



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: August 6, 2019
Meeting Time: 6:30 p.m.
66 Captain Matthew Freeman Dr., Richmond Hill, GA 31324
Commissioner's Meeting Room

- I. CALL TO ORDER
- II. RECOGNITION OF GUESTS
- III. APPROVAL OF MINUTES
- IV. OLD BUSINESS

CUP#159-19, Greg Stephens, requesting a conditional use for a home occupational license located at 727 Channing Dr., Richmond Hill, PIN# 0622-163. **This item was withdrawn by the applicant.**

V#318-19, Angela Watson, requesting a variance to decrease the required minimum lot size for property located at 2086 Homestead Dr., Ellabell, PIN# 0301-027. **This item was withdrawn by the applicant.**

- V. PUBLIC HEARINGS

BOARD OF ADJUSTMENT

V#324-19, John Hopkins, requesting a variance to reduce the recreation area of Belfast River Landing located on Belfast River Rd. Richmond Hill, PIN# 0573-001.

V#325-19, Denise Buckner, requesting a variance to increase length of private road located on Olive Branch Rd. Ellabell, PIN#029-046.

V#323-19, Chris Fettes, requesting a variance to build an accessory structure of 450 square feet located on 19 McDuffie Dr., Richmond Hill, PIN#0673-018.

PLANNING COMMISSION

SD# 3122-19, John Hopkins, applying for a preliminary plat for property located on Belfast River Rd., Richmond Hill, PIN# 0573-001.

SD#3123-19, Denise Buckner, requesting a private road lot split located on Olive Branch Rd., Ellabell, PIN# 029-046.

Z#210-19, Verdell Jones, requesting to rezone property located on Hwy 17 from AR-1 to R-2, PIN# 042-031.

Z#211-19, Bryan County Board of Commissioners, initiating a rezoning of property located on Hwy 144 from AR 1.5 to A-5, PIN# 065-021.

Z#212-19, Bryan County Board of Commissioners, initiating a rezoning of property located at 23287 Hwy 144 from AR 1.5 to A-5, PIN# 065-021-01.

Z#213-19, Bryan County Board of Commissioners, initiating a rezoning of property located on Hwy 144 from AR 1.5 to A-5, PIN# 065-021-02.

Z#214-19, Bryan County Board of Commissioners, initiating a rezoning of property located on Hwy 144 from AR 1.5 to A-5, PIN# 065-021-04.

Z#215-19, Bryan County Board of Commissioners, initiating a rezoning of property located at 23351 Hwy 144 from AR 1.5 to A-5, PIN# 065-021-05.

Z#216-19, Bryan County Board of Commissioners, initiating a rezoning of property located at 23615 Hwy 144 from AR 1.5 to AR 2.5, PIN#065-021-07.

Text amendment to amend Article XI – Uses Permitted in Districts, Section 1110 – “B-1” Neighborhood Commercial Districts and Article XV, Section 1501 – Definitions, of the Bryan County Zoning Ordinance.

VI. OTHER BUSINESS

VII. ADJOURNMENT

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

Posted: July 30, 2019



BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MINUTES

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

Attendees: Steven Scholar, Chairman
Ronald Carswell, Vice Chairman
Alex Floyd
Stacy Watson
Joseph Pecenka

Absent: Boyce Young

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

1. CALL TO ORDER

Chairman Scholar called the meeting to order at 6:32 p.m.

2. APPROVAL OF MINUTES

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

3. OLD BUSINESS

Commissioner Pecenka made a motion to amend the agenda to include the Comprehensive Plan Amendments after the Conditional Use Application for Mr. Stephens and a 2nd was made by Commissioner Watson. Vote 4:0, motion carried.

- I. V#318-19, Lucas & Angela Watson, requesting a variance for lot size reduction to split property for another home on 2086 Homestead Dr., Ellabell, PIN# 0301-027.
 - a. Ms. Farr-Newman presented the board with the application for Ms. Watson, stating it was the same application as last month with no changes submitted.

- b. Angela Watson, applicant, stated the manufactured home that was intended to be used as the guest house is a 1986, 14 feet by 60 feet home. She also confirmed that the residing neighborhood did not have a HOA.
- c. Ms. Clement clarified that the application was for a lot size variance and the request would be null and void if applicant follows the guidelines for the accessory living structure. She also stated that the applicant would have to apply for the accessory living structure in the Community Development office.
- d. Commissioner Watson made a motion to table the item and a 2nd was made by Commissioner Pecenka. Vote 4:0, motion carried.

4. PUBLIC HEARINGS

BOARD OF ADJUSTMENT

- I. V#322-19, Seth and William Norwood, requesting a variance to increase the length of a private road for 300 Bryan Fisherman's Co-op Rd., Richmond Hill, PIN# 063-01-085-001.
 - a. Ms. Farr-Newman gave a description of the application stating that it did not comply with the ordinance per the limited 300 feet private road standard. She went on to state that the applicant did provide a maintenance agreement and paving detail for the proposed road. She concluded that staff found the shape of the lot as a hardship and recommended approval.
 - b. Seth Norwood, applicant, stated they used the County's old standards to provide the detail as noted on the application. He also went over the road maintenance agreement.
 - c. Commissioner Floyd made a motion to close as the Board of Adjustment and open the public hearing for the Planning Commission and a 2nd was made by Commissioner Pecenka. Vote 4:0, motion carried.

PLANNING COMMISSION

- II. CUP#159-19, Greg Stephens, requesting a Conditional Use Permit for a Home Occupation Permit for 727 Channing Dr., Richmond Hill, PIN#0622-163.
 - a. Ms. Clement described the application and stated the applicant is a Federal Fire Arms Licensee seeking a home occupation permit in the Buckhead North neighborhood to allow firearm transfer services to be provided at his home. She also stated that staff recommended approval with conditions based on the home occupational standards outlined in the Ordinance and with the approval letter from the Buckhead HOA.
 - b. Greg Stephens, applicant, described the business and the typical traffic as an average of two customers per week. He also stated the inventory and safety control measures utilized.

- c. Many Buckhead North residents spoke in opposition of the conditional use request and stated they were not given notice by the HOA of the applicant's request nor the intent of the Conditional Use.
- d. Mark Grey, President of the Buckhead HOA, encouraged the Planning Board to defer until they gathered more information on the request.

III. Comprehensive Plan Amendment

- a. Ms. Clement gave a brief background description of the Comprehensive Plan Amendment and the events to trigger the review of the Map Amendments. She stated that the Coastal Regional Commission and the County proposed recommendations in areas of potential growth and those changes were shared with the Bryan County citizens at a public forum in North Bryan County and through an online survey. She stated that with survey responses and public input the staff proposed changes would include providing residential development opportunities within North Bryan County at densities greater than the typical Agricultural Low Density residential areas, distinguishing between the industrial commercial, and mixed use areas, and limiting the potential impact of future development on the Groover Hill community.

A motion was made by Commissioner Pecenka and seconded by Commissioner Carswell to close the public hearing. Vote 4:0, motion carried.

A motion was made by Commissioner Watson to table the request for V#318-19, Angela Watson, and seconded by Commissioner Carswell. Vote 4:0, motion carried.

A motion was made by Commissioner Pecenka to approve with presented conditions the request for V#322-19, Norwood, and a 2nd was made by Commissioner Watson. Vote 4:0, motion carried.

A motion was made by Commissioner Pecenka to recommend tabling the request for CUP# 159-19, Greg Stephens, for thirty days and a 2nd was made by Commissioner Watson. Vote 4:0, motion carried.

A motion was made by Commissioner Floyd to recommend approval to the Comprehensive plan map amendment as presented and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

5. OTHER BUSINESS

Love's Travel Stop request for waivers to design guidelines

- a. Ms. Farr-Newman presented the Board with the Love's Travel Stop design waivers request. She stated that the site is located near high volume traffic and industrial areas. She spoke on the County design requirements and the requests made by the applicant. The project consists of two buildings, the

country store and the truck repair, surrounded by parking and landscaping. She indicated the request did not comply with minimum driveway standards for a side entrance, siting parking areas, sidewalk requirements to be setback five feet per requests of GDOT, landscaping and canopy coverages in truck parking area, and road facing windows. She concluded that staff did recommend approval and that the applicant did comply with other design guidelines.

- b. Commissioner Watson made a motion to approve the Love's Travel Stop design waivers and a 2nd was made by Commissioner Carswell. Vote 4:0, motion carried.

Discussion on the UDO process and the role of various boards

- a. Ms. Miller asked the Board for their thoughts regarding their responsibilities and taking on additional roles that are currently assigned to the multiple Boards presented in last month's meeting and she stated if the Planning Commission took these duties on there would not be separate meetings. She also described the need of the multiple Boards with the complexity of future developments. She asked the Board to have the applicants address their acknowledgment of any conditions given by the Planning Staff. She also addressed the need for a Planning & Zoning workshop meeting to review the PUD processes outlined in the Unified Development Ordinance.

A motion was made by Commissioner Floyd to adjourn the meeting at 8:17 p.m. and seconded by Commissioner Watson. Vote 4:0, motion approved.

BRYAN COUNTY BOARD OF ADJUSTMENT

Public Hearing Date: August 6, 2019

REGARDING THE APPLICATION OF: John Hopkins requesting a variance for property located in the Belfast River Landing Subdivision, PIN# 0573-001. The applicant is requesting to decrease the required recreation tract size.	Staff Report By Amanda Clement Dated: July 30, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by John Hopkins, to decrease the required recreation tract size for the Belfast River Landing Subdivision.

Applicant: John Hopkins
90 Young Way
Richmond Hill, GA 31324

Owner: Belfast River Landing, LLC
PO Box 800
Hinesville, GA 31313

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, Section 517. – Recreation and Section 517.01 Modification of Recreation Requirement
- 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 John Hopkins on behalf of Belfast River Landing, LLC, on July 2, 2019. After reviewing the application, the Director certified the application as being generally complete on July 16, 2019.

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

A. Legal notice was published in the Bryan County News on July 18, 2019.

B. Notice was mailed on July 16, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on July 16, 2019.

3. Background:

The Belfast River Landing Subdivision is located in the southwest quadrant of the intersection of Belfast River Road and Belfast Keller Road. The final plat for the subdivision was approved on August 16, 2016 and recorded in Plat Book 675 on Page 4 on August 17, 2016. It comprises a total of 28.77 acres and consists of 18 single-family residential lots, each measuring approximately 1.25 acres. Access to the subdivision and internal circulation is provided via a single 60-foot wide right-of-way (Maddy Way) connecting at Belfast River Road and ending with a cul-de-sac turnaround. There is an existing unimproved recreation tract that is approximately 2.99 acres in size and is accessible from the cul-de-sac at Maddy Way and Belfast Keller Road.

The applicant is proposing to remove a 1.77-acre portion of the recreation tract from the subdivision, and adjust the boundaries of Lots 13 and 14; increasing these lot sizes by .02 acres and .57 acres respectively, and further reducing the size of the recreational tract by an additional .6 acres. This will reduce the existing 2.99 acres by 2.37 acres.

4. Requested Variance: Per Section 517 of the Bryan County Subdivision Ordinance, subdivisions of ten or more lots must provide a parcel designed for recreational purposes which is the greater of one-half acre or five percent of the total acreage of the land subdivided (28.77 total acres x .05 = 1.4 acres required). The applicant is requesting a variance to reduce the existing recreation tract to 0.62 acre.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on July 2, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Variance Application

A-2 Site Plan

A-3 Consent of Owners to Withdrawal of Property from Community

“B” Exhibits- Agency Comments:

None received

“C” Exhibits- Bryan County Supplements

C-1 Plat Book 675, Page 4

C-2 Overview Map

C-3 Location Map

C-4 Notification Map

C-5 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: The recreation tract that was designated with the original final plat of the subdivision encompassed 2.99 acres, which includes 1.77 acres of an irregularly shaped portion of the parent parcel. This area is accessed from the cul-de-sac between Lots 14 and 15, and extends behind Lot 14, and up towards Belfast Keller Road; traversing a drainage ditch, wetlands, and the earthen remains of an abandoned timber road.

The applicant claims the drainage ditch, wetlands, overall terrain, and narrowness impacts access to this portion of the recreational tract, creating a hardship. The application also points to the fact that the lots are approximately 1.25 acres in size; exceeding minimum lots sizes by more than double the requirement for the zoning district and providing larger yards for personal recreational use. Staff acknowledges that the tract’s irregular shape, physical constraints for accessibility, and remoteness from the residential lots, could make it undesirable for recreational use.

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 hardship due to the irregular shape of the recreation tract and the presence of wetlands and drainage features is peculiar to this property.

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 hardship due to the irregular shape of the recreation tract and the presence of wetlands is through no fault of the developer, as the parent parcel from which the subdivision was created presented this as an existing condition; however, this was a known condition at the time the subdivision was planned. If the subdivision had been designed with smaller lot sizes, then a more suitable recreational tract with fewer obstacles could have been reserved in closer proximity to the dwellings.

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 intent of the ordinance is for all subdivisions with 10 lots or more to provide for a common recreational tract within the subdivision. Section 517.01, however, recognizes that modifications to these requirements may be appropriate when considering the following:

1. The health, safety and welfare of the residents of the proposed subdivision;
2. The purposes of the subdivision ordinance; and
3. The anticipated ages and family composition of the likely buyers of lots within the proposed subdivision.

In this case, the subdivision is developed with 18 traditional single-family homes on at least 1.25 acres. A subdivision such as this one is likely to attract families with children who may favor the larger yards for outdoor play, as opposed to the remote recreational tract. Additionally, the applicant has obtained consent forms from the property owners indicating their support for the removal of the requested portion of the recreational tract.

IV. Staff Recommendation

Based on the small size of the development (18 lots), larger than required lot sizes (1.25 acres), and the physical constraints limiting the access and use of the portion of the recreation tract proposed for removal, staff recommends approval of the variance as requested.

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.

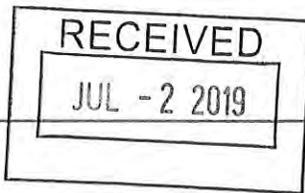
The Board of Adjustment may continue the hearing for additional information from the applicant, additional public input or for deliberation.

► **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

Bryan County
Board of Commissioners

Community Development Department



"Exhibit A-1"



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: JOHN HOPKINS
 Address: 90 Young Way
 City: Reamond Hill State: Ga Zip: 31324
 Phone: 912-210-6332 Email: INFINITY.J.HOPKINS@Comcast.net

Property Owner (if not applicant): Billy Jones
 Address: PO Box 800 (31310)
 City: HINDSVILLE State: Ga Zip: 31313 Phone: 912-977-0606

Property Information: General Location: BELEFAST RIVER RD/NEXT TO JERICHO
 PIN Number (Map & Parcel): 0573 001 Current Zoning District(s): R-1

What section of the Subdivision or Zoning Code are you requesting a variance for? Section 517 - Recreation (subdivision ordinance)

Description of Variance Requested: REDUCE SIZE OF RECREATIONAL AREA

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: [Signature] Date: 5/10/19

FOR OFFICE USE ONLY

Case #: V. 324-19 Date Received: 7-2-19 Fee Paid Initial: JMH

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

5/10/19

Date

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;

ADJUSTMENT OF TWO PROPERTY LINES
ACCESS BLOCK BY WETLAND & DRAINAGE DITCHES

- 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;

ACCESS FROM BELFAST BECAME IMPOSSIBLE BECAUSE
OF TOPO & WET LANDS.

- 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.

WE ARE A PRIVATE NEIGHBORHOOD - ONLY 18 HOMES - NO ONE WANTS THE
RESPONSIBILITY OF MAINTENANCE & RAISED DUES - LOTS ARE 1.25 ACRES

- 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.

THERE IS STILL ADJACENT AREA REMAINING (NO ONE WANTS IT) - THIS LAND
WAS ORIGINALLY FOR PHASE TWO ENTRANCE - THERE IS NO PHASE TWO NOW

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: 7/16/19 P&Z Public Hearing Date: 8/6/19

1233 0001

2016 AUG 23 PM 3:00

Bryan County, Georgia
Real Estate Transfer Tax.

PAID 10

DATE 8-23-16

R. Webb
Clerk of Superior Court

015-2016-001541

-----ABOVE SPACE RESERVED FOR RECORDING INFORMATION-----

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:
J. NOEL OSTEEEN - JONES, OSTEEEN & JONES
P. O. BOX 800 - 206 EAST COURT STREET
HINESVILLE, GEORGIA 31310 (31313)
(912) 876-0111

STATE OF GEORGIA X
 X QUITCLAIM DEED
COUNTY OF BRYAN X

THIS INDENTURE, made and entered into the 23rd day of August, 2016, between **BILLY N. JONES** of 608 East Oglethorpe Highway, Hinesville, Georgia 31313, as Party of the First Part, and **BELFAST RIVER LANDING, LLC**, a limited liability company organized and existing under the laws of the State of Georgia, with a principal mailing address of 608 East Oglethorpe Highway, Hinesville, Georgia 31313, 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 00/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, and by these presents does remise, release, and forever quitclaim to the said Party of the Second Part, its successors and assigns, all the rights, title, interest, claim or demand the said Party of the First Part has or may have had in and to the following described property, to-wit:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN BRYAN COUNTY, GEORGIA, 20TH G. M. DISTRICT, BEING A 28.77 ACRE TRACT OFF BELFAST RIVER ROAD, BEING A PORTION OF LANDS OF TIMBERLANDS HOLDING COMPANY ATLANTIC INC., AS SHOWN AND REPRESENTED ON THAT CERTAIN PLAT OF SURVEY MADE AND PREPARED BY MICHAEL A. HUSSEY, GEORGA REGISTERED LAND SURVEYOR

1233 0002

2016 AUG 23 PH 3:01

NO. 2509, BEARING A SURVEY DATE OF AUGUST 1, 2014, AND A PLAT DATE OF AUGUST 25, 2014, AND BEING RECORDED IN PLAT BOOK 659, PAGE 9B, SAID PLAT BY SPECIFIC REFERENCE IS MADE A PART HEREOF FOR DESCRIPTIVE AND ALL OTHER PURPOSES.

SAID LOT OF LAND COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF BELFAST KELLER ROAD WITH THE WESTERN RIGHT-OF-WAY LINE OF BELFAST RIVER ROAD; EXTEND THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BELFAST KELLER ROAD SOUTH 81 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 626.78 FEET; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1687.02 FEET (AND BEING SUBTENDED BY A CORD BEARING OF NORTH 78 DEGREES 42 MINUTES 55 SECONDS WEST HAVING A CHORD LENGTH OF 173.14 FEET)

A DISTANCE OF 173.22 FEET ALONG SAID CURVE TO AN IRON ROD FOUND; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1687.02 FEET (AND BEING SUBTENDED BY A CORD BEARING OF NORTH 69 DEGREES 49 MINUTES 49 SECONDS WEST HAVING A CHORD LENGTH OF 349.37 FEET) A DISTANCE OF 350.00 FEET ALONG SAID CURVE TO A CONCRETE MONUMENT SET, WHICH IS THE POINT OF BEGINNING;

EXTEND THENCE SOUTH 28 DEGREES 46 MINUTES 37 SECONDS WEST A DISTANCE OF 374.02 FEET TO A TO AN IRON ROD SET; THENCE SOUTH 40 DEGREES 59 MINUTES 48 SECONDS EAST A DISTANCE OF 104.16 FEET TO A TO AN IRON ROD SET; THENCE SOUTH 50 DEGREES 07 MINUTES 06 SECONDS EAST A DISTANCE OF 190.93 FEET TO A TO AN IRON ROD SET; THENCE SOUTH 55 DEGREES 28 MINUTES 18 SECONDS EAST A DISTANCE OF 162.49 FEET TO A TO AN IRON ROD SET; THENCE SOUTH 62 DEGREES 44 MINUTES 41 SECONDS EAST A DISTANCE OF 153.54 FEET TO A TO AN IRON ROD SET; THENCE SOUTH 01 DEGREES 39 MINUTES 12 SECONDS WEST A DISTANCE OF 822.84 FEET TO A TO AN IRON ROD SET; THENCE NORTH 89 DEGREES 08 MINUTES 27 SECONDS EAST A DISTANCE OF 659.00 FEET TO A TO AN IRON ROD FOUND; THENCE ALONG A CURVE CONCAVE WESTERLY HAVING A

1233 0003

2016 AUG 23 PM 3:01

RADIUS OF 894.86 FEET (AND BEING SUBTENDED BY A CORD BEARING OF SOUTH 17 DEGREES 49 MINUTES 17 SECONDS EAST HAVING A CHORD LENGTH OF 161.45 FEET) A DISTANCE OF 161.67 FEET ALONG SAID CURVE TO AN IRON ROD SET; THENCE SOUTH 66 DEGREES 50 MINUTES 18 SECONDS WEST A DISTANCE OF 1041.46 FEET TO A TO AN IRON ROD SET; THENCE NORTH 60 DEGREES 07 MINUTES 17 SECONDS WEST A DISTANCE OF 321.57 FEET TO A TO AN IRON ROD SET; THENCE NORTH 59 DEGREES 00 MINUTES 05 SECONDS WEST A DISTANCE OF 433.81 FEET TO A TO AN IRON ROD SET; THENCE NORTH 55 DEGREES 29 MINUTES 24 SECONDS EAST A DISTANCE OF 115.93 FEET TO AN IRON ROD SET; THENCE NORTH 30 DEGREES 10 MINUTES 18 SECONDS EAST A DISTANCE OF 608.23 FEET TO A TO AN IRON ROD SET; THENCE NORTH 38 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 656.61 FEET TO A TO AN IRON ROD SET; THENCE NORTH 50 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 197.49 FEET TO A TO AN IRON ROD SET; THENCE NORTH 40 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 150.78 FEET TO AN IRON ROD SET; THENCE NORTH 71 DEGREES 17 MINUTES 27 SECONDS EAST A DISTANCE OF 451.86 FEET TO A CONCRETE MONUMENT SET; THENCE ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1687.02 FEET (AND BEING SUBTENDED BY A CORD BEARING OF SOUTH 60 DEGREES 03 MINUTES 14 SECONDS EAST HAVING A CHORD LENGTH OF 225.55 FEET) A DISTANCE OF 225.72 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 28.77 ACRES.

