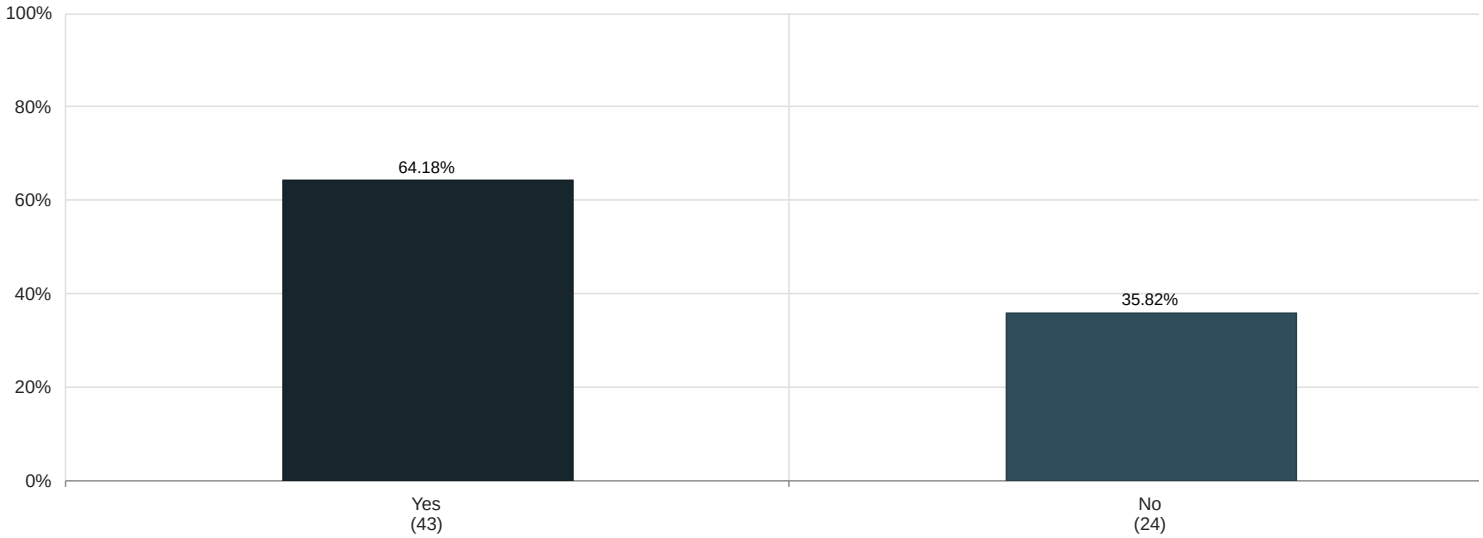
Question's results to display The proposed Future Land Use Map identifies the area for higher intensity and density development in North Bryan Co

Results layout Column Chart

Results order Answer Order

Date range To Apply Range

The proposed Future Land Use Map identifies the area for higher intensity and density development North Bryan County. Does this proposed area accurately represent where higher intensity and density development should occur in North Bryan County?

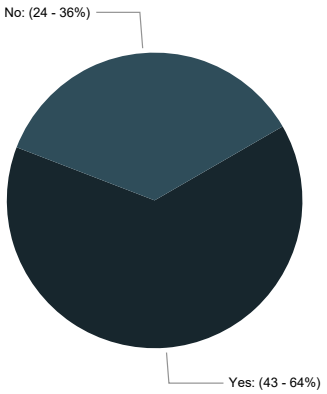


Total Submissions: 67

Survey Title	Comprehensive Plan Amendment North Bryan County
Start Date	03/28/2019

Question's results to display	The proposed Future Land Use Map identifies the area for higher intensity and density development in North Bryan Co
Results layout	Pie Chart
Results order	Answer Order
Date range	To Apply Range

The proposed Future Land Use Map identifies the area for higher intensity and density development in North Bryan County. Does this proposed area accurately represent where higher intensity and density development should occu in North Bryan County?