TO HAVE AND TO HOLD the said Party of the First Part to the said Party of the Second Part so that neither the said Party of the First Part, nor his heirs and assigns, nor any other person or persons claiming under him, shall at any time, by any means or ways, have a claim or demand any right or title to the aforesaid land or its appurtenances or any rights thereof.

1233 0004

2016 AUG 23 PM 3:01

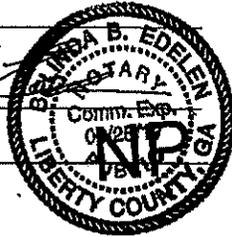
IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand, affixed his seal, and delivered these presents on this the day and year first above written.

Billy N. Jones (SEAL)
BILLY N. JONES

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Notary Public
My Commission Expires:
(NOTARY SEAL)



Bill Number . . .	2018 001378	Acct 18483R18	Fair Mkt Val	41,200
Taxpayer Name . .	BELFAST RIVER LANDING LLC		Bill Date	2018 08 24
Additional Name .			Due Date	2018 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	608 E OGLETHORPE HIGHWAY		Lender Code	
City ST Zip 4 . .	HINESVILLE	GA 31313	Under Appeal	
Loctn/Desc . . .	BELFAST RIVER LANDING REC AREA		Bankruptcy	
Map Blk Par Sub .	0573	001 Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
418.18		418.18-	Taxes	
	2.61	2.61-	Assessment Pen	
			Interest	
			Costs	
			Late Penalty	
			Other Penalty	
418.18	2.61	420.79-	TOTALS	
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 12 03	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

Heidi Page
Heidi Page

Tax Clerk
7/16/19

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: _____

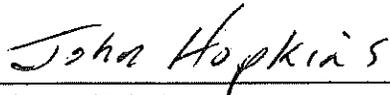
Date of Contribution: _____

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



Signature of Applicant

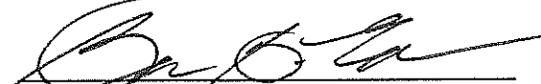
Personally appeared before me



Applicant (Print)

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

This 3rd day of June 2019



Notary Public



Bryan County
Board of Commissioners

Community Development Department



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 subdivision of their property.

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: JOHN HOPKINS

Address: 90 Young Way

City: Richmond Hill State: Ga Zip Code: 31324

Telephone Number: 912-210 6332 Email: INFINITY5HOPKINS@COMCAST.NET

[Signature]
Signature of Owner

6.3.19
Date

Billy N. Jones
Owners Name (Print)

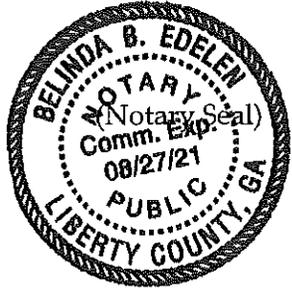
Personally appeared before me

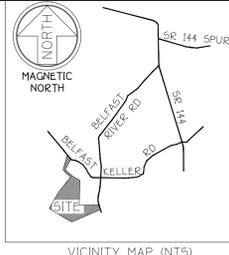
Billy N. Jones
Owner (Print)

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 31st of JUNE, 2019

[Signature]
Notary Public





APPROVED UNDER ARTICLE XII
County Engineer _____ Date of Approval _____
Health Department _____ Date of Approval _____
911 Address Director _____ Date of Approval _____
Approved by the Planning Director this _____ day of _____
Planning Director _____
ATTEST: _____ Clerk of County Commission

- GENERAL NOTES:
1. The purpose of this survey is to revise the Plat recorded in book 659 page 9B to recombine a portion of the Recreation Area into Lot 14 and separate a portion of the Recreation Area into Parcel 1.
2. Parcel 1 will not be a part of the Belfast River Subdivision.
3. All elevations based on Mean Sea Level Datum NGVD 1988.
4. All lots to have a minimum building setback line as indicated.
5. In accordance with F.I.R.M. community panel no. 13029C0375D dated August 02, 2018, a this property DOES NOT fall within a designated flood hazard area.
6. Lots will be served by community well and individual sewerage disposal system.
7. All lot corners are marked by 5/8" iron rod set unless otherwise noted.
8. Indicates street address.
9. Any wetlands are under the jurisdiction of the U.S. Army Corps of Engineers. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit application and approval. All lots will have a 10' drainage easement along side lot lines except where indicated as a larger easement.
10.

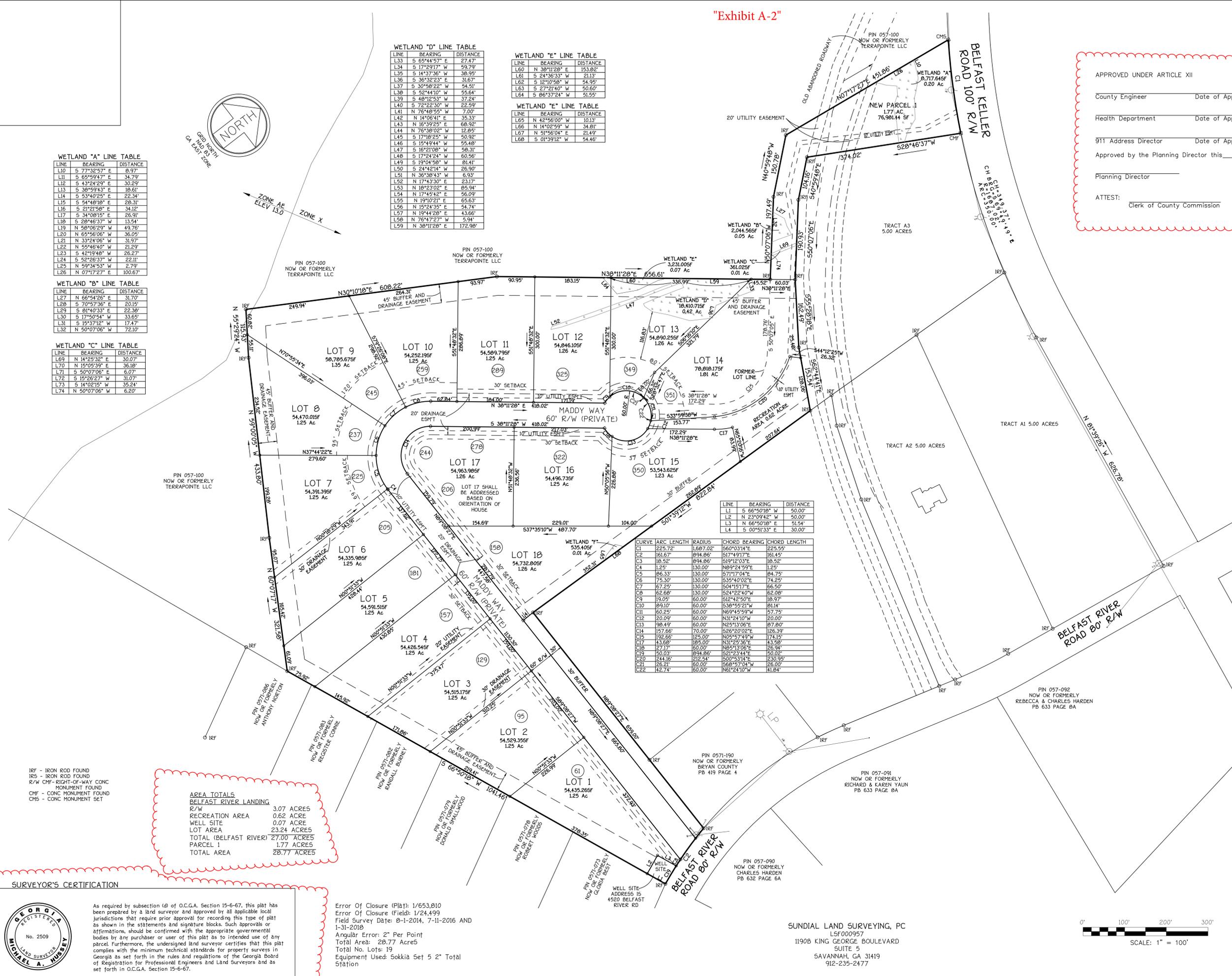
NOTICE OF PRIVATE ROADS AND DRAINAGE SYSTEMS
Bryan County will not maintain, repair or replace any Private Roads and Drainage Systems. The responsibility for such maintenance, repair or replacement is addressed in a Maintenance Agreement between the Developer of the Subdivision and the purchasers of the Lots within the Subdivision. Any purchasers of the Lots within the Subdivision are urged to carefully review such Maintenance Agreement to determine the party or parties responsible for the maintenance of the Private Roads and Drainage Systems and the source of funds to provide such maintenance.

NOTICE OF PRIVATE SYSTEMS
This subdivision is served by a Private Water System. Bryan County will not maintain, repair or replace any Private Water or Private Sewerage System. The responsibility for such maintenance, repair or replacement is addressed in a Trust Indenture between the Developer of the Subdivision and a trustee. Any purchasers of the Lots within the Subdivision are urged to carefully review such Trust Indenture to determine the applicable rate structure and the party responsible for the maintenance of the Private Water System.

NOTE: PROPERTY IS ZONED R-1
FRONT SETBACK - 30'(MIN)
REAR SETBACK - 35'
SIDE SETBACK - 15'

THIS PLAT WAS REVISED TO RECOMBINE A PORTION OF LOT 13 AND A PORTION OF THE RECREATION AREA INTO LOT 14 AND TO CREATE PARCEL 1 OUT OF A PORTION OF THE RECREATION AREA. PARCEL 1 WILL NOT BE A PART OF THE BELFAST RIVER LANDING SUBDIVISION.

REVISED
SUBDIVISION SURVEY
BELFAST RIVER LANDING
BEING A 28.77 ACRE PORTION OF LANDS OF TIMBERLANDS HOLDING COMPANY ATLANTIC INC, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA
FOR: JOHN HOPKINS
75 SANCTUARY DRIVE
RICHMOND HILL, GA 31324
REVISED 7-31-2018
REVISED 9-02-2016
REVISED 8-27-2015
REVISED 8-13-2015



WETLAND "A" LINE TABLE
LINE BEARING DISTANCE
L10 S 77°32'57" E 8.97'
L11 S 65°54'47" E 34.79'
L12 S 43°24'29" E 30.29'
L13 S 30°59'43" E 18.61'
L14 S 53°40'29" E 22.34'
L15 S 54°48'18" E 28.31'
L16 S 21°21'58" E 34.12'
L17 S 34°08'15" E 26.91'
L18 S 28°46'37" W 13.54'
L19 N 58°06'29" W 43.76'
L20 N 65°56'06" W 36.05'
L21 N 33°24'06" W 31.97'
L22 N 55°46'40" W 21.29'
L23 S 42°19'48" W 26.27'
L24 S 52°26'37" W 22.11'
L25 N 59°34'53" W 2.79'
L26 N 07°17'27" E 100.67'

WETLAND "B" LINE TABLE
LINE BEARING DISTANCE
L27 N 66°54'26" E 31.70'
L28 S 70°57'36" E 20.15'
L29 S 81°40'33" E 22.38'
L30 S 17°50'54" W 33.65'
L31 S 15°37'12" W 17.47'
L32 N 50°07'06" W 72.10'

WETLAND "C" LINE TABLE
LINE BEARING DISTANCE
L69 N 14°29'32" E 30.07'
L70 N 15°05'39" E 36.18'
L71 S 50°07'06" E 6.07'
L72 S 15°26'27" W 31.07'
L73 S 14°02'15" W 35.24'
L74 N 50°07'06" W 6.20'

WETLAND "D" LINE TABLE
LINE BEARING DISTANCE
L33 S 65°41'7" E 27.47'
L34 S 17°29'17" W 59.79'
L35 S 14°37'36" W 38.95'
L36 S 36°32'23" E 31.67'
L37 S 30°58'22" W 54.51'
L38 S 32°44'10" W 55.64'
L39 S 48°12'53" W 37.24'
L40 S 72°22'30" W 22.59'
L41 N 76°48'55" W 7.00'
L42 N 14°06'41" E 35.33'
L43 N 16°39'25" E 68.92'
L44 N 76°38'02" W 12.85'
L45 S 17°18'25" W 50.92'
L46 S 15°49'44" W 55.48'
L47 S 16°21'08" W 58.31'
L48 S 17°24'24" W 60.56'
L49 S 19°04'58" W 81.41'
L50 S 24°42'14" W 26.90'
L51 N 36°38'43" W 6.93'
L52 N 17°43'30" E 23.17'
L53 N 18°23'02" E 89.94'
L54 N 17°44'12" E 56.09'
L55 N 19°10'21" E 65.63'
L56 N 15°24'35" E 54.74'
L57 N 19°44'28" E 43.66'
L58 N 76°47'27" W 5.94'
L59 N 38°11'28" E 172.98'

WETLAND "E" LINE TABLE
LINE BEARING DISTANCE
L60 N 38°11'28" E 153.82'
L61 S 24°36'33" W 21.13'
L62 S 12°10'58" W 54.95'
L63 S 27°21'40" W 50.60'
L64 S 86°37'24" W 51.55'
L65 N 42°56'00" W 10.13'
L66 N 14°02'59" W 34.81'
L67 N 51°56'04" E 21.49'
L68 S 01°39'12" W 54.48'

CURVE ARC LENGTH RADIUS CHORD BEARING CHORD LENGTH
C1 229.72' 1,687.02' S60°03'14" E 229.55'
C2 161.67' 894.86' S17°49'17" E 161.45'
C3 18.52' 894.86' S19°12'03" E 18.52'
C4 1.25' 130.00' N89°24'59" E 1.25'
C5 86.33' 130.00' S71°17'04" E 84.75'
C6 173.30' 130.00' S39°40'02" E 174.25'
C7 67.25' 130.00' S04°15'17" E 66.50'
C8 62.68' 130.00' S24°22'40" W 62.08'
C9 19.05' 60.00' S12°42'50" E 18.97'
C10 89.10' 60.00' S38°55'21" W 81.14'
C11 60.25' 60.00' N89°49'59" W 57.75'
C12 20.99' 60.00' N31°24'10" W 20.00'
C13 98.49' 60.00' N29°13'06" E 87.80'
C14 157.66' 70.00' S26°20'02" E 126.39'
C15 192.66' 125.00' N05°57'49" W 174.15'
C16 43.68' 189.00' N31°29'36" E 43.58'
C17 27.17' 60.00' N89°13'06" E 26.94'
C18 50.03' 894.86' S21°23'44" E 50.02'
C19 244.16' 212.54' S00°43'14" E 230.95'
C20 26.81' 60.00' S88°47'04" W 26.00'
C22 42.74' 60.00' N61°24'10" W 41.84'

AREA TOTALS
BELFAST RIVER LANDING
R/W 3.07 ACRES
RECREATION AREA 0.62 ACRE
WELL SITE 0.07 ACRE
LOT AREA 23.24 ACRES
TOTAL (BELFAST RIVER) 27.00 ACRES
PARCEL 1 1.77 ACRES
TOTAL AREA 28.77 ACRES

SURVEYOR'S CERTIFICATION
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions that require prior approval for recording this type of plat as shown in the statements and signature blocks. Such approvals or affirmations, should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Error Of Closure (Plat): 1/653,810
Error Of Closure (Field): 1/24,499
Field Survey Date: 8-1-2014, 7-11-2016 AND 1-31-2018
Angular Error: 2" Per Point
Total Area: 28.77 Acres
Total No. Lots: 19
Equipment Used: Sokkia Set 5 2" Total Station

SUNDIAL LAND SURVEYING, PC
11908 KING GEORGE BOULEVARD
SUITE 5
SAVANNAH, GA 31419
912-235-2477



[Consent of Lot Owners to Withdrawal of Property from Community – Cont.]

LOT OWNERS (cont.):

RJ REYNOLDS CONSTRUCTION, LLC

(SEAL)

By: *John L. Reynolds*
John L. Reynolds, Manager

Date: 2-9-18

Signed, sealed and delivered
in the presence of:

LOT OWNER: BELFAST RIVER LANDING

LOT 1: 61 Maddy Way

LOT 5: 259 Maddy Way

LOT 7: 225 Maddy Way

LOT 18: 158 Maddy Way

RICHWOOD Hill, GA. 31324

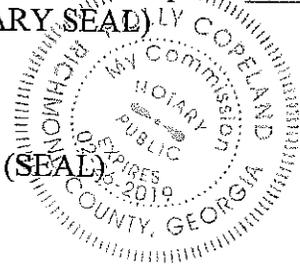
Witness

Jilly Copeland

Notary Public

My Commission Expires: 2/26/2019

(NOTARY SEAL)



JCH BUILDERS, LLC

By: *John C. Hopkins*
John C. Hopkins, Manger

Date: 2-9-18

Signed, sealed and delivered
in the presence of:

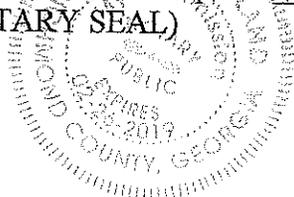
Witness

Jilly Copeland

Notary Public

My Commission Expires: 2/26/2019

(NOTARY SEAL)

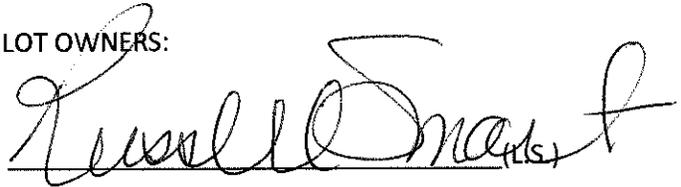


[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

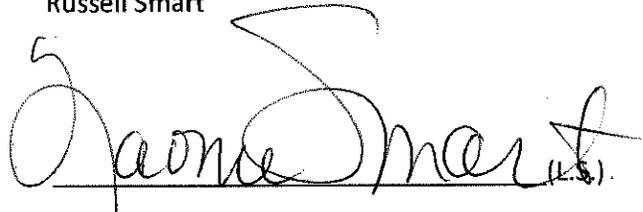
IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

Belfast River Landing: Lot 2
95 Maddy Way
Richmond Hill, GA 31324

LOT OWNERS:

A handwritten signature in cursive script that reads "Russell Smart" with "(RS)" written in small letters at the bottom right of the signature.

Russell Smart

A handwritten signature in cursive script that reads "Naomi Smart" with "(NS)" written in small letters at the bottom right of the signature.

Naomi Smart

DATE: 1/20/2019

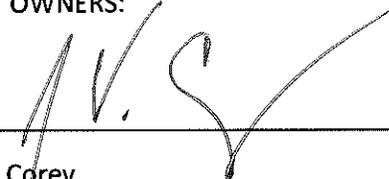
Witness

[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

Belfast River Landing: Lot 3
129 Maddy Way
Richmond Hill, GA 31324

LOT OWNERS:



Jon Corey (L.S.)



Karen Corey (L.S.)

DATE: 11 Nov 18

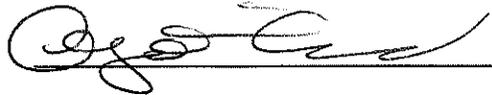
Witness

[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

Belfast River Landing: Lot 4
157 Maddy Way
Richmond Hill, GA 31324

LOT OWNERS:

 (L.S.)
Angela Cash

____NA____ (L.S.)



Witness

DATE: 1.19.19

[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

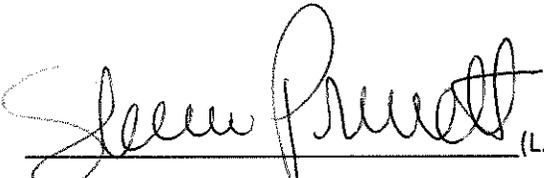
IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

Belfast River Landing: Lot 6
205 Maddy Way
Richmond Hill, GA 31324

LOT OWNERS:



James Pruett (L.S.)



Sherri Pruett (L.S.)

DATE: 2-22-19

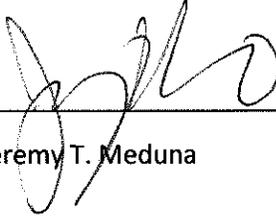
Witness

[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

Belfast River Landing: Lot 8
237 Maddy Way
Richmond Hill, GA 31324

LOT OWNERS:



Jeremy T. Meduna (L.S.)

DATE: 2-1-19

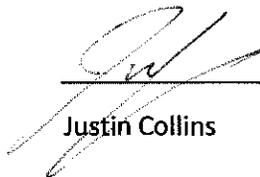
Witness

[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

Belfast River Landing: Lot 9
245 Maddy Way
Richmond Hill, GA 31324

LOT OWNERS:



Justin Collins (L.S.)

(L.S.)

DATE: 2-1-19

Witness

[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

Belfast River Landing: Lot 10

259 Maddy Way

Richmond Hill, GA 31324

LOT OWNERS:

 _____ (L.S.)
Jason Glow

 _____ (L.S.)
Heather Glow

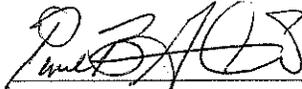
DATE: 2-17-19

Witness

[Consent of Lot Owners to Withdrawal of Property from Community – Cont.]

LOT OWNERS (cont.):

LOT 11



PAUL GATLIN (L.S.)



SARAH STEPHANY (L.S.)

Date: 11-4-18

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires: _____
(NOTARY SEAL)

[Signatures of Lot Owners Continued on Following Page(s)]

[Consent of Lot Owners to Withdrawal of Property from Community – Cont.]

IN WITNESS WHEREOF, the Lot Owners, for good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, have caused their names to be hereunto subscribed, under seal, as of the Effective Date.

LOT OWNERS: 12

SHELLY JOHNSON (L.S.)

CHARLES JOHNSON (L.S.)

Date: _____

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires: _____
(NOTARY SEAL)

E. R. P.

ERIK REAGAN (L.S.)

Date: 2/2/18

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires: _____
(NOTARY SEAL)

[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

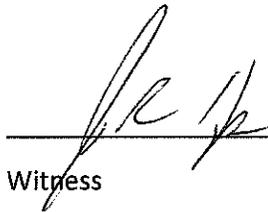
Belfast River Landing: Lot 13
349 Maddy Way
Richmond Hill, GA 31324

LOT OWNERS:

Joshua A. Richardson (L.S.)
Joshua Richardson

Shana L. Richardson (L.S.)
Shana Richardson

DATE: 2-18-19


Witness

[Consent of Lot Owners to Withdrawal of Property from Community – Cont.]

LOT OWNERS (cont.):



ANTHONY R. FITZGERALD (L.S.)



CARLIE A. FITZGERALD (L.S.)

Date: 2/3/18

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires: _____
(NOTARY SEAL)

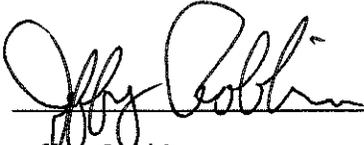
[Signatures of Lot Owners Continued on Following Page(s)]

[Consent of Lot Owner to Withdrawal of Property from Community – Cont..]

IN WITNESS WHEREOF, the Lot Owner, for good valuable consideration, the Sufficiency and receipt of which is hereby acknowledged, have caused their names to be Hereunto subscribed, under seal, as of the Effective Date.

Belfast River Landing: Lot 16
322 Maddy Way
Richmond Hill, GA 31324

LOT OWNERS:

 _____ (L.S.)
Jeffery Robbins

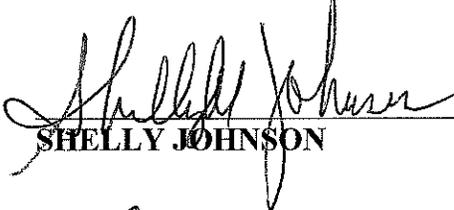
 _____ (L.S.)
Sarah Robbins

DATE: 12/31/2018

Witness

[Consent of Lot Owners to Withdrawal of Property from Community – Cont.]

LOT OWNERS: 17

 _____ (L.S.)
SHELLY JOHNSON

 _____ (L.S.)
CHARLES JOHNSON

Date: 19 Feb 2018

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires: _____
(NOTARY SEAL)

ERIK REAGAN (L.S.)

Date: _____

Signed, sealed and delivered
in the presence of:

Witness

Notary Public
My Commission Expires: _____
(NOTARY SEAL)

EXHIBIT "A"

Description of Withdrawn Property

All that certain lot, tract, or parcel of land situate, lying and being in the **20th G.M. District of Bryan County, Georgia, containing 2.99 acres**, more or less, and shown and designated as "Recreation Area" on the that plat of survey made and prepared by Michael A. Hussey, Georgia Registered Land Surveyor No. 2509, dated July 10, 2015, and last revised September 2, 2016, and being recorded in **Plat Book 678, Page 10**, in the Office of the Clerk of Superior Court of Bryan County, Georgia, which plat is by this specific reference made a part hereof for descriptive and all other purposes.

[Balance of Page Left Blank Intentionally]

“B” Exhibits – Agency Comments

“C” Exhibits – Bryan County Supplements



GRID NORTH NAD 83
GA EAST ZONE

WETLAND "A" LINE TABLE

LINE	BEARING	DISTANCE
L10	S 77°32'57" E	8.97
L11	S 65°59'47" E	34.79
L12	S 43°24'29" E	30.29
L13	S 38°59'43" E	18.61
L14	S 53°40'25" E	22.34
L15	S 54°46'18" E	28.31
L16	S 21°21'58" E	34.12
L17	S 34°08'15" E	26.91
L18	S 28°46'37" W	13.54
L19	N 58°06'29" W	49.76
L20	N 65°56'06" W	36.09
L21	N 33°24'06" W	31.97
L22	N 55°46'40" W	21.29
L23	S 42°19'48" W	26.27
L24	S 52°26'37" W	22.11
L25	N 59°34'53" W	2.79
L26	N 07°17'27" E	100.87

WETLAND "B" LINE TABLE

LINE	BEARING	DISTANCE
L27	N 66°54'28" E	31.70
L28	S 70°57'36" E	20.19
L29	S 81°40'33" E	22.38
L30	S 17°50'54" W	33.65
L31	S 15°37'12" W	17.47
L32	N 50°07'06" W	72.10

WETLAND "C" LINE TABLE

LINE	BEARING	DISTANCE
L69	N 14°25'32" E	30.07
L70	N 15°09'39" E	36.18
L71	S 50°07'06" E	6.07
L72	S 15°28'27" W	31.07
L73	S 14°02'15" W	35.24
L74	N 50°07'06" W	6.20

WETLAND "D" LINE TABLE

LINE	BEARING	DISTANCE
L33	S 65°44'57" E	27.47
L34	S 17°29'17" W	59.79
L35	S 14°37'36" W	38.95
L36	S 38°32'23" E	31.67
L37	S 30°58'29" W	54.91
L38	S 52°44'10" W	55.64
L39	S 48°12'53" W	37.24
L40	S 72°22'30" W	22.59
L41	N 76°48'55" W	7.00
L42	N 14°06'41" E	35.33
L43	N 16°39'25" E	68.92
L44	N 78°30'02" W	12.85
L45	S 17°18'25" W	50.92
L46	S 15°49'44" W	55.48
L47	S 16°21'08" W	98.31
L48	S 17°24'24" W	60.56
L49	S 19°04'58" W	81.41
L50	S 24°42'14" W	26.90
L51	N 36°38'43" W	6.33
L52	N 17°43'30" E	23.17
L53	N 18°23'02" E	85.94
L54	N 17°45'42" E	56.09
L55	N 19°10'21" E	65.63
L56	N 15°24'35" E	54.74
L57	S 19°44'28" E	43.66
L58	N 76°47'27" W	5.94
L59	N 38°11'28" E	172.98

WETLAND "E" LINE TABLE

LINE	BEARING	DISTANCE
L60	N 38°11'28" E	183.82
L61	S 24°36'33" W	21.13
L62	S 12°10'58" W	54.95
L63	S 27°21'40" W	50.60
L64	S 86°37'24" W	51.55

WETLAND "F" LINE TABLE

LINE	BEARING	DISTANCE
L65	N 42°56'00" W	10.13
L66	N 14°02'59" W	34.81
L67	N 51°56'04" E	21.49
L68	S 01°39'12" W	54.46

LINE	BEARING	DISTANCE
L1	S 66°50'18" W	50.00
L2	N 23°09'42" W	50.00
L3	N 66°50'18" E	51.54
L4	S 00°51'33" E	30.00

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	225.72	1687.02	7°39'58"	S 60°03'14" E	225.55
C2	161.67	894.86	10°21'05"	S 17°49'17" E	161.45
C3	18.52	894.86	1°11'10"	S 19°12'03" E	18.52
C4	1.25	130.00	0°33'03"	N 09°24'59" E	1.25
C5	86.33	130.00	38°02'52"	S 71°17'04" E	84.75
C6	75.30	130.00	33°11'22"	S 39°40'02" E	74.25
C7	57.25	130.00	29°38'18"	S 04°15'17" E	66.50
C8	62.68	130.00	27°37'36"	S 24°22'40" W	62.08
C9	19.05	60.00	18°11'23"	S 12°42'50" E	18.97
C10	62.89	60.00	60°03'25"	S 26°24'34" W	60.09
C11	43.72	60.00	41°41'51"	S 77°18'50" W	42.76
C12	62.83	60.00	60°00'00"	N 51°48'32" E	60.00
C13	98.49	60.00	94°03'16"	N 25°13'06" E	87.80
C14	157.66	70.00	129°03'01"	S 26°20'02" E	126.39
C15	192.66	125.00	88°18'34"	N 05°57'49" W	174.15
C16	(COMPLETED)				
C17	43.68	185.00	13°31'44"	N 31°29'36" E	43.58
C18	27.17	60.00	25°56'44"	N 05°13'06" E	26.94
C19	50.03	894.86	3°12'12"	S 21°23'44" E	50.02

AREA
R/W 3.07 ACRES
RECREATION AREA 3.99 ACRES
WELL SITE 0.07 ACRES
LOT AREA 22.54 ACRES
TOTAL AREA 28.77 ACRES

- IRF - IRON ROD FOUND
- IR - IRON ROD FOUND
- R/W CMF - RIGHT-OF-WAY CONC MONUMENT FOUND
- CMF - CONC MONUMENT FOUND
- CHS - CONC MONUMENT SET



This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67

Error Of Closure (Plat): 1/653,810
Error Of Closure (Field): 1/24,499
Field Survey Date: 8-1-2014 and 7-11-2016
Angular Error: 2" Per Point
Total Area: 28.77 Acres
Total No. Lots: 18
Equipment Used: Sokkia Set 5 2" Total Station

SUNDIAL LAND SURVEYING
LSF000957
100 COMMERCE COURT
POOLER, GA 31322
912-748-2147

REFERENCES:
PLAT BOOK 548 PAGE 6 AND PAGE 7
DEED BOOK 1107 PAGE 142



SUBDIVISION PLAT
BELFAST RIVER LANDING
BEING A 28.77 ACRE PORTION OF LANDS
OF TIMBERLANDS HOLDING COMPANY
ATLANTIC INC, 20TH G.M. DISTRICT,
BRYAN COUNTY, GEORGIA

FOR: JOHN HOPKINS
REVISED 8-27-2015
REVISED 8-13-2015
DATE: 7-10-2015 SCALE: 1" = 100'

APPROVED UNDER ARTICLE XI
Approved in accordance with Bryan County
Subdivision Regulations.
Kirk D. Coan 8-16-16
911 Address Officer Date of Approval
Eric A. Green 8/16/16
Planning Director Date of Approval

- GENERAL NOTES:
- All elevations based on Mean Sea Level Datum NGVD 1986.
 - All lots to have a minimum building setback line as indicated.
 - In accordance with F.I.R.M. community panel no. 13029C0375C dated March 2, 2009, a small portion of this property DOES fall within a designated flood hazard area as shown. Lots will be served by community well and individual sewerage disposal system.
 - All lot corners are marked by 1/2" iron rod set unless otherwise noted.
 - ⊙ Indicates street address.
 - Any wetlands are under the jurisdiction of the U.S. Army Corps of Engineers. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
 - All lots will have a 10' drainage easement along side lot lines except where indicated as a larger easement.

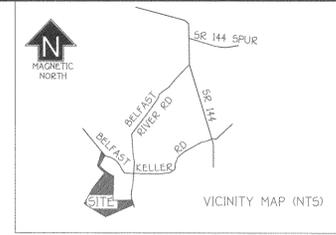
NOTICE OF PRIVATE ROADS AND DRAINAGE SYSTEMS
Bryan County will not maintain, repair or replace any Private Roads and Drainage Systems. The responsibility for such maintenance, repair or replacement is addressed in a Maintenance Agreement between the Developer of the Subdivision and the purchasers of the Lots within the Subdivision. Any purchasers of the Lots within the Subdivision are urged to carefully review such Maintenance Agreement to determine the party or parties responsible for the maintenance of the Private Roads and Drainage Systems and the source of funds to provide such maintenance.

NOTICE OF PRIVATE SYSTEMS
This subdivision is served by a Private Water System. Bryan County will not maintain, repair or replace any Private Water or Private Sewerage System. The responsibility for such maintenance, repair or replacement is addressed in a Trust Indenture between the Developer of the Subdivision and a trustee. Any purchasers of the Lots within the Subdivision are urged to carefully review such Trust Indenture to determine the applicable rate structure and the party responsible for the maintenance of the Private Water System.

NOTE: PROPERTY IS ZONED R-1
FRONT SETBACK - 30'(MIN)
REAR SETBACK - 35'
SIDE SETBACK - 15'

BK 675 PG 4

FILED
03:36 PM
8/17/2016
BRYAN COUNTY
BECKY CROWE
CLERK



"Exhibit C-2"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel Recreation Area (Portion of 0573-001)
- Surrounding Parcels

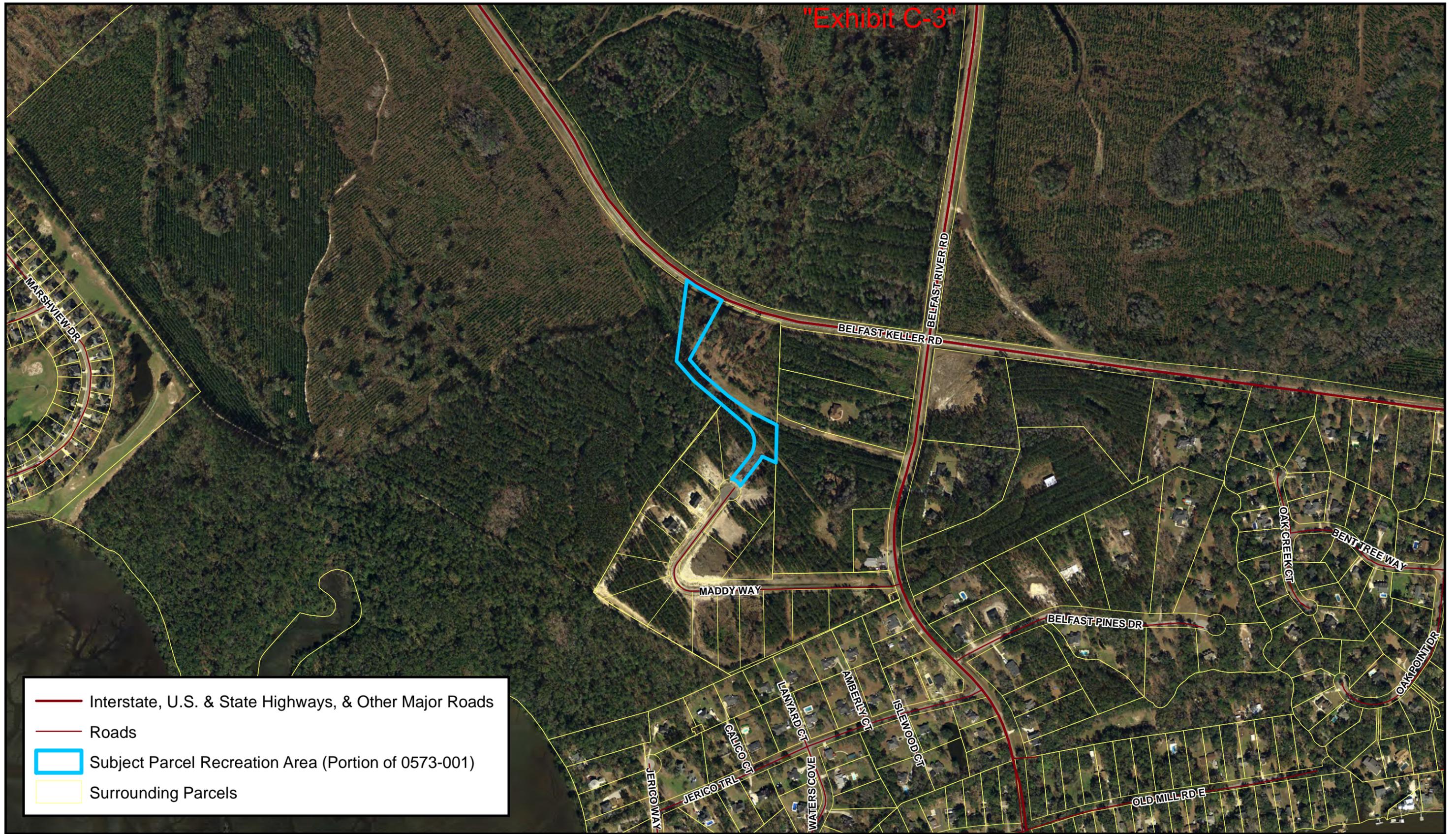


Produced by Bryan County GIS
July 2019



Overview Map
John Hopkins
Case V# 324-19

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 Pensacola 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 Pensacola assumes no responsibility or liability for modified data.



"Exhibit C-3"

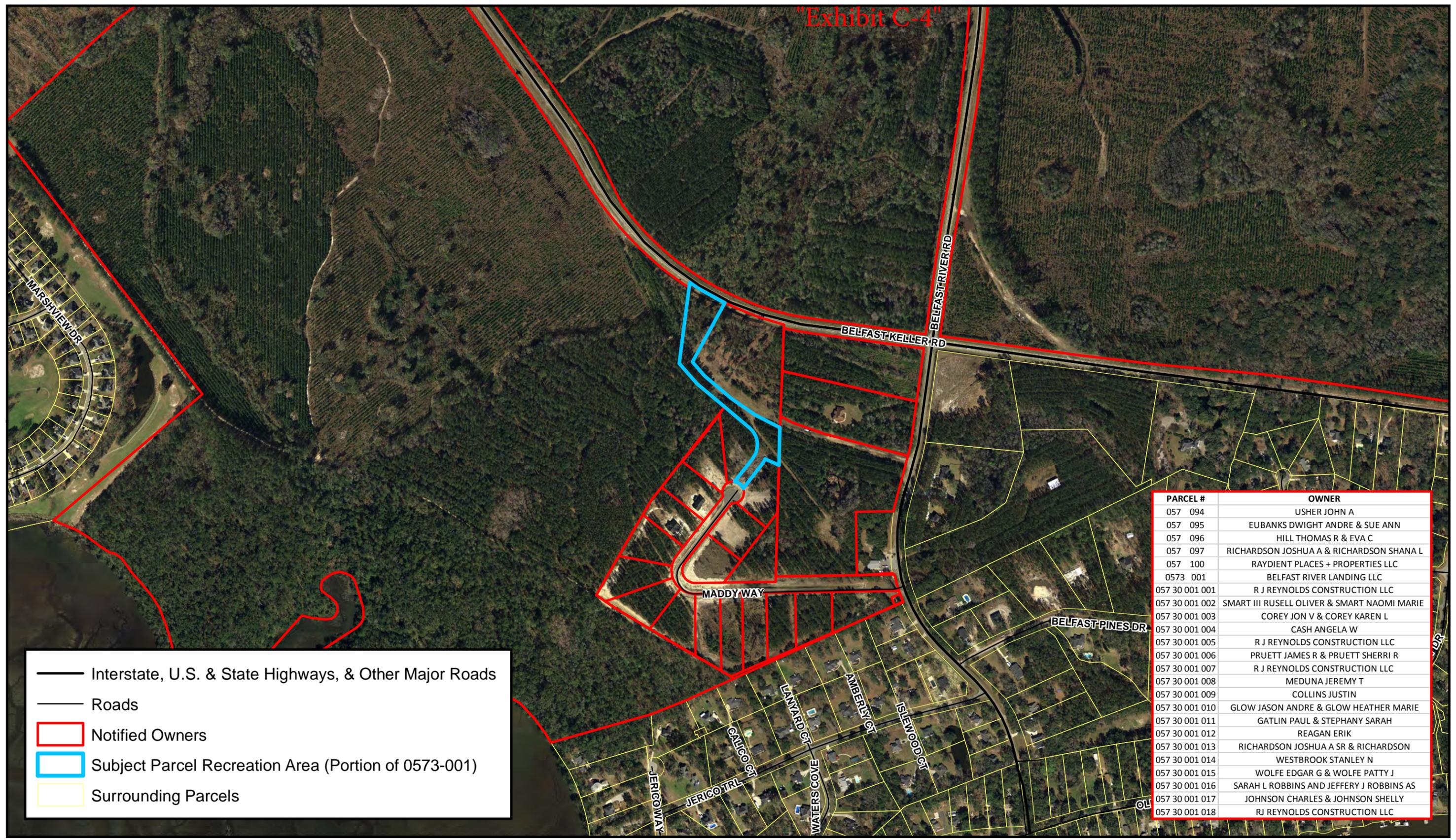
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel Recreation Area (Portion of 0573-001)
- Surrounding Parcels



Location Map
John Hopkins
Case V# 324-19

DISCLAIMER
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"Exhibit C-4"



-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Notified Owners
-  Subject Parcel Recreation Area (Portion of 0573-001)
-  Surrounding Parcels