Total Submissions: 67

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

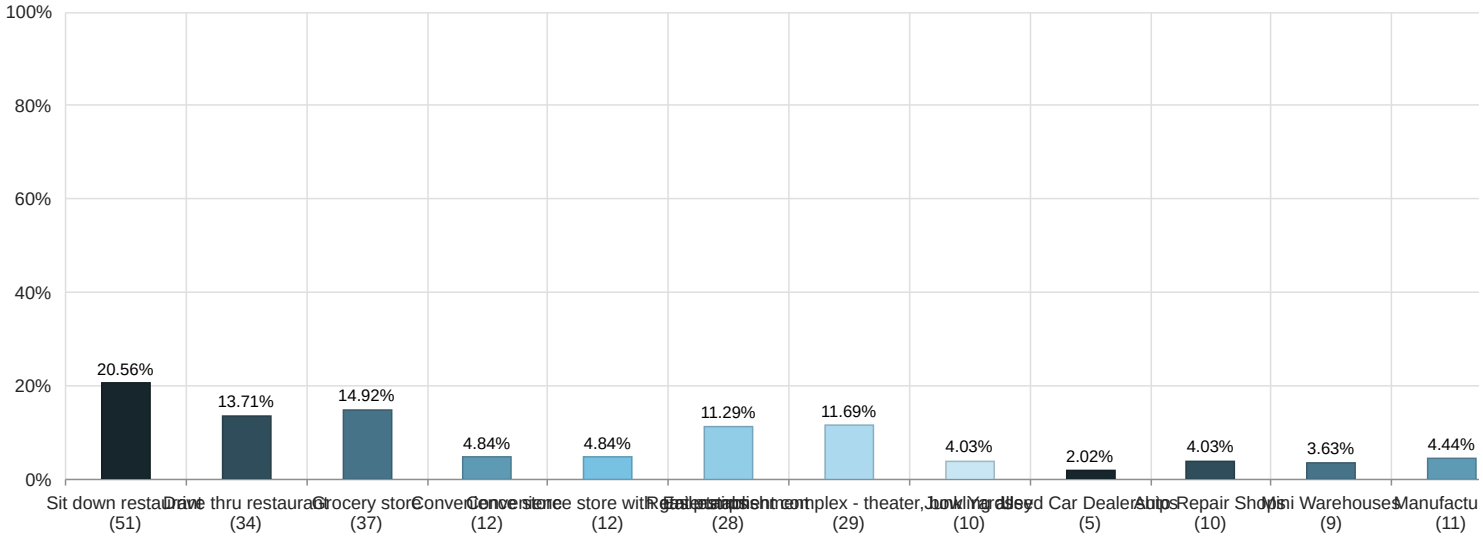
Question's results to display For the areas shown as Commercial, I would like to see the following businesses:

Results layout Column Chart

Results order Answer Order

Date range To Apply Range

For the areas shown as Commercial, I would like to see the following businesses:

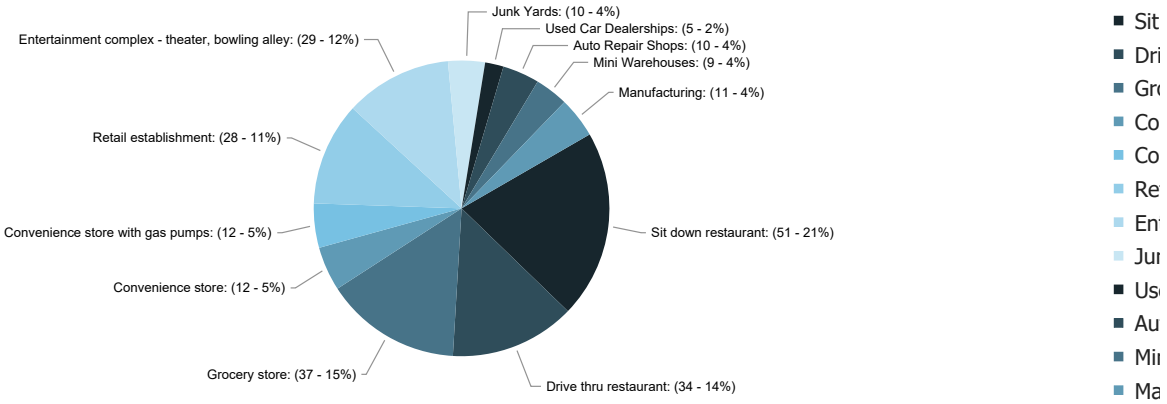


Total Submissions: 248

Survey Title	Comprehensive Plan Amendment North Bryan County
Start Date	03/28/2019

Question's results to display	For the areas shown as Commercial, I would like to see the following businesses:
Results layout	Pie Chart
Results order	Answer Order
Date range	To Apply Range

For the areas shown as Commercial, I would like to see the following businesses:



Total Submissions: 248

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

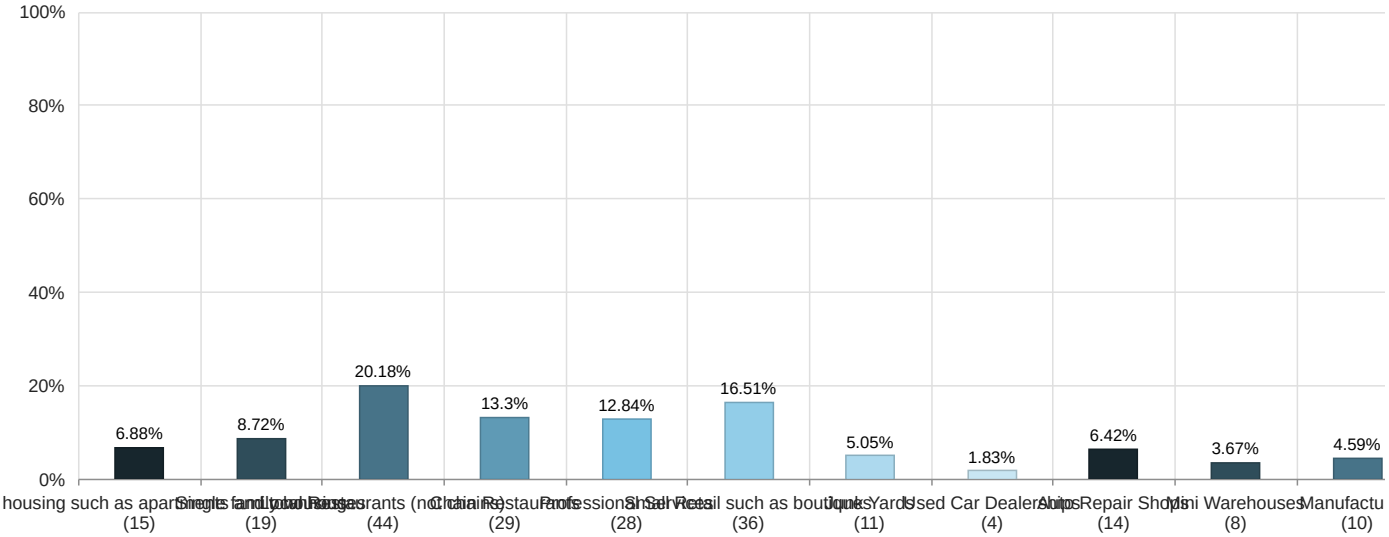
Question's results to display: I would like to see the following in the Mixed Use areas:

Results layout: Column Chart

Results order: Answer Order

Date range: To Apply Range

I would like to see the following in the Mixed Use areas:

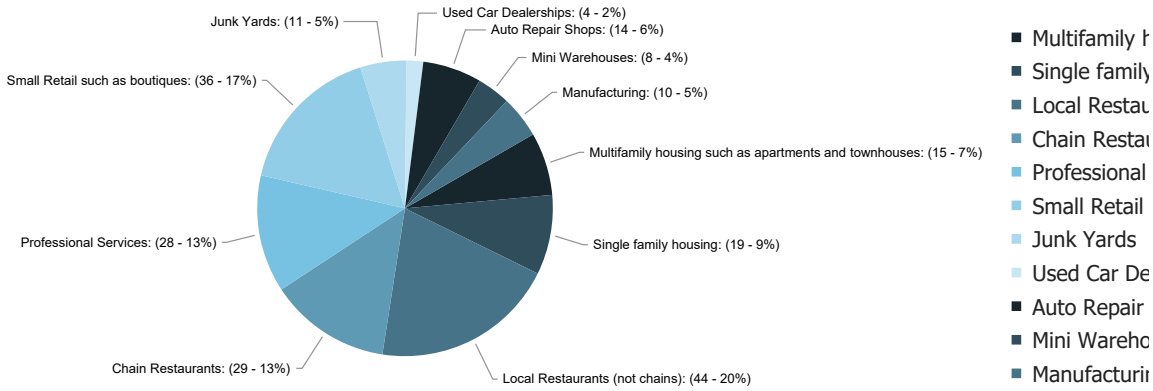


Total Submissions: 218

Survey Title	Comprehensive Plan Amendment North Bryan County
Start Date	03/28/2019

Question's results to display	I would like to see the following in the Mixed Use areas:
Results layout	Pie Chart
Results order	Answer Order
Date range	To Apply Range

I would like to see the following in the Mixed Use areas:



Total Submissions: 218

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

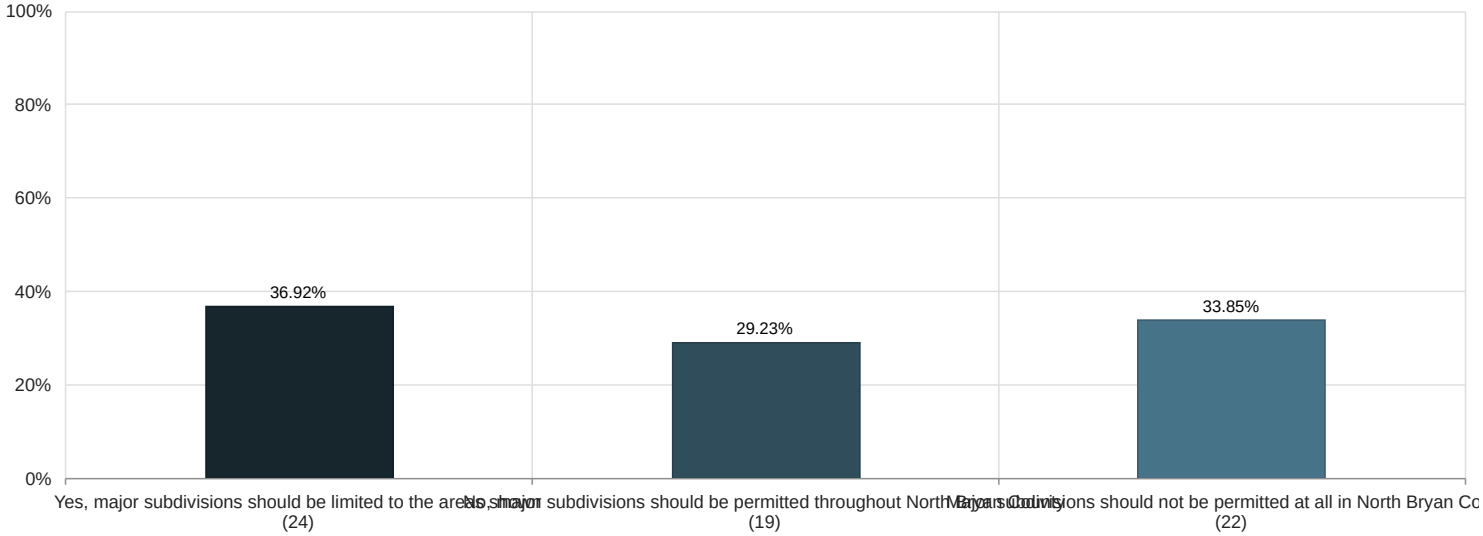
Question's results to display Should the approval of major residential subdivisions, including lots of less than 1 acre, be limited to the areas s...

Results layout Column Chart

Results order Answer Order

Date range To Apply Range

Should the approval of major residential subdivisions, including lots of less than 1 acre, be limited t the areas shown rural residential transitioning in North Bryan County?



Total Submissions: 65

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

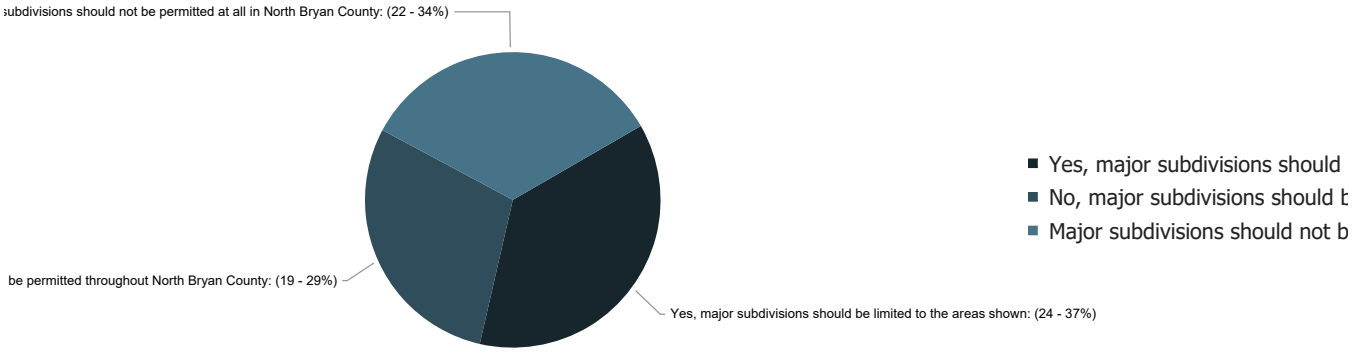
Question's results to display Should the approval of major residential subdivisions, including lots of less than 1 acre, be limited to the areas s...