PARCEL #	OWNER
057 094	USHER JOHN A
057 095	EUBANKS DWIGHT ANDRE & SUE ANN
057 096	HILL THOMAS R & EVA C
057 097	RICHARDSON JOSHUA A & RICHARDSON SHANA L
057 100	RAYDIENT PLACES + PROPERTIES LLC
0573 001	BELFAST RIVER LANDING LLC
057 30 001 001	R J REYNOLDS CONSTRUCTION LLC
057 30 001 002	SMART III RUSSELL OLIVER & SMART NAOMI MARIE
057 30 001 003	COREY JON V & COREY KAREN L
057 30 001 004	CASH ANGELA W
057 30 001 005	R J REYNOLDS CONSTRUCTION LLC
057 30 001 006	PRUETT JAMES R & PRUETT SHERRI R
057 30 001 007	R J REYNOLDS CONSTRUCTION LLC
057 30 001 008	MEDUNA JEREMY T
057 30 001 009	COLLINS JUSTIN
057 30 001 010	GLOW JASON ANDRE & GLOW HEATHER MARIE
057 30 001 011	GATLIN PAUL & STEPHANY SARAH
057 30 001 012	REAGAN ERIK
057 30 001 013	RICHARDSON JOSHUA A SR & RICHARDSON
057 30 001 014	WESTBROOK STANLEY N
057 30 001 015	WOLFE EDGAR G & WOLFE PATTY J
057 30 001 016	SARAH L ROBBINS AND JEFFERY J ROBBINS AS
057 30 001 017	JOHNSON CHARLES & JOHNSON SHELLY
057 30 001 018	RJ REYNOLDS CONSTRUCTION LLC



Notification Map
John Hopkins
Case V# 324-19

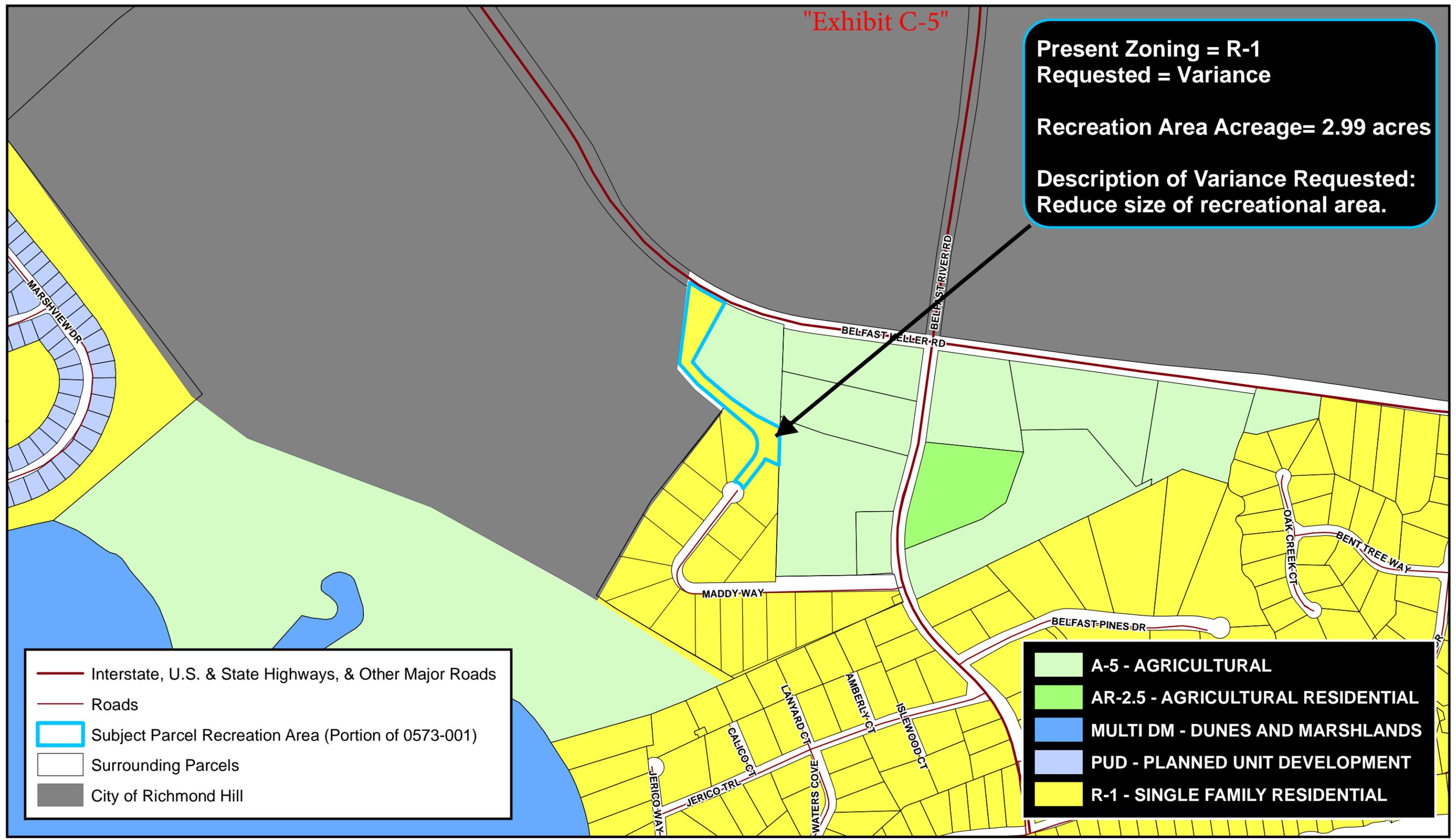
DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. 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.

"Exhibit C-5"

**Present Zoning = R-1
Requested = Variance**

Recreation Area Acreage= 2.99 acres

**Description of Variance Requested:
Reduce size of recreational area.**



-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel Recreation Area (Portion of 0573-001)
-  Surrounding Parcels
-  City of Richmond Hill

-  A-5 - AGRICULTURAL
-  AR-2.5 - AGRICULTURAL RESIDENTIAL
-  MULTI DM - DUNES AND MARSHLANDS
-  PUD - PLANNED UNIT DEVELOPMENT
-  R-1 - SINGLE FAMILY RESIDENTIAL



“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF ADJUSTMENT

Public Hearing Date: August 6, 2019

REGARDING THE APPLICATION OF: Denise Buckner requesting a variance for property located on Olive Branch Road, PIN# 029 046. The applicant is requesting to increase the allowable length of a private road.	Staff Report By Sara Farr-Newman Dated: July 30, 2019
---	---

I. Application Summary

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

Representative: Denise Buckner

Owner: Denise Buckner
111 Clark 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
- 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 Denise Buckner on July 3, 2019. After reviewing the application, the Director certified the application as being generally complete on July 11, 2019.

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

A. Legal notice was published in the Bryan County News on July 18, 2019.

B. Notice was mailed on July 16, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on July 17, 2019.

3. Background:

This property consists of 3.29 acres and is located off of Olive Branch Road. It is zoned R-30 and currently has one residence on the property. The applicant plans to subdivide a 1.02-acre parcel off the rear of the property and provide access from Olive Branch Road via the private road. The applicant is requesting an approximately 605-foot private road that extends to the rear property.

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 approximately 605 feet, which exceeds the limit by approximately 305 feet. The proposed road, therefore, does not comply with the Code.

5. **Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on July 11, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Variance Application

A-2 Site Plan (July 22, 2019)

“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. The applicant identified the depth of the lot as a hardship requiring the extension of the allowed private road length; staff also finds the length and depth of the lot as a hardship. Additionally, there are existing structures and a pond that limit the subdivision of this property. The subdivision as proposed is the most appropriate configuration. Also, the existing pond increases the length of the private road, as the road must go around this feature.

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 approximately 3.29 acres in size, which exceeds the minimum requirements of the R-30 zoning district; however, as identified previously, the existing structures and natural features of the property as well the narrowness and depth of the property are peculiar to this piece of property.

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 applicant did add additional property previously in order to provide access around the pond with the intention to add the least amount property possible. Staff does not consider this as a self-created hardship.

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 intent of the ordinance is to limit the length of private roads to 300 feet; however, the intent of the ordinance is also to ensure sufficient emergency access and public safety as these roads are privately held and maintained. Both engineering and emergency services indicated the road was adequate to meet their standards. The applicant will also be required to have a maintenance agreement for the road if approved.

IV. Staff Recommendation

Staff recommends approving the requested variance from Article XIII, Section 1303(e) of the Subdivision Ordinance, because the variance requirements are met.

V. Board of Adjustment Decision

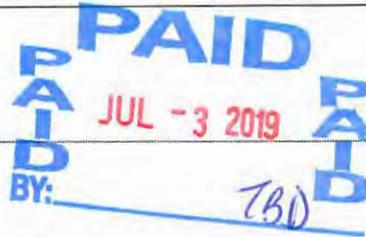
Decision: The Board of Adjustment may approve the variance as requested, or it may approve the variance requested subject to conditions, or it may deny the requested variance.

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

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

“A” Exhibits – Application

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: Denise C Buckner
 Address: 111 Clark Dr
 City: Ellabell State: Ga Zip: 31308
 Phone: 912-667-2307 Email: dcbuckner@landmark24homes.com

Property Owner (if not applicant):

Address: Same
 City: _____ State: _____ Zip: _____ Phone: _____

Property Information: General Location: Olive Branch Rd
 PIN Number (Map & Parcel): 029 046 Current Zoning District(s): R30

What section of the Subdivision or Zoning Code are you requesting a variance for? _____

Description of Variance Requested: driveway to Split Property is longer than 300'

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.

Denise C Buckner
Applicant Signature

July 1, 2019
Date

FOR OFFICE USE ONLY

Case #: #325-19 Date Received: 7/13/19 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
- ^{NA} 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.

Denise C Buckner
Applicant Signature

July 1, 2019
Date

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;

DENIAL OF THE VARIANCE WOULD PREVENT PROPERTY OWNER FROM ACCESSING APPROX 3/3'S OF THE PROPERTY FROM AN IMPROVED PRIVATE DRIVEWAY

- 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;

HARDSHIP EXISTS BECAUSE OF THE SHAPE (DEPTH) OF MY LOT WHICH EXCEEDS 300'

- 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 EXISTS BECAUSE THERE IS NO EXISTING ACCESS ON EITHER ADJACENT PROPERTY THAT CAN BE USED TO GET TO THE BACK OF MY 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.

DRIVEWAY IN EXCESS OF 300 LF WILL BE ON ONE PRIVATE LOT AND WILL NOT AFFECT PUBLIC SAFETY AND WILL BE MAINTAINED BY THE PROPERTY OWNERS. *CITE OTHER D/W LONGER THAN 300' HERE

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: 7/11/19 SEN P&Z Public Hearing Date: Aug 6, 2019 RH

DOC# 001203
FILED IN OFFICE
3/7/2019 02:25 PM
BK:1347 PG:763-763
REBECCA G. CROWE
CLERK OF SUPERIOR
COURT
Bryan County

REAL ESTATE TRANSFER
TAX PAID: \$0.00

PT-61 015-2019-000382

QUITCLAIM DEED

Return Recorded Document to:
ZEIGLER & WALKER, P.C.
ATTORNEYS AT LAW
636 STEPHENSON AVENUE
SUITE A
SAVANNAH, GA 31405

STATE OF GEORGIA
COUNTY OF BRYAN

THIS INDENTURE, Made the 1st day of March, 2019, between SARA M. WILSON, of the County of Bryan, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DENISE C. BUCKNER, of the County of Bryan, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL that certain piece or parcel of land, situate, lying and being in the County of Bryan, State of Georgia, consisting of 3.290 acres and being shown and described as "Parcel 029 046" on the plat entitled "A Recombination Plat of Parcel ID 029 039 & 029 046, 1380th G.M. District, Bryan County, Georgia," prepared for Denise Buckner, by Coleman Company, Inc., Terry Mack Coleman, GRLS No. 2486. Said plat is dated November 1, 2018 and recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Plat Book 2019, Page 33. For a more detailed description as to location, metes, bounds, distances, direction, etc., reference may be had to said plat of record.

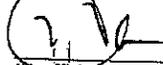
This Deed is given subject to all easements and restrictions of record.

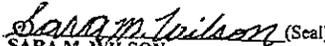
TITLE TO THE ABOVE PROPERTY HAS NOT BEEN EXAMINED AND IS NOT CERTIFIED BY THE SCRIVENER.

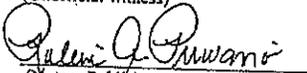
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises of appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:


(Unofficial Witness)


SARA M. WILSON (Seal)


(Notary Public)



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.

029 046
Parcel Identification Number

Denise C Buckner
Signature of Applicant

July 1, 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: Shelia A. Way

Title: Tax Clerk

Signature: Shelia Way

Date: 7/11/19

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

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

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

Signature: _____ Date: _____

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk ST1 Date 2019 07 11 Sequence 094650

7/11/19
9:47:09

Bill Number . . .	2018 003634 Acct	2503R18	Fair Mkt Val	153,430
Taxpayer Name . .	CLARK DAVE ERIC & DENISE C		Bill Date	2018 08 24
Additional Name .	BUCKNER		Due Date	2018 11 15
Address Line 1 .			H/S Code	L1
Address Line 2 .	111 CLARK DRIVE		Lender Code	
City ST Zip 4 . .	ELLABELL	GA 31308	Under Appeal	
Loctn/Desc . . .	1380GMD 6-N-201	08/29/86 PBM:2	Bankruptcy	
Map Blk Par Sub .	029 046	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
1,595.16		1,595.16-	Taxes	
			Assessment Pen	
			Interest	
			Costs	
			Late Penalty	
			Other Penalty	
1,595.16		1,595.16-	TOTALS	
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 11 03	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

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.

Denise C Buckner
Signature of Applicant

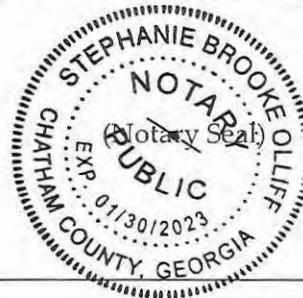
Personally appeared before me

Denise C. BUCKNER
Applicant (Print)

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

This 1st day of July 2019

Stephanie Brooke Olliffe
Notary Public



Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

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

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: Denise C Buckner

Address: 111 Clark Drive

City: Ellabell State: Ga Zip Code: 31308

Telephone Number: 912-667-2307 Email: debuckner@landmark24hours.com

(Denise C Buckner)
Signature of Owner

July 1, 2019
Date

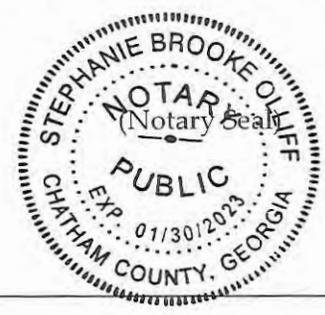
Denise C Buckner
Owners Name (Print)

Personally appeared before me
Denise C. Buckner
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 1st of July

Stephanie Brooke Ollif
Notary Public



NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 029-046 OF THE BRYAN COUNTY TAX ASSESSORS FILE.
 ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORD.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 THIS PROPERTY IS CURRENTLY ZONED R-30 AND IS REFERENCED TO A PLAT BY COLEMAN COMPANY, INC. JOB # 17-743 DATED 11/01/2018
 NO BUILDING PERMITS WILL BE ISSUED FOR ANY CONSTRUCTION UNTIL THE PRIVATE ROAD IS CONSTRUCTED IN ACCORDANCE WITH THE BRYAN CTY ENGINEERING AND DESIGN STANDARDS.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, BRYAN COUNTY, GEORGIA. REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 5/05/2014. THIS PROPERTY IS LOCATED IN "ZONE X". WITH A PORTION INSIDE THE 500 YEAR FLOODPLAIN

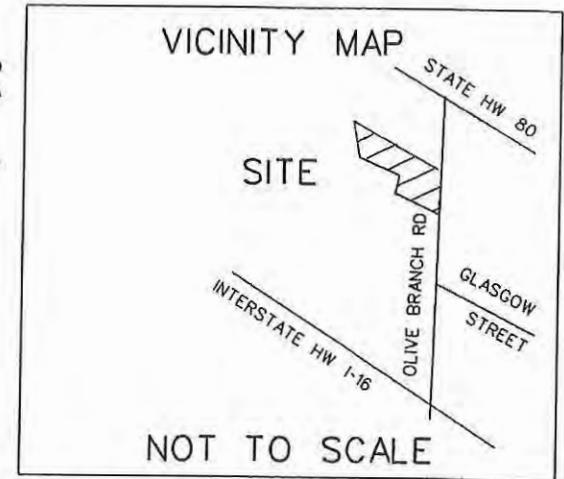
APPROVED UNDER ARTICLE XIII: APPROVED IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.

APPROVED FOR RECORDING BY THE BRYAN COUNTY
 911 ADDRESS DIRECTOR

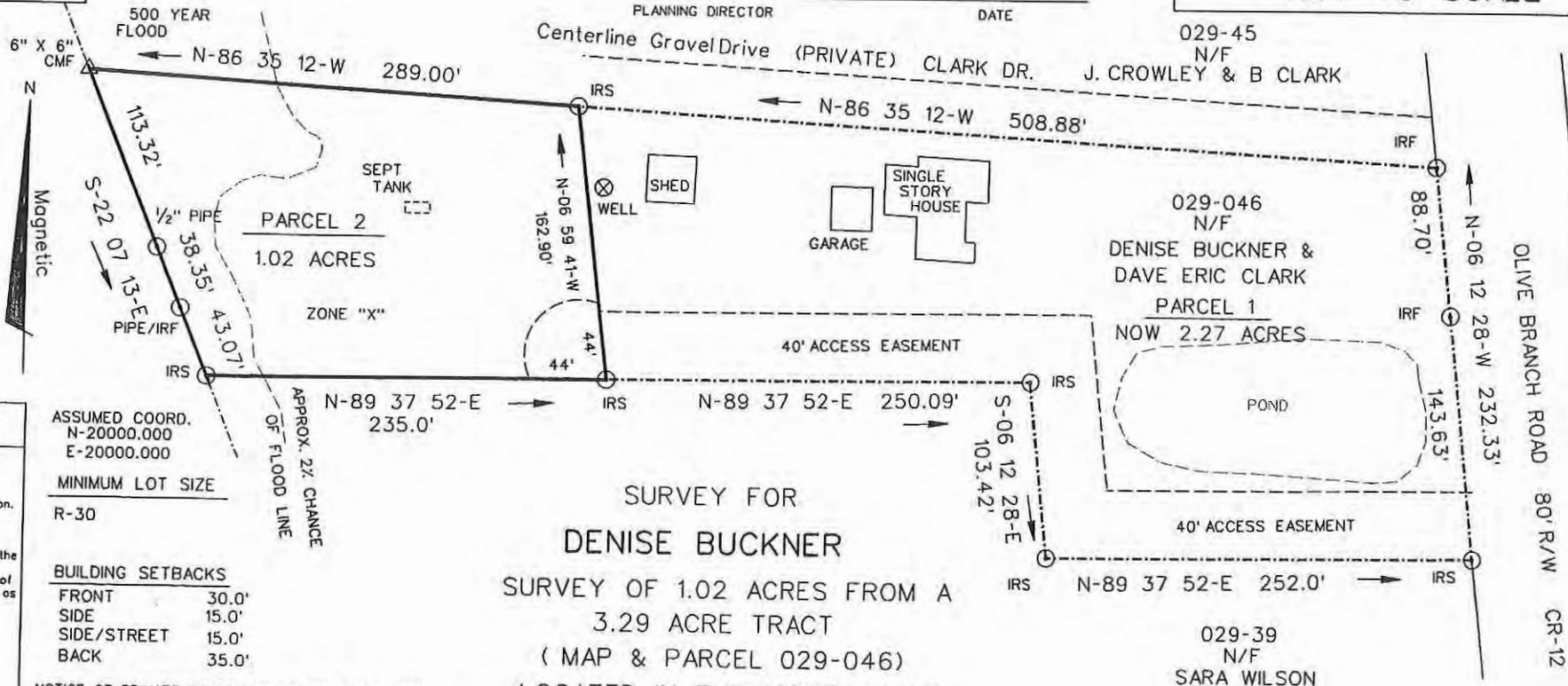
911 ADDRESS DIRECTOR _____ DATE _____

APPROVED FOR RECORDING BY THE BRYAN COUNTY
 PLANNING DIRECTOR

PLANNING DIRECTOR _____ DATE _____



LEGEND:
 IRF 5/8" REBAR FOUND
 IRS 5/8" REBAR SET
 PL PROPERTY LINE
 CMF CONC MON. FOUND
 N/F NOW OR FORMERLY
 PP POWER POLE
 EQUIP. USED TOTAL STATION
 TOPCON 303
 ERROR OF CLOSURE
 1:24,000 PLAT NOT ADJUSTED
 ADOLPH N. MICHELIS & ASSO.
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829 3972



SURVEYORS CERTIFICATION
 (1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plot has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plot as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR
 No. 1323
 ADOLPH N. MICHELIS

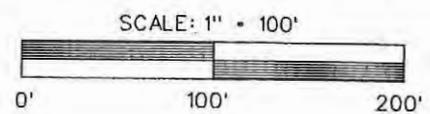
Adolph N. Michelis
 GA. REG. LS LIC. NO. 1323 DATE: 7-17-19

ASSUMED COORD.
 N-20000.000
 E-20000.000
MINIMUM LOT SIZE
 R-30
BUILDING SETBACKS
 FRONT 30.0'
 SIDE 15.0'
 SIDE/STREET 15.0'
 BACK 35.0'

NOTICE OF PRIVATE ROADS AND DRAINAGE SYSTEMS.
 Bryan County will not maintain, repair or replace any Private Roads and Drainage Systems. The responsibility for such maintenance, repair or replacement is addressed in a Maint. Agreement between the Developer of the Subdivision and the purchasers of Lots within the Subdivision. Any purchasers of lots within this Subdivision are urged to carefully review such Maintenance Agreement to determine the party or parties responsible for the maintenance of the Private Roads and Drainage Systems and the funds to provide such maint.

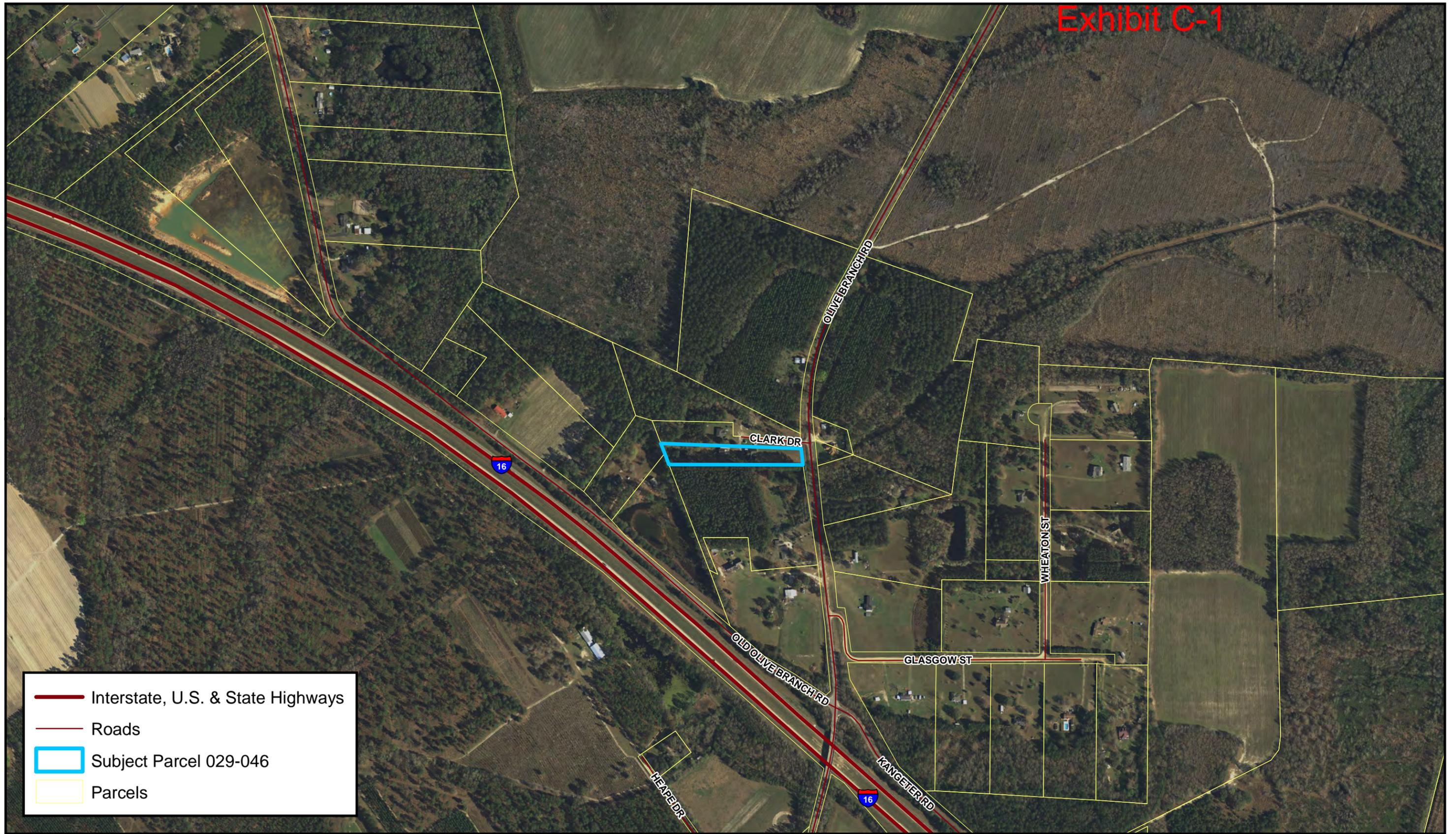
SURVEY FOR DENISE BUCKNER
 SURVEY OF 1.02 ACRES FROM A 3.29 ACRE TRACT (MAP & PARCEL 029-046) LOCATED IN THE 1380TH G.M.D. BRYAN COUNTY, GEORGIA
 SURVEYED 27 JUNE 2019
 PLAT DRAWN 28 JUNE 2019
 DBK.DGN JUNE 2019

REFERENCES:
 PB-347 PAGE 5
 PB-384 PAGE 9
 PB-388 PAGE 1B
 PB-400 PAGE 4B
 PB-406 PAGE 7A
 PB-2017 PAGE 10



“B” Exhibits – Agency Comments

“C” Exhibits – Bryan County Supplements

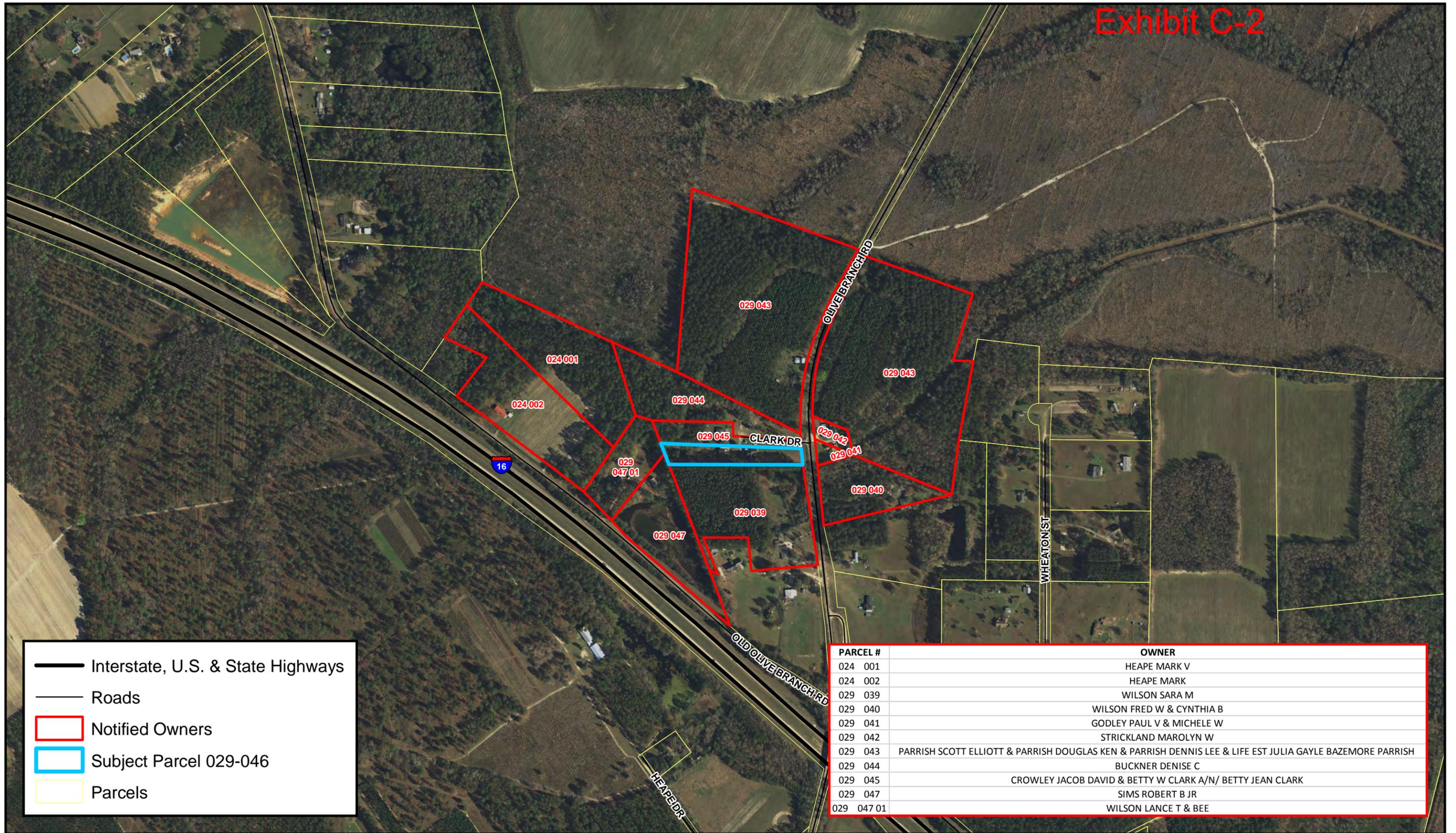


- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 029-046
- Parcels



Location Map Denise Buckner Case V# 325-19

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.



Interstate, U.S. & State Highways
 Roads
 Notified Owners
 Subject Parcel 029-046
 Parcels

PARCEL #	OWNER
024 001	HEAPE MARK V
024 002	HEAPE MARK
029 039	WILSON SARA M
029 040	WILSON FRED W & CYNTHIA B
029 041	GODLEY PAUL V & MICHELE W
029 042	STRICKLAND MAROLYN W
029 043	PARRISH SCOTT ELLIOTT & PARRISH DOUGLAS KEN & PARRISH DENNIS LEE & LIFE EST JULIA GAYLE BAZEMORE PARRISH
029 044	BUCKNER DENISE C
029 045	CROWLEY JACOB DAVID & BETTY W CLARK A/N/ BETTY JEAN CLARK
029 047	SIMS ROBERT B JR
029 047 01	WILSON LANCE T & BEE



Notification Map
Denise Buckner
Case V# 325-19

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Exhibit C-3



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 029-046
- Surrounding Parcels



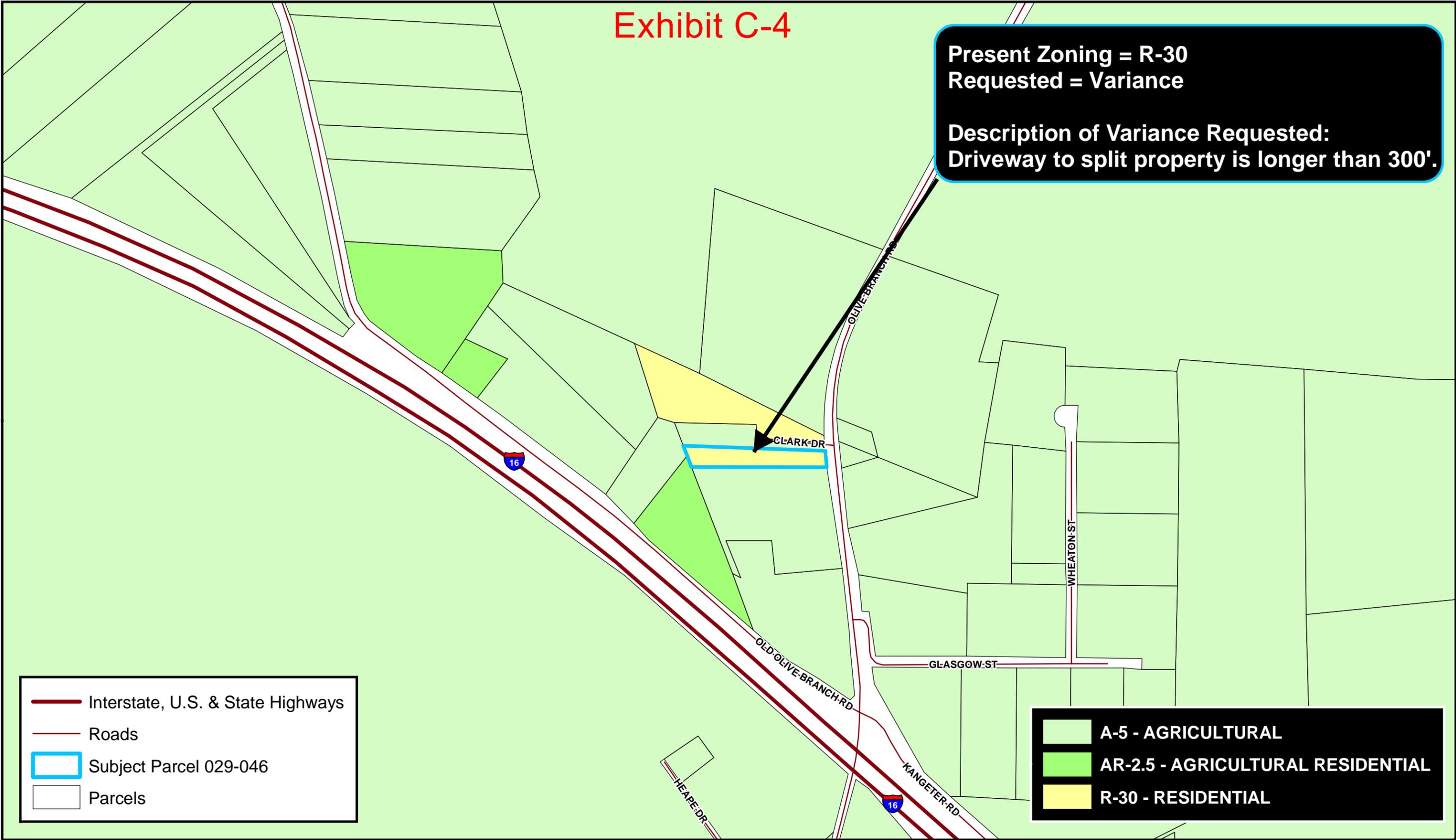
Overview Map Denise Buckner Case V# 325-19

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.

Exhibit C-4

Present Zoning = R-30
Requested = Variance

Description of Variance Requested:
Driveway to split property is longer than 300'.



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 029-046
- Parcels

- A-5 - AGRICULTURAL
- AR-2.5 - AGRICULTURAL RESIDENTIAL
- R-30 - RESIDENTIAL



“D” Exhibits – Public Comment

None Received

BRYAN COUNTY BOARD OF ADJUSTMENT

Public Hearing Date: August 6, 2019

REGARDING THE APPLICATION OF: Chris Fettes requesting a variance for property located at 19 McDuffie Drive, PIN# 0673-018. The applicant is requesting to increase the allowable size of an accessory structure.	Staff Report By Sara Farr-Newman Dated: July 30, 2019
--	---

I. Application Summary

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

Owner: Chris Fettes
19 McDuffie 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
- Bryan County IDO, Section 9 – Appeals Variances, and Administrative Relief– Variances.
- Bryan County IDO, Section 10 – Accessory Uses, Section 1000(h) – General Rules for Accessory Uses and Structures

II. General Information

1. Application: A variance application was submitted by Chris Fettes on June 24, 2019. After reviewing the application, the Director certified the application as being generally complete on June 25, 2019.

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

- A. Legal notice was published in the Bryan County News on July 18, 2019.
- B. Notice was mailed on July 16, 2019 to surrounding landowners within 300’ of the exterior boundaries of the property.
- D. An on-site notice was posted on July 16, 2019.

3. Background:

This property consists of 0.73 acres and is located at the corner of Rountree Road and McDuffie Drive in the Kinsale Subdivision. It is zoned R-1 and currently has an approximately 2,743 square foot home located on the property. A pool permit has been approved for the property. The applicant submitted a variance application to allow construction of an accessory pool house structure. The pool house is proposed to be 450 square feet. 84 square feet are an enclosed bathroom and 366 square feet are a pavilion area.

4. **Requested Variance:** Per Section 10 of the IDO (Section 1000(h) of the Bryan County Code of Ordinances), the maximum square footage for an accessory structure in the R zoning districts is 200 square feet, unless the structure is a detached garage or guest house. The proposed pool house, therefore, does not comply with the Code. The applicant is requesting a variance of 250 square feet.

5. **Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on June 24, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Variance Application

A-2 Site Plan

“B” Exhibits- Agency Comments:

Not Applicable

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

None Received

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

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

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

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

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

Staff Findings: Staff has not identified any hardships resulting from conditions peculiar to the property. The lot is approximately 0.73 acres in size which exceeds the minimum requirements of the R-1 zoning district, when served by central water or sewer. Within the immediate vicinity there are other R-1 lots of a similar size and condition. Therefore, the condition of the property appears to be common to the neighborhood.

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

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

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

Staff Findings: The requested variance is not in keeping with the intent of the ordinance, which is to limit the size of accessory structures and buildings within the residential zoning districts to 200 square feet.

IV. Staff Recommendation

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

V. Board of Adjustment Decision

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

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

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

“A” Exhibits – Application

Bryan County
Board of Commissioners

"Exhibit A-1"



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: CHRIS FETTES
 Address: 19 Mc Duffie Dr
 City: Richmond Hill State: GA Zip: 31324
 Phone: 912-271-6525 Email: cfettes@coastalemc.com

Property Owner (if not applicant): _____
 Address: _____
 City: _____ State: _____ Zip: _____ Phone: _____

Property Information: General Location: Lot 18 Kinsale
 PIN Number (Map & Parcel): 0673 018 Current Zoning District(s): R-1

What section of the Subdivision or Zoning Code are you requesting a variance for? 1000 (h)

Description of Variance Requested: Construction of pool house that includes 84 sqft bathroom and 366 sqft pavilion area.

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.

Chris Fettes
 Applicant Signature

6/24/19
 Date

FOR OFFICE USE ONLY

Case #: V-323-19 Date Received: 6-24-19 Fee Paid Initial: JMH

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

6/24/19
Date

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;

Ordinance 1000(h) would unnecessarily cancel the 2019 construction of the pool house associated with the new pool (permit # 13782)

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;

With sufficient backyard setbacks measured in all directions, Ordinance 1000(h) unintentionally restricts the use of my property to accommodate structure.

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.

Ordinance 1000(h) does not properly account for an accessory structure as a pool house that is simply an outside bathroom and open air pavilion.

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.

This variance request is consistent with the intent as the bathroom is the only enclosed space of 84-sqft. See attached drawing.

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: 6-25-19 stg P&Z Public Hearing Date: Aug. 6th, 2019 RH

BRYAN COUNTY
CLERK OF COURTS

804 0544

2008 JUN -6 PM 1:03

BOOK# PAGE#
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA
REBECCA G. CROWE

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of, the said Grantees, as joint tenants with rights of survivorship, the survivor thereof and the survivor's heirs, successors and assigns, IN FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property unto the said Grantees, against the lawful claim of all persons whomsoever.

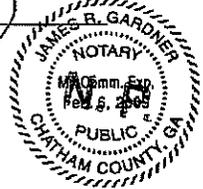
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Sharon [Signature]
Unofficial Witness

Christopher W. Fettes [Signature] LS
Christopher W. Fettes

[Signature]
Notary Public



Prepared by:
James R. Gardner, LLC
Post Office Box 879
Richwood Hill, GA 31124

BRYAN COUNTY
CLERK OF COURTS

804 0545

2008 JUN -6 PM 1:03

BOOK# PAGE#
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA
REBECCA Q. CROWE

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT NUMBER EIGHTEEN (18), KINSALE PLANTATION, AS SHOWN ON THAT CERTAIN PLAT PREPARED BY JAMES H. MILLS, G.R.L.S. NO. 971, RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF BRYAN COUNTY, GEORGIA IN PLAT SLIDE 426, PAGE 10. SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE FOR DESCRIPTIVE AND ALL OTHER PURPOSES. THIS LOT HAS A STREET ADDRESS OF 19 MCDUFFIE DRIVE, RICHMOND HILL, GEORGIA, AND A PROPERTY IDENTIFICATION NUMBER OF 0673-018.

SUBJECT, HOWEVER, TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN DEED BOOK 13-I, PAGE 88, AS AMENDED AND/OR SUPPLEMENTED, BRYAN COUNTY, GEORGIA DEED RECORDS, AND ALL OTHER VALID EASEMENTS AND RIGHTS OF WAY OF RECORD.

THIS IS THE SAME PROPERTY CONVEYED TO CHRISTOPHER W. FETTES BY DEED UNDER POWER DATED MAY 6, 2008, RECORDED IN DEED BOOK 303, PAGE 19, BRYAN COUNTY, GEORGIA DEED RECORDS.

SUBJECT, HOWEVER, TO THAT CERTAIN SECURITY DEED FROM CHRISTOPHER W. FETTES TO BRANCH BANKING & TRUST COMPANY DATED MAY 22, 2008 IN THE PRINCIPAL AMOUNT OF \$230,000.00 WHICH IS RECORDED IN DEED BOOK 303, PAGE 22, BRYAN COUNTY, GEORGIA DEED RECORDS.

F:\COMMON\BRC\2008 CLOSING\FETTES A&E\LEGAL_BRYAN COUNTY.DOC

Bryan County
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

CW ✓ 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.

CW ✓ 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.

0673 018

Parcel Identification Number

Chris Fitts
Signature of Applicant

6/24/19
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Tiffany M. Dienl

Title: Tax Clerk

Signature: [Signature]

Date: 6/24/19

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

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

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

Signature: _____ Date: _____

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.

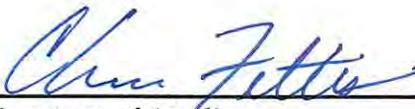
Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

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.