Results layout Pie Chart

Results order Answer Order

Date range To Apply Range

Should the approval of major residential subdivisions, including lots of less than 1 acre, be limited to the areas shown rural residential transitioning in North Bryan County?



Total Submissions: 65

Survey Title Comprehensive Plan Amendment North Bryan County

Start Date 03/28/2019

Question's results to display Indicate whether or not you agree with the following: The rural and agricultural character of North Bryan County ...

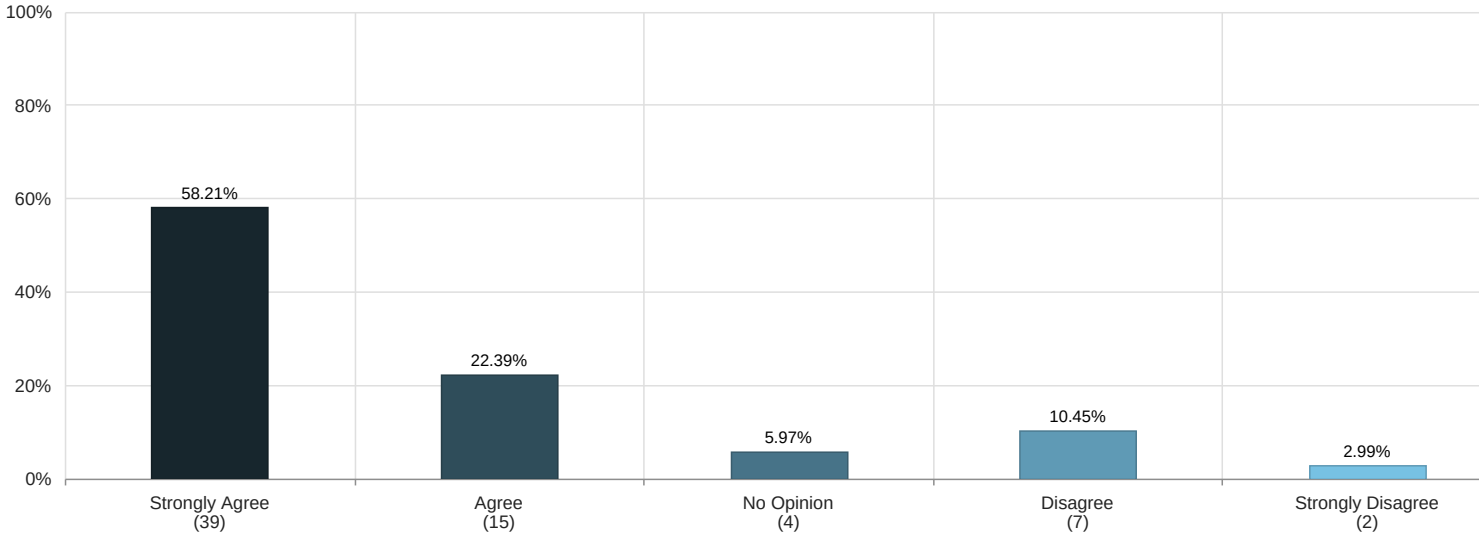
Results layout Column Chart

Results order Answer Order

Date range To Apply Range

Indicate whether or not you agree with the following:

The rural and agricultural character of North Bryan County should be preserved.



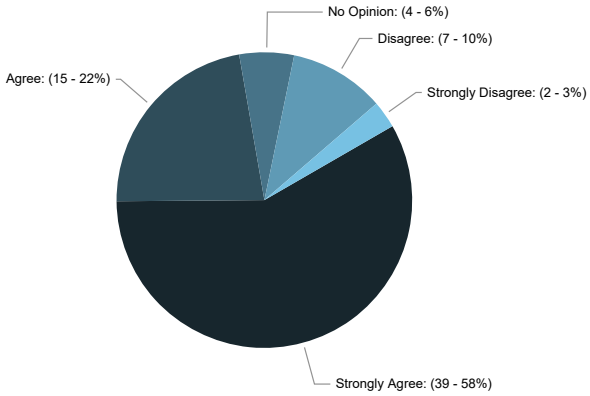
Total Submissions: 67

Survey Title	Comprehensive Plan Amendment North Bryan County
Start Date	03/28/2019

Question's results to display	Indicate whether or not you agree with the following: The rural and agricultural character of North Bryan County ...
Results layout	Pie Chart
Results order	Answer Order
Date range	To Apply Range

Indicate whether or not you agree with the following:

The rural and agricultural character of North Bryan County should be preserved.



Total Submissions: 67