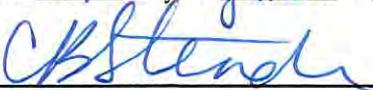
Signature of Applicant

Personally appeared before me

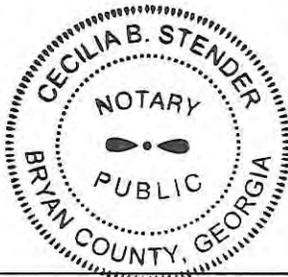
CHRIS FETTES
Applicant (Print)

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

This 24th day of June 2019



Notary Public



(Notary Seal)

Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, Chris Fettes, 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: CHRIS FETTES

Address: 19 McDuffie Dr

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912-271-6525 Email: cfettes@coastal EMC.com

Chris Fettes
Signature of Owner

6/24/19
Date

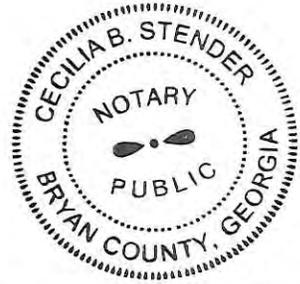
CHRIS FETTES
Owners Name (Print)

Personally appeared before me
CHRIS FETTES
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 24th of June 2019

CB Stender
Notary Public



(Notary Seal)

"Exhibit A-2"

160'-1" N064°7'50"E

50'-8"

36'-4"

37'-6"

38'

5'-7"

BATHROOM
84-sqft

PAVILION
366-sqft

PAD FOR PUMP/FILTER

EXIST PORCH

48'-2" E

JOB NO.	
DATE	09/24/2019
DRAWN	CWF
CHECKED	
SCALE	1" = 15'
SHEET	

Chris Fettes
19 McDuffie Dr, Richmond Hill, GEORGIA (Parcel: 0673 018 Acres: 0.73)

PROPOSED SITE PLAN

NO.	REVISION	BY	DATE



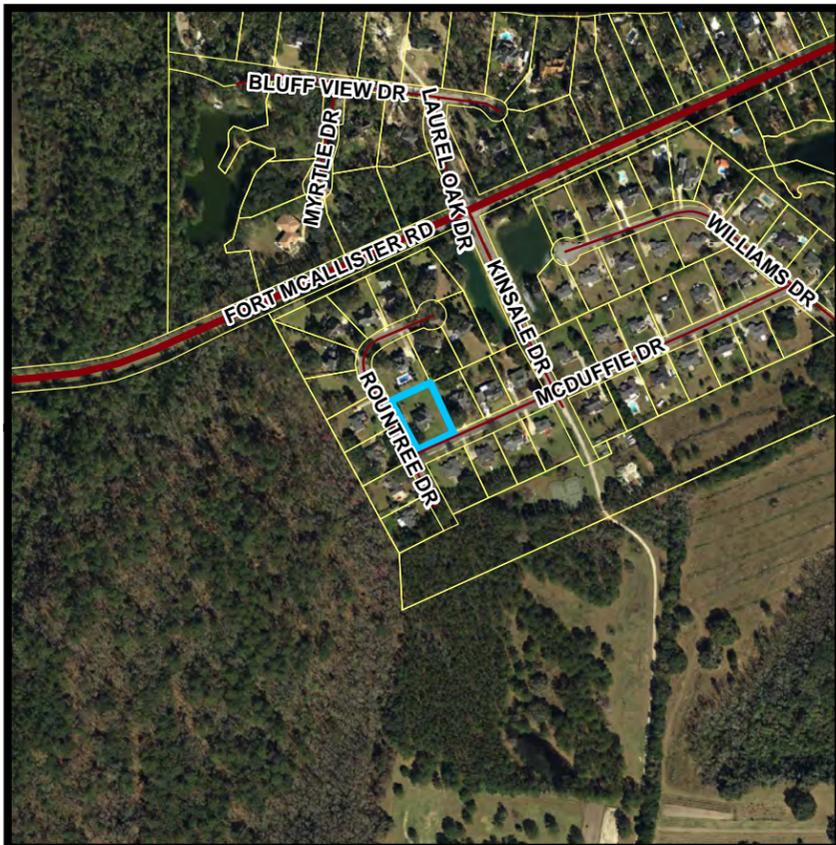
	JOB NO. DATE: 11/29/2018 DRAWN: GFC CHECKED: SCALE: 1" = 30' SHEET:	Chris Fettes 19 McDuffie Dr, Richmond Hill, GEORGIA (Parcel: 0673 018 Acres: 0.73) PROPOSED SITE PLAN	NO. REVISION <table border="1"> <tr><td> </td><td> </td></tr> </table>																	BY DATE

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0673-018
- Surrounding Parcels

Overview Map
Chris Fettes
Case V# 323-19

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 Pensbroke 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 Pensbroke assumes no responsibility or liability for modified data.



"Exhibit C-2"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0673-018
- Surrounding Parcels



Produced by Bryan County GIS
July 2019



Location Map
Chris Fettes
Case V# 323-19

DISCLAIMER
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"Exhibit C-3"



Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 0673-018
 Surrounding Parcels

PARCEL #	OWNER
061 045	MEEKS W W
067 028	MCALLISTER DEVELOPMENT COMPANY INC
0673 001	CONNIE H REGISTER AS TRUSTEE OF THE CONNIE H REGISTER LIVING TRUST DTD 10/11/2018
0673 002	NIXON RONALD E & NIXON SHANA M
0673 003	JOHNSON NICHOLAS SR & TRACEY A CLARK-JOH
0673 004	HAGGAN NATASHA R HARRIS
0673 005	RICKER PAUL L JR & RICKER MICHELLE K
0673 006	RICKER PAUL L JR & RICKER MICHELLE K
0673 007	HOLLOWAY DAVID & PATRICIA
0673 008	CLEVELAND CHELSEA LIN & CLEVELAND AARON BENJAMIN
0673 009	MASON THOMAS F III & ELIZABETH C
0673 010	GILLIS WILLIAM L & CHRIS
0673 011	DIXON JUDITH ELAINE
0673 012	ROONEY JAMES R & ROONEY DONNA L
0673 013	FROST DAVID W & JACQUELYN
0673 014	STEMBRIDGE DARRELL E & DELETRIA N
0673 015	COWART CAROLYN M
0673 016	OGUNTUNMIBI ADEWUMI O & ABIOLA O
0673 017	WISE JIMMY R JR & ELIZABETH M
0673 019	REGISTER SEAN D & LAURA S
0673 020	HOLIFIELD RONNIE A & AUDREY K
0673 021	HOUGHTON HERBERT G & TERESA J
0673 051 CA	KINSALE PLANTATION HOMEOW ASSOCIATION



Notification Map
Chris Fettes
Case V# 323-19

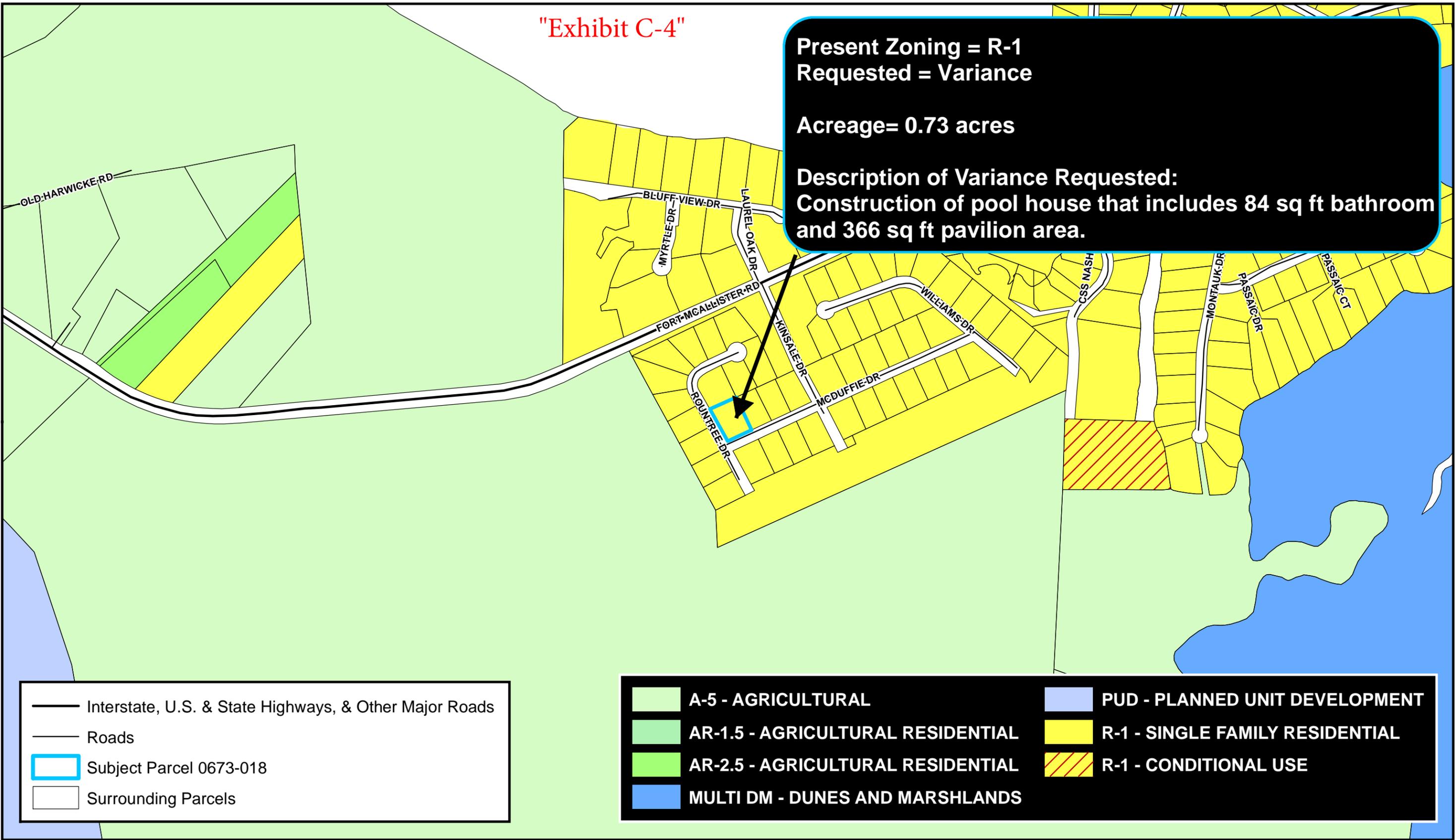
DISCLAIMER
 Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. 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.

"Exhibit C-4"

**Present Zoning = R-1
Requested = Variance**

Acreage= 0.73 acres

**Description of Variance Requested:
Construction of pool house that includes 84 sq ft bathroom
and 366 sq ft pavilion area.**



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0673-018
- Surrounding Parcels

A-5 - AGRICULTURAL	PUD - PLANNED UNIT DEVELOPMENT
AR-1.5 - AGRICULTURAL RESIDENTIAL	R-1 - SINGLE FAMILY RESIDENTIAL
AR-2.5 - AGRICULTURAL RESIDENTIAL	R-1 - CONDITIONAL USE
MULTI DM - DUNES AND MARSHLANDS	



“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: August 6, 2019

REGARDING THE APPLICATION OF: John Hopkins requesting to amend a final plat for property located in the Belfast River Landing Subdivision, PIN# 0573-001.	Staff Report By: Amanda Clement Dated: July 30, 2019
---	--

I. Application Summary

Requested Action: Public hearing and consideration for preliminary plat approval for an amendment to the final plat for the Belfast River Landing Subdivision.

Applicant: John Hopkins
90 Young Way
Richmond Hill, GA 31324

Owner: Belfast River Landing, LLC
PO Box 800
Hinesville, GA 31313

Applicable Regulations:

- Bryan County Subdivision Ordinance, Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria (Ord No. 2018-4, 10-9-18)

II. General Information

1. Application: A preliminary plat application was submitted by John Hopkins on behalf of Belfast River Landing, LLC, on July 2, 2019. After reviewing the application, the Director certified the application as being generally complete on July 16, 2019.

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

A. Legal notice was published in the Bryan County News on July 18, 2019.

B. Notice was mailed on July 16, 2019, to surrounding landowners within 300’ of the exterior boundaries of the property.

D. An on-site notice was posted on July 16, 2019.

3. Background: The Belfast River Landing Subdivision is located in the southwest quadrant of the intersection of Belfast River Road and Belfast Keller Road. The final plat for the subdivision was approved on August 16, 2016 and recorded in Plat Book 675 on Page 4 on August 17, 2016. It comprises a total of 28.77 acres and consists of 18 single-family residential lots, each measuring approximately 1.25 acres. Access to the subdivision and internal circulation is provided via a single 60-foot wide right-of-way (Maddy Way) connecting at Belfast River Road and ending with a cul-de-sac turnaround. There is an existing unimproved recreation tract that is approximately 2.99 acres in size and is accessible from the cul-de-sac at Maddy Way and Belfast Keller Road.

The applicant is proposing to remove a 1.77-acre portion of the recreation tract from the subdivision creating the New Parcel 1 as shown on the revised plat dated July 31, 2018, and to adjust the boundaries of the existing Lots 13 and 14; increasing these lot sizes by .02 acres and .57 acres respectively.

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

“A” Exhibits- Application:

A-1 Preliminary Plat Application

A-2 Preliminary Plat

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

No Public Comments Received

III. Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria:

Each of the following criteria must be satisfied prior to preliminary plat approval.

a. The application is consistent with the approved sketch plat, if applicable.

► **Staff comment:** A separate sketch plat was not submitted for review as this is being presented as an amendment to an existing final plat.

b. The application is consistent with the Comprehensive Plan, as well as any other adopted plans for roads, alleys, trails, parks, playgrounds, and public utility facilities.

► **Staff comment:** The County's Comprehensive Plan identifies this area of the County as Low Density Suburban and remains consistent with the existing R-1 zoning.

c. The proposed subdivision complies with applicable County, state and federal regulations.

► **Staff comment:** The proposed amendment to the subdivision does not comply with Section 517 of the Bryan County subdivision ordinance, as it reduces the size of the recreational tract below the minimum standard. An associated variance (V# 324-19) has been submitted by the applicant to resolve this issue. Aside from this, the proposed amendment appears to comply with other applicable standards.

d. The proposed subdivision, including its lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property.

► **Staff comment:** The surrounding adjacent property is zoned A-5 Agricultural and R-1 Single Family Residential, and the future land use is Low Density Suburban. Both the zoning and future land use anticipate a development pattern that retains the residential character of the area with low density residential development being permitted. The existing R-1 zoning of the subject property permits densities ranging between 1 unit per $\frac{3}{4}$ acre - 3 units per 1 acre, depending on the availability of water and sewer utilities. The existing subdivision is serviced by a community well and individual septic systems; and the proposed New Parcel 1 will be serviced by an individual well and septic. The proposed amendments comply with the minimum district standards for the lot sizes, width, and density.

e. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.

► **Staff comment:** The adjacent properties are zoned A-5 Agricultural and R-1 Single Family Residential and consist of single-family residences. The proposed amendment to the subdivision should not have detrimental impacts on the safety or viability of these adjacent properties.

f. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development.

► **Staff comment:** The right-of-way (Maddy Way) within the existing subdivision will not be impacted by any of the proposed changes. The New Parcel 1 that is being proposed will have direct access and frontage off of Belfast Keller Road, which should adequately serve this additional lot.

g. That the subdivision design provides adequate amenities and connectivity to roads, sidewalks and trails.

► **Staff comment:** The proposed amendment to the subdivision will continue to provide adequate connectivity through the existing street network.

h. That utilities for all major subdivisions are placed underground.

► **Staff comment:** This is not applicable to this application as the subdivision is already constructed.

i. That the tree protection requirements of Article 18 of the Bryan County Engineering Design Standards are satisfied.

► **Staff comment:** This is not applicable to this application as the subdivision is already constructed.

IV. Staff Recommendation

Staff recommends approval contingent upon the granting of a variance to reduce the recreational tract size and subject to the following condition:

1. A final site evaluation and approval is provided to staff from the Environmental Health office for the New Parcel 1.

V. Planning & Zoning Recommendation

Recommendation: The Commission may recommend that the preliminary plat be approved, conditionally approved, or 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 conditions/denial of the proposed preliminary plat.

“A” Exhibits – Application

RECEIVED

JUL - 2 2019

"Exhibit A-1"



PRELIMINARY PLAT APPLICATION

Refer to Article XI of the Subdivision Regulations for additional information regarding Preliminary Plat requirements.

Application Fee: \$120.00 + \$15.00 per lot

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: John Hopkins
 Address: 90 Young Way
 City: RH State: GA Zip: 31324
 Phone: 912-210-6332 Email: John.Hopkins@concast.com

Property Owner (if not applicant): Billy Jones
 Address: _____
 City: _____ State: _____ Zip: _____ Phone: 912 977 0606

Property Information: General Location: BELFAST RIVER RD + JERICHO
 PIN Number (Map & Parcel): 0573 001 Current Zoning District(s): R-1
 Acreage: Parcel Total 1.75 ~~2.8~~ ac Area to be Subdivided 2.99
 Number of Lots: Existing 18 Proposed 18

Proposed Subdivision Name: BELFAST RIVER Landing 1.75 ac Tract
 Is this part of a phased development? Yes No If yes, Phase #: _____ of _____
 Will the subdivision be served by a private or public water system? Private Public
 Will the subdivision be served by a private or public sewer system? Private Public

Prior Approvals: Rezoning (if applicable): Case #: _____ Date of Approval: _____
 Sketch Plat Approval (mandatory for major subdivisions): Case #: _____ Date of Findings: _____

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.

[Signature] _____ Date 5-23-19

FOR OFFICE USE ONLY

Case #: SD# 3122-19 Date Received: 7-2-19 Fee Paid Initial: JMH

Preliminary Plat Review and Timing

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

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

Preliminary Plat 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
- Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership
- Verification of Paid Taxes
- N/A* Environmental Site Assessment or affidavit in accordance with Section 512(b) of the Subdivision Regulations
- N/A* Traffic Impact Analysis prepared in accordance with Article XV of the Subdivision Regulations, if applicable
- N/A* Georgia Department of Transportation approval for any subdivision abutting a road maintained by the State of Georgia
- A jurisdictional wetlands delineation of the land to be subdivided or a letter from a soils scientist certifying that no wetlands exist on the land to be subdivided. For properties where wetlands are identified a Jurisdictional Determination shall be provided by the Army Corps of Engineers and the corresponding wetland survey provided on the preliminary plat.
- N/A* Base flood elevation data for subdivisions greater than fifty (50) lots or five (5) acres and that are located within a Special Flood Hazard Area without an established Base Flood Elevation in accordance with Section 105-76 of the Flood Damage Prevention Ordinance

One (1) digital, two (2) 11x17 inch, and two (2) full size copies of the proposed preliminary plat prepared in accordance with the Plat Requirement 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

5-22-19

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 Cr'd: 7/16/19 DRC Comments Rec'd: 7/11/19 P&Z Hearing Date: 8/6/19
BOC Hearing Date: 8/13/19

Bryan County
Board of Commissioners

Community Development Department



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 subdivision of their property.

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: JOHN HOPKINS

Address: 90 Young Way

City: Richmond Hill State: Ga Zip Code: 31324

Telephone Number: 912-210 6332 Email: INFINITY5 HOPKINS@COMCAST.NET

[Signature]
Signature of Owner

6-3-19
Date

Billy N. Jones
Owners Name (Print)

Personally appeared before me
Billy N. Jones
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 3rd of June, 2019

[Signature]
Notary Public



FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk HF Date 2019 07 16 Sequence 141226

7/16/19
14:15:44

Bill Number . . .	2018 001378	Acct 18483R18	Fair Mkt Val	41,200
Taxpayer Name . .	BELFAST RIVER LANDING LLC		Bill Date	2018 08 24
Additional Name .			Due Date	2018 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	608 E OGLETHORPE HIGHWAY		Lender Code	
City ST Zip 4 . .	HINESVILLE	GA 31313	Under Appeal	
Loctn/Desc . . .	BELFAST RIVER LANDING REC AREA		Bankruptcy	
Map Blk Par Sub.	0573 001	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
418.18		418.18-	Taxes	
	2.61	2.61-	Assessment Pen	
			Interest	
			Costs	
			Late Penalty	
418.18	2.61	420.79-	Other Penalty	
			TOTALS	
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 12 03	Reason Code	(F13) 00

Email Address:

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

Heidi Page
Heidi Page

Tax Clerk
7/16/19

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk MR Date 2019 04 01 Sequence 150102

4/01/19
15:09:57

Bill Number . .	2018 009905	Acct	19147R18	Fair Mkt Val	41,200
Taxpayer Name . .	JCH BUILDERS LLC			Bill Date	2018 08 24
Additional Name.				Due Date	2018 11 15
Address Line 1 .				H/S Code	
Address Line 2 .	75 SANCTUARY DRIVE			Lender Code	
City ST Zip 4. .	RICHMOND HILL		GA 31324	Under Appeal	
Loctn/Desc . . .	BELFAST RIVER LANDING LOT 13 P			Bankruptcy	
Map Blk Par Sub.	057 30 001	013	Dist 03	Check Notes	
Original Bill	Adj & Charges		Payments	Descriptions	This Tran
418.18			418.18-	Taxes	_____
				Assessment Pen	_____
				Interest	_____
				Costs	_____
				Late Penalty	_____
				Other Penalty	_____
418.18			418.18-	TOTALS	_____
			Last T/A Date	Payment/Adjust	(P/A) P
			PP 2018 10 22	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk MR Date 2019 04 01 Sequence 150102

4/01/19
15:10:33

Bill Number . . .	2018 001386 Acct 19148R18	Fair Mkt Val	41,200
Taxpayer Name . .	BELFAST RIVER LANDING LLC	Bill Date	2018 08 24
Additional Name .	% WESTBROOK STANLEY N	Due Date	2018 11 15
Address Line 1 .		H/S Code	
Address Line 2 .	97 WILLIAM HALL WAY	Lender Code	
City ST Zip 4 . .	RICHMOND HILL GA 31324	Under Appeal	
Loctn/Desc . . .	BELFAST RIVER LANDING LOT 14 P	Bankruptcy	
Map Blk Par Sub .	057 30 001 014 Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions
418.18		418.18-	This Tran
			Taxes
			Assessment Pen
			Interest
			Costs
			Late Penalty
			Other Penalty
418.18		418.18-	TOTALS
		Last T/A Date	Payment/Adjust
		PP 2018 11 14	Reason Code

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

Smith
15-076



DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401

REPLY TO
ATTENTION OF:

SEPTEMBER 11 2015

Regulatory Division
SAS-2015-00570

Mr. John Hopkins
JCH Home, LLC
75 Sanctuary Drive
Richmond Hill, Georgia 31324

Dear Mr. Hopkins:

I refer to a letter dated July 28, 2015, submitted on your behalf by Resource & Land Consultants, requesting a Jurisdictional Determination (JD) for your 28.77 acre site located south of Belfast Keller Road, and west of Belfast River Road, near the City of Richmond Hill, Bryan County, Georgia (Latitude 31.8280, Longitude -81.3069). This project has been assigned number SAS-2015-00570 and it is important that you refer to this number in all communication concerning this matter.

We have completed a preliminary JD for the site. There may be waters of the United States within Clean Water Act jurisdiction present. Wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual.

The wetlands/other waters on the subject property may be waters of the United States within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code 1344). The enclosed survey entitled "BEING A 28.77 ACRE PORTION OF LANDS FORMERLY OF TIMBERLANDS HOLDING COMPANY ATLANTIC INC, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA", dated June 29, 2015, and signed by Registered Land Surveyor Michael A. Hussey, Registration Number 2509, is an accurate delineation of the location/boundaries of all the potentially jurisdictional waters on the site. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date. The placement of dredged or fill material into any waterways and/or their adjacent wetlands or mechanized land clearing of those wetlands would require prior Department of the Army authorization pursuant to Section 404.

Preliminary JDs are advisory in nature and may not be appealed (See 33 Code of Federal Regulations (CFR) 331.2). If you are not in agreement with this preliminary JD, then you may request an approved JD for your project site or review area.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

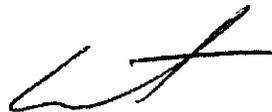
This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

A copy of this letter is being provided to the following parties: Mr. Troy Smith, Resource & Land Consultants, 41 Park of Commerce Way, Suite 303, Savannah, Georgia 31405

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call Ms. Sara Bahnson, Regulatory Specialist, Coastal Branch, at 912-652-6210.

Sincerely,



Sherelle D. Reinhardt
Chief, Permits Section, Coastal Branch

Enclosures

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS
AND REQUEST FOR APPEAL**

Applicant: Mr. John Hopkins, JCH Home, LLC	File Number: SAS-2015-00570	Date: September 8, 2015
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input checked="" type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. The division engineer must receive this form within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:
Ms. Sara Bahnson
U.S. Army Corps of Engineers, Savannah District
100 W. Oglethorpe Avenue
Savannah, Georgia 31401-3640
912-652-6210

If you only have questions regarding the appeal process you may also contact:
Administrative Appeal Review Officer
CESAD-PDS-O
U.S. Army Corps of Engineers, South Atlantic Division
60 Forsyth Street, Room 10M15
Atlanta, Georgia 30303-8801

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date: _____

Telephone number: _____

"Exhibit A-2"



APPROVED UNDER ARTICLE XII

County Engineer _____ Date of Approval _____

Health Department _____ Date of Approval _____

911 Address Director _____ Date of Approval _____

Approved by the Planning Director this _____ day of _____

Planning Director _____

ATTEST: _____
Clerk of County Commission

- GENERAL NOTES:
- The purpose of this survey is to revise the Plat recorded in book 659 page 9B to recombine a portion of the Recreation Area into Lot 14 and separate a portion of the Recreation Area into Parcel 1.
 - Parcel 1 will not be a part of the Belfast River Subdivision.
 - All elevations based on Mean Sea Level Datum NGVD 1988.
 - All lots to have a minimum building setback line as indicated.
 - In accordance with F.I.R.M. community panel no. 13029C0375D dated August 02, 2018, a this property DOES NOT fall within a designated flood hazard area.
 - Lots will be served by community well and individual sewerage disposal system.
 - All lot corners are marked by 5/8" iron rod set unless otherwise noted.
 - Indicates street address.
 - Any wetlands are under the jurisdiction of the U.S. Army Corps of Engineers. Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
 - All lots will have a 10' drainage easement along side lot lines except where indicated as a larger easement.

NOTICE OF PRIVATE ROADS AND DRAINAGE SYSTEMS
Bryan County will not maintain, repair or replace any Private Roads and Drainage Systems. The responsibility for such maintenance, repair or replacement is addressed in a Maintenance Agreement between the Developer of the Subdivision and the purchasers of the Lots within the Subdivision. Any purchasers of the Lots within the Subdivision are urged to carefully review such Maintenance Agreement to determine the party or parties responsible for the maintenance of the Private Roads and Drainage Systems and the source of funds to provide such maintenance.

NOTICE OF PRIVATE SYSTEMS
This subdivision is served by a Private Water System. Bryan County will not maintain, repair or replace any Private Water or Private Sewerage System. The responsibility for such maintenance, repair or replacement is addressed in a Trust Indenture between the Developer of the Subdivision and a trustee. Any purchasers of the Lots within the Subdivision are urged to carefully review such Trust Indenture to determine the applicable rate structure and the party responsible for the maintenance of the Private Water System.

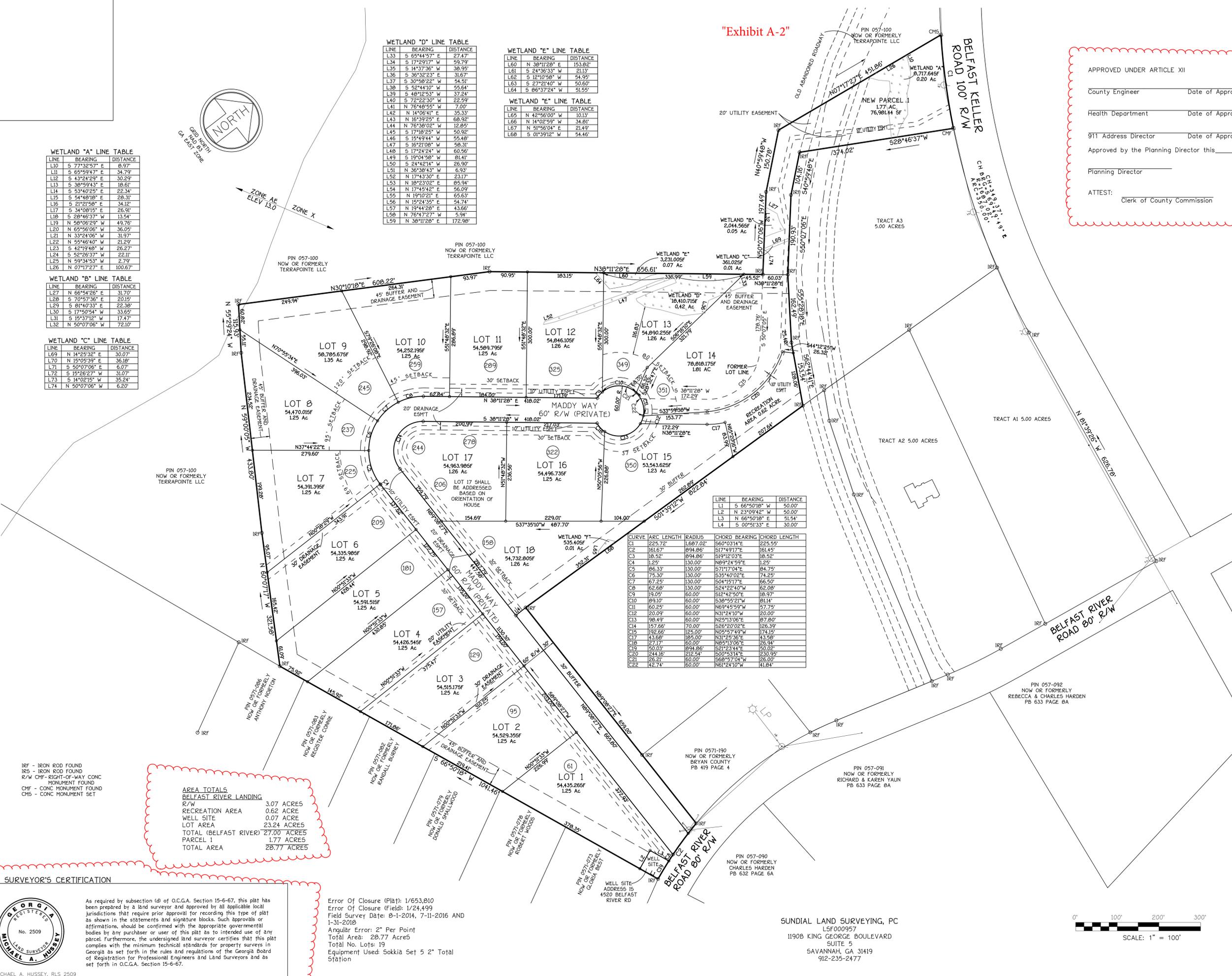
NOTE: PROPERTY IS ZONED R-1
FRONT SETBACK - 30'(MIN)
REAR SETBACK - 35'
SIDE SETBACK - 15'

THIS PLAT WAS REVISED TO RECOMBINE A PORTION OF LOT 13 AND A PORTION OF THE RECREATION AREA INTO LOT 14 AND TO CREATE PARCEL 1 OUT OF A PORTION OF THE RECREATION AREA. PARCEL 1 WILL NOT BE A PART OF THE BELFAST RIVER LANDING SUBDIVISION.

REVISED
SUBDIVISION SURVEY
BELFAST RIVER LANDING
BEING A 28.77 ACRE PORTION OF LANDS OF
TIMBERLANDS HOLDING COMPANY
ATLANTIC INC, 20TH G.M. DISTRICT,
BRYAN COUNTY, GEORGIA

FOR: JOHN HOPKINS
75 SANCTUARY DRIVE
RICHMOND HILL, GA 31324

REVISED 7-31-2018
REVISED 9-02-2016
REVISED 8-27-2015
REVISED 8-13-2015



WETLAND "A" LINE TABLE

LINE	BEARING	DISTANCE
L10	S 77°32'57" E	8.97'
L11	S 65°54'47" E	34.79'
L12	S 43°24'29" E	30.29'
L13	S 30°59'43" E	18.61'
L14	S 53°40'29" E	22.34'
L15	S 54°48'18" E	28.31'
L16	S 21°21'58" E	34.12'
L17	S 34°08'15" E	26.91'
L18	S 28°46'37" W	13.54'
L19	N 58°06'29" W	43.76'
L20	N 65°56'06" W	36.05'
L21	N 33°24'06" W	31.97'
L22	N 55°46'40" W	21.29'
L23	S 42°19'48" W	26.27'
L24	S 52°26'37" W	22.11'
L25	N 59°34'53" W	2.79'
L26	N 07°17'27" E	100.67'

WETLAND "B" LINE TABLE

LINE	BEARING	DISTANCE
L27	N 66°54'26" E	31.70'
L28	S 70°57'36" E	23.15'
L29	S 01°40'33" E	22.38'
L30	S 17°50'54" W	33.65'
L31	S 15°37'12" W	17.47'
L32	N 50°07'06" W	72.10'

WETLAND "C" LINE TABLE

LINE	BEARING	DISTANCE
L69	N 14°29'32" E	30.07'
L70	N 15°05'39" E	36.18'
L71	S 50°07'06" E	6.07'
L72	S 15°26'27" W	31.07'
L73	S 14°02'15" W	35.24'
L74	N 50°07'06" W	6.20'

WETLAND "D" LINE TABLE

LINE	BEARING	DISTANCE
L33	S 65°41'17" E	27.47'
L34	S 17°29'17" W	59.79'
L35	S 14°37'36" W	38.95'
L36	S 36°32'23" E	31.67'
L37	S 30°58'22" W	54.51'
L38	S 32°44'10" W	55.64'
L39	S 48°12'53" W	37.24'
L40	S 72°22'30" W	22.59'
L41	N 76°48'55" W	7.00'
L42	N 14°06'41" E	35.33'
L43	N 16°39'25" E	68.92'
L44	N 76°38'02" W	12.85'
L45	S 17°18'25" W	50.92'
L46	S 15°49'44" W	55.48'
L47	S 16°21'08" W	58.31'
L48	S 17°24'24" W	60.56'
L49	S 19°04'58" W	81.41'
L50	S 24°42'14" W	26.90'
L51	N 36°38'43" W	6.93'
L52	N 17°43'30" E	23.17'
L53	N 18°23'02" E	89.94'
L54	N 17°44'12" E	56.09'
L55	N 19°10'21" E	65.63'
L56	N 15°24'35" E	54.74'
L57	N 19°44'28" E	43.66'
L58	N 76°47'27" W	5.94'
L59	N 38°11'28" E	172.98'

WETLAND "E" LINE TABLE

LINE	BEARING	DISTANCE
L60	N 38°11'28" E	153.82'
L61	S 24°36'33" W	21.13'
L62	S 12°10'58" W	54.95'
L63	S 27°21'40" W	50.60'
L64	S 06°37'24" W	51.55'

WETLAND "E" LINE TABLE

LINE	BEARING	DISTANCE
L65	N 42°56'00" W	10.13'
L66	N 14°02'59" W	34.81'
L67	N 51°56'04" E	21.49'
L68	S 01°39'12" W	54.48'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	129.72'	1,687.02'	S60°03'14" E	229.55'
C2	161.67'	894.86'	S17°49'17" E	161.45'
C3	18.52'	894.86'	S19°12'03" E	18.52'
C4	1.25'	130.00'	N89°24'59" E	1.25'
C5	86.33'	130.00'	S71°17'04" E	84.75'
C6	173.30'	130.00'	S35°40'02" E	174.25'
C7	67.25'	130.00'	S04°15'17" E	66.50'
C8	62.68'	130.00'	S24°22'40" W	62.08'
C9	19.05'	60.00'	S12°42'50" E	18.97'
C10	89.10'	60.00'	S38°55'21" W	89.14'
C11	60.25'	60.00'	N89°49'59" W	57.75'
C12	20.99'	60.00'	N31°24'10" W	20.00'
C13	98.49'	60.00'	N25°13'06" E	87.80'
C14	157.66'	70.00'	S26°20'02" E	126.39'
C15	192.66'	125.00'	N05°57'49" W	174.15'
C16	43.68'	189.00'	N31°29'36" E	43.58'
C17	27.17'	60.00'	N85°13'06" E	26.94'
C18	50.03'	894.86'	S21°23'44" E	50.02'
C19	244.16'	212.54'	S00°43'14" E	230.95'
C20	66.81'	60.00'	S88°47'04" W	66.00'
C22	42.74'	60.00'	N61°24'10" W	41.84'

SURVEYOR'S CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions that require prior approval for recording this type of plat as shown in the statements and signature blocks. Such approvals or affirmations, should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

MICHAEL A. HUSSEY, RLS 2509

Error Of Closure (Plat): 1/653,810
Error Of Closure (Field): 1/24,499
Field Survey Date: 8-1-2014, 7-11-2016 AND 1-31-2018
Angular Error: 2" Per Point
Total Area: 28.77 Acres
Total No. Lots: 17
Equipment Used: Sokkia Set 5 2" Total Station

SUNDIAL LAND SURVEYING, PC
11908 KING GEORGE BOULEVARD
SUITE 5
SAVANNAH, GA 31419
912-235-2477

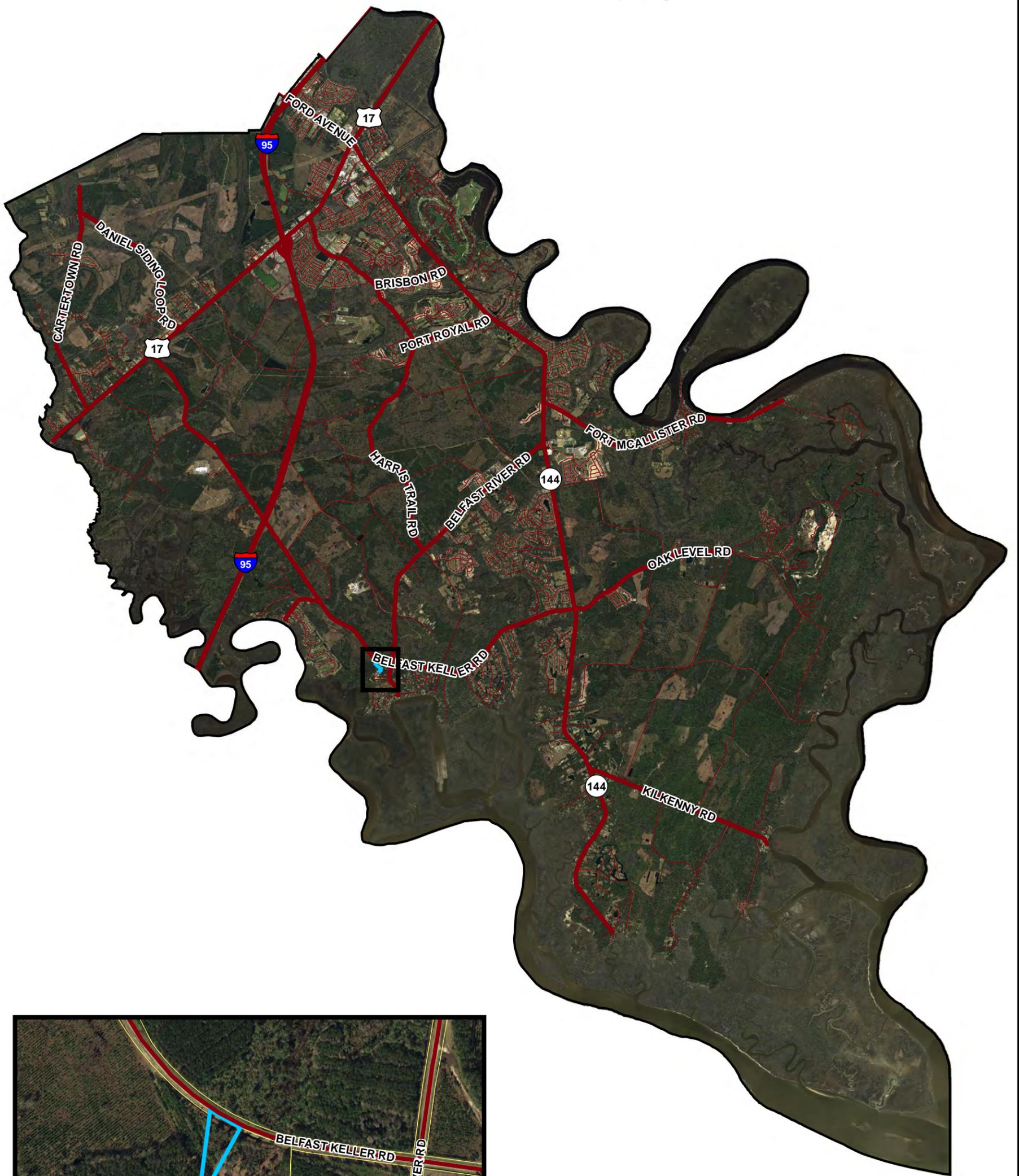


“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

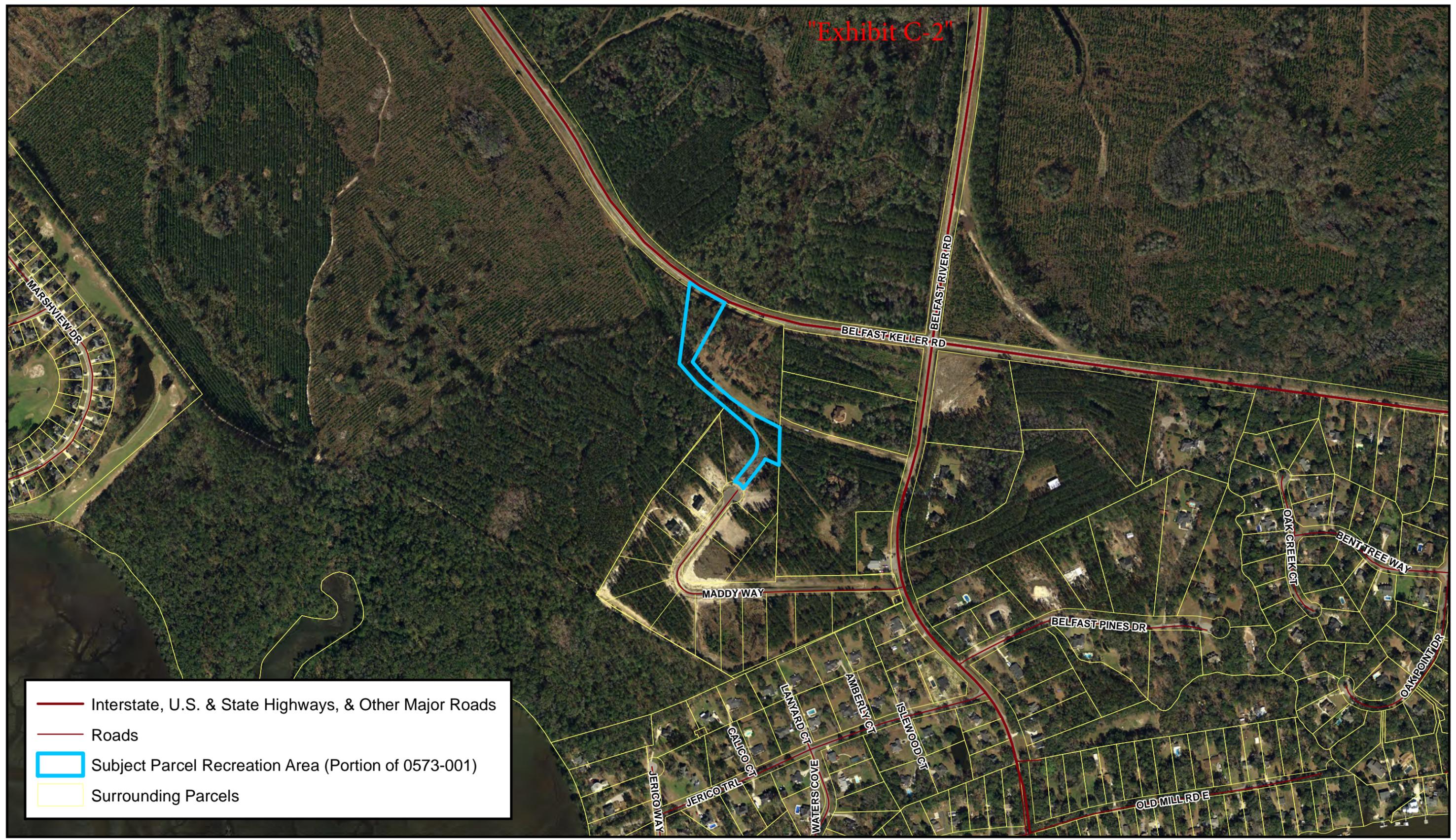
"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel Recreation Area (Portion of 0573-001)
- Surrounding Parcels



"Exhibit C-2"

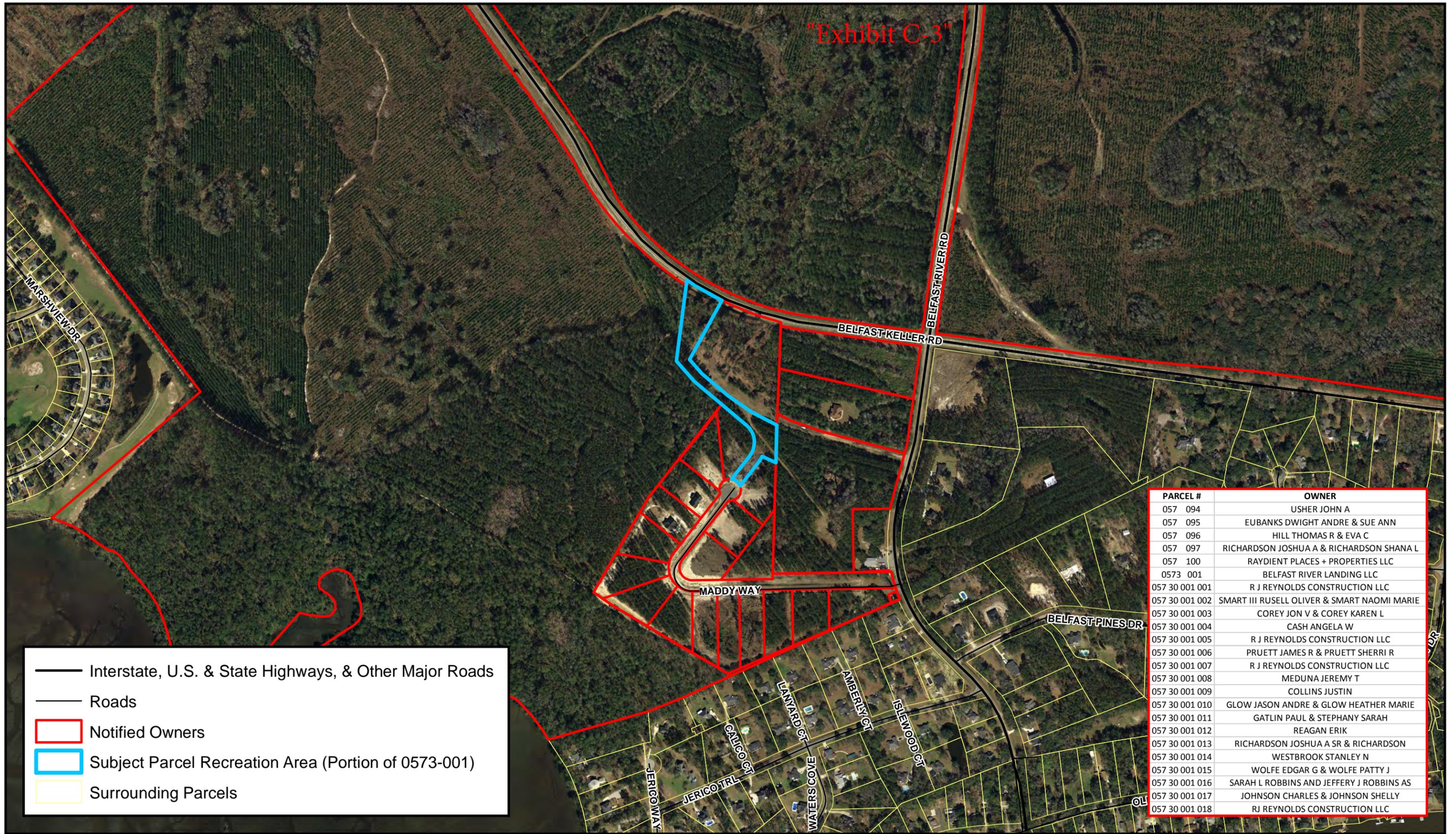


-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel Recreation Area (Portion of 0573-001)
-  Surrounding Parcels



Location Map
John Hopkins
Case SD# 3122-19

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.



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Notified Owners
- Subject Parcel Recreation Area (Portion of 0573-001)
- Surrounding Parcels

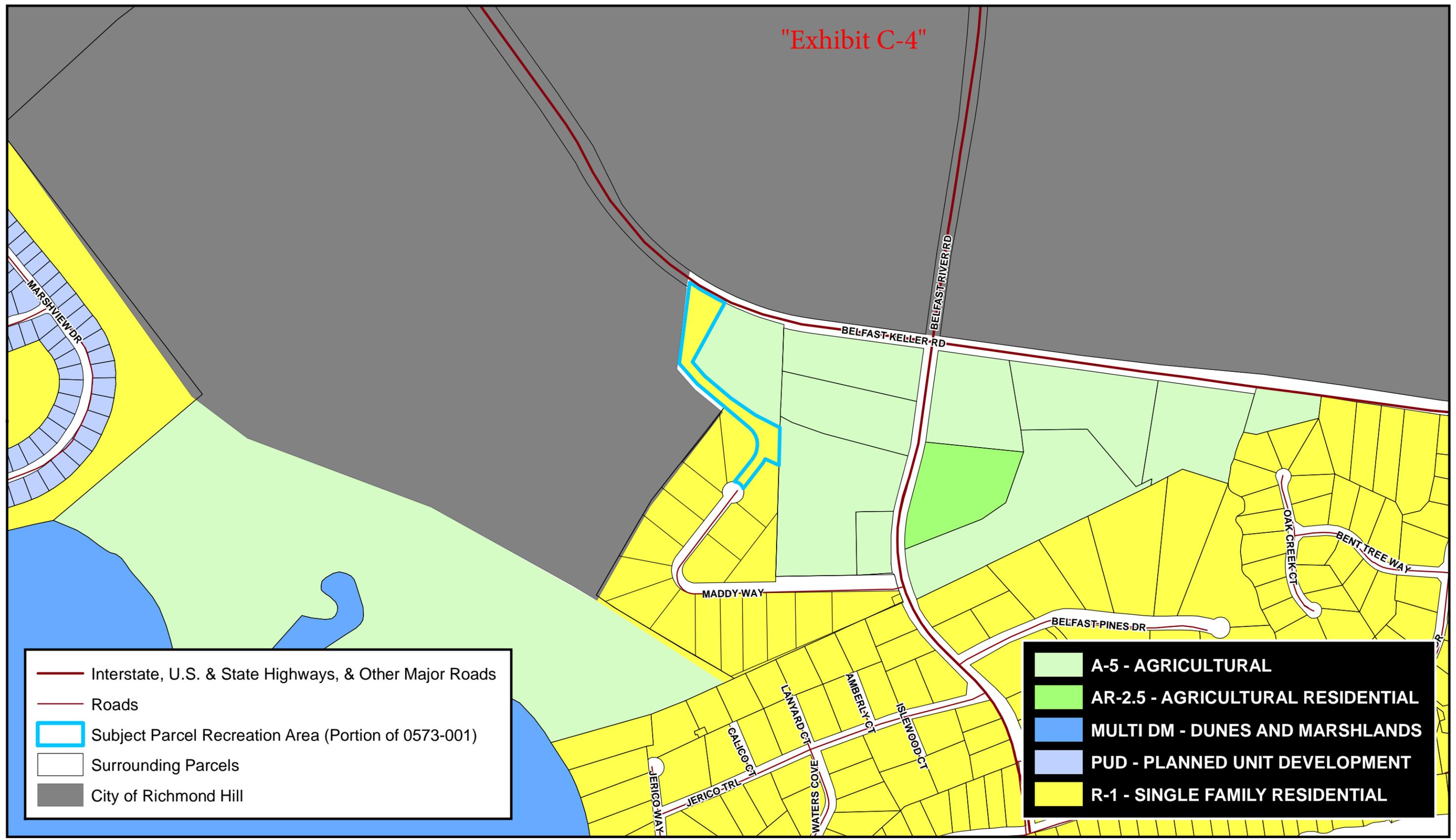
PARCEL #	OWNER
057 094	USHER JOHN A
057 095	EUBANKS DWIGHT ANDRE & SUE ANN
057 096	HILL THOMAS R & EVA C
057 097	RICHARDSON JOSHUA A & RICHARDSON SHANA L
057 100	RAYDIENT PLACES + PROPERTIES LLC
0573 001	BELFAST RIVER LANDING LLC
057 30 001 001	R J REYNOLDS CONSTRUCTION LLC
057 30 001 002	SMART III RUSSELL OLIVER & SMART NAOMI MARIE
057 30 001 003	COREY JON V & COREY KAREN L
057 30 001 004	CASH ANGELA W
057 30 001 005	R J REYNOLDS CONSTRUCTION LLC
057 30 001 006	PRUETT JAMES R & PRUETT SHERRI R
057 30 001 007	R J REYNOLDS CONSTRUCTION LLC
057 30 001 008	MEDUNA JEREMY T
057 30 001 009	COLLINS JUSTIN
057 30 001 010	GLOW JASON ANDRE & GLOW HEATHER MARIE
057 30 001 011	GATLIN PAUL & STEPHANY SARAH
057 30 001 012	REAGAN ERIK
057 30 001 013	RICHARDSON JOSHUA A SR & RICHARDSON
057 30 001 014	WESTBROOK STANLEY N
057 30 001 015	WOLFE EDGAR G & WOLFE PATTY J
057 30 001 016	SARAH L ROBBINS AND JEFFERY J ROBBINS AS
057 30 001 017	JOHNSON CHARLES & JOHNSON SHELLY
057 30 001 018	RJ REYNOLDS CONSTRUCTION LLC



Notification Map
John Hopkins
Case SD# 3122-19

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"Exhibit C-4"



-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel Recreation Area (Portion of 0573-001)
-  Surrounding Parcels
-  City of Richmond Hill

-  A-5 - AGRICULTURAL
-  AR-2.5 - AGRICULTURAL RESIDENTIAL
-  MULTI DM - DUNES AND MARSHLANDS
-  PUD - PLANNED UNIT DEVELOPMENT
-  R-1 - SINGLE FAMILY RESIDENTIAL



Zoning Map
John Hopkins
Case SD# 3122-19

DISCLAIMER
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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: August 6, 2019

REGARDING THE APPLICATION OF: Denise Buckner requesting a private road lot split for property located on Olive Branch Road, PIN# 029 046. The applicant is requesting to subdivide the parcel with a private road.	Staff Report by Sara Farr-Newman Dated: July 30, 2019
--	---

I. Application Summary

Requested Action: Public hearing and consideration of a private road lot split for Bryan County. The application by Denise Buckner proposes to create a private road and two lots from parcel PIN# 029 046, located off of Olive Branch Road, in unincorporated Bryan County, Georgia.

Representative: Denise Buckner

Owner: Denise Buckner
111 Clark 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
- Appendix A – Subdivisions, Article XIII – Minor Subdivisions, Section 1303

II. General Information

1. Application: A subdivision application was submitted by Denise Buckner, on July 3, 2019. After reviewing the application, the Director certified the application as being generally complete on July 11, 2019. Per the IDO, the Planning and Zoning Commission has final authority for approving or denying Private Road Lot Split plats.

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

- A. Legal notice was published in the Bryan County News on July 18, 2019.
- B. Notice was sent to Surrounding Land Owners on July 16, 2019.

C. The site was posted for Public Hearing on July 17, 2019.

3. Background: The 3.29-acre tract is located off of Olive Branch Road and is located in North Bryan County. The applicant is proposing to subdivide the tract into two parcels, Parcel 1 will be 2.27 acres and Parcel 2 will be 1.02 acres. The subdivision also includes a 40-foot wide access easement for a private road to reach the rear parcel. There is currently a one story single-family house with two accessory buildings on the property. The applicant plans to place a manufactured home on the property (Parcel 2) for a family member.

The applicant is proposing to install a private road from Olive Branch Road and across Parcel 1 to allow access to Parcel 2, which is proposed to be located on the rear of property. Parcel 2 does not have frontage on Olive Branch Road. The property is not located within a special flood hazard area.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on July 3, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Minor Subdivision Application

A-2 Revised Plat (July 22, 2019)

“B” Exhibits- Agency Comments:

Comments Incorporated

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

No Public Comments Received

III. Sec. 2. Article XIII: Minor Subdivisions:

Section 1302. Limitation on Subsequent Minor Subdivisions. The minor subdivision process may be used no more than once for any parcel that is included within the boundaries of a minor subdivision or is a remaining portion of a parcel that was previously subdivided using the minor subdivision process. The limitation of this section applies only to private road lot splits.

► **Staff comment:** If approved, the parcel cannot be subdivided again, which must be noted on the plat.

Section 1303. Approval Criteria for Private Road Lot Splits.

a. All lots created by a simple lot split shall comply with the minimum area and dimensional standards of Bryan County's zoning and subdivision regulations.

► **Staff comment:** The lot is zoned R-30, which requires a minimum lot size of 30,000 square feet and frontage of 125 feet. The size of the parcel meets this requirement and a cul-de-sac is proposed at the end of the road. The frontage is only required to be 35% of the regularly required frontage on a cul-de-sac, which is 44 feet. The proposed cul-de-sac meets this requirement; however, the proposed road configuration must also be approved by engineering.

b. Each lot shall be independently accessible from an abutting public or existing private road created in compliance with applicable Bryan County Standards.

► **Staff comment:** The new lot will be accessible from the private road, which must be constructed per Bryan County Standards. Engineering indicated the department will review the road grading at the time of the building permit submittal.

c. No public road shall be created through the private lot split process, but the plat may include the dedication of public right-of-way for the widening of existing public roads abutting lots included in the lot split.

► **Staff comment:** No public road is being created.

d. Private roads shall be placed in a private road right-of-way at least forty (40) feet in width, unless the County Engineer finds that greater width is needed due to topography, drainage, or private road alignment. Private roads for lot splits shall comply with the Private County Road Dirt Standards in areas designated for the agricultural and low density residential future land use category in the Comprehensive Plan and with the Private County Road Crush and Run Standards in areas designated for other future land use categories.

► **Staff comment:** A 40-foot right-of-way is proposed for the new private road. The private road must meet the County dirt road standards.

- e. Private roads shall not exceed three hundred (300) feet in length from the edge of the nearest public right-of-way to most distant property line along the road or driveway.

► **Staff comment:** The private road is over 600 feet in length. A variance has been requested.

- f. Off-site utility improvements are limited to water and/or sewer line extensions of not more than two-hundred (200) feet from the nearest property line of the subdivision.

► **Staff comment:** This standard is not applicable because both lots will use septic and well. The Environmental Health Department must complete a site evaluation and approve the site for the new parcel. The applicant indicated this has been completed, but the applicant must supply the completed evaluation form.

- g. The applicant shall submit a Homeowners Association document that shall be recorded with the final plat that assigns ownership of and responsibilities for the maintenance of private roads and drainage systems. A note in accordance with section 1701 shall be included on the plat. The responsible party shall be one or more of the lot owners in the subdivision.

► **Staff comment:** The applicant must provide a document assigning ownership and responsibility for the maintenance of the road. The required note has been provided on the plat.

- h. Off-site storm water improvements are limited to abutting rights-of-way or easements, which may be used only with the owner's consent.

► **Staff comment:** Not applicable.

IV. Staff Recommendation

Staff recommends approval of the private road lot split with the following conditions:

1. The variance is approved for the private road;
2. A note is added indicating the parcel cannot be subdivided again;
3. A final site evaluation and approval is provided to staff from Environmental Health; and

4. The cul-de-sac is designed in accordance with Bryan County Engineering standards.

V. Approval

Recommendation: The Commission may approve the minor subdivision as requested, or it may approve the minor subdivision subject to provisions, or it may deny the minor subdivision.

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

► **Motion Regarding Approval:** 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 provisions/denies the proposed minor subdivision.

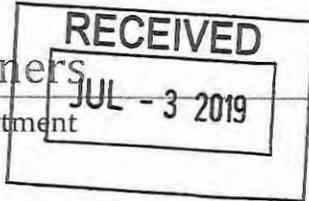
“A” Exhibits – Application

SD#3123-19

July 5, 2019

"Exhibit A-1"

Bryan County Board of Commissioners
Community Development Department



MINOR SUBDIVISION APPLICATION

Refer to Article XIII of the Subdivision Regulations for additional information regarding Minor Subdivision requirements.

- Application Type & Fee:**
- Private Road Lot Split \$250.00
 - Simple Lot Split \$100.00
 - Conveyance Plat \$100.00
 - Lot Line Adjustment \$25.00
 - Plat Correction \$25.00
 - Dedication Plat \$25.00
 - Combination Plat \$25.00

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: Denise Buckner
Address: 111 Clark Dr.
City: Ellabell **State:** Ga **Zip:** 31308
Phone: 912-667-2307 **Email:** dbuckner@landmark24homes.com

Property Owner (if not applicant): Same
Address: _____
City: _____ **State:** _____ **Zip:** _____ **Phone:** _____

Property Information: General Location: Olive Branch Road
PIN Number (Map & Parcel): 029 046 **Current Zoning District(s):** R30
Acreage: Parcel Total 3.290 **Area to be Subdivided** _____
Number of Lots: Existing 1 **Proposed** 2

- Will the minor subdivision require the extension of existing water or sewer facilities? Yes No
 Are there any existing structures on the site? Yes No
 If yes, are any to remain? Yes No

Proposed Subdivision Description: _____

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.

Denise C Buckner _____
 Applicant Signature Date July 1, 2019

FOR OFFICE USE ONLY

Case #: SD#3123-19 Date Received: 7/3/19 Fee Paid Initial: sf

Minor Subdivision Review and Timing

The typical process and timeframe for reviewing minor subdivisions is as follows. The 30-day review period will not begin until the submitted application is certified as being complete.

Completeness Review	5 business days after Application Submittal
Planning Director Review	Within 30 days following Completeness Certification
Planning & Zoning Commission Action (Private Road Lot Splits only)	Within 30-60 days following Completeness Certification

Minor Subdivision 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
- Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership
- Verification of Paid Taxes
- Plans for the extension of water or sewer from existing facilities to the lot service lines, if applicable
- Environmental Site Assessment or affidavit in accordance with Section 512(b) of the Subdivision Regulations
- Georgia Department of Transportation approval for any subdivision abutting a road maintained by the State of Georgia
- A jurisdictional wetlands delineation of the land to be subdivided or a letter from a soils scientist certifying that no wetlands exist on the land to be subdivided. For properties where wetlands are identified, the limits of any wetlands shall be surveyed and included on the plat along with a certification from the soils scientist verifying the delineation.
- Base flood elevation data for subdivisions greater than fifty (50) lots or five (5) acres and that are located within a Special Flood Hazard Area without an established Base Flood Elevation shall be provided in accordance with Section 105-76 of the Flood Damage Prevention Ordinance. Should an acceptable building envelope in conformance with all required subdivision standards be provided on each lot within the subdivision, then the owner may add the following note to the plat in lieu of providing this data: "No building permits of any kind shall

be issued within the Special Flood Hazard Area until a base flood elevation has been established in accordance with Section 105-76 of the Flood Damage Prevention Ordinance".

^{add} Private Road Lot Splits shall require a Land Disturbance Activity Permit and plans for the grading and surfacing of the planned private road. In lieu of providing this information at the time of subdivision, the owner may add the following note to the plat: "No building permits will be issued for any construction until the private road is constructed in accordance with the Bryan County Engineering and Design Standards".

One (1) copy of the existing plats or deeds which created the affected lots or parcels

^{sufficient copies} One (1) digital, two (2) 11x17 inch, and two (2) full size copies of the proposed minor subdivision plat prepared in accordance with the Plat Requirement 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.

Renee C Buckner
Applicant Signature

July 1, 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: 7/1/19 SFN Final Plat Reviewed: _____ P&Z Action: _____

Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION BY PROPERTY OWNER

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

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

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: Denise C Buckner

Address: 111 Clark Drive

City: Ellabell State: Ga Zip Code: 31308

Telephone Number: 912-667-2307 Email: dcbuckner@landmark24

Denise C Buckner

Signature of Owner

homes.com

7-1-19

Date

Denise C Buckner

Owners Name (Print)

Personally appeared before me

Denise C. BUCKNER

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 1st of July

Stephanie Brooke Olliff

Notary Public



DOC# 001203
FILED IN OFFICE
3/7/2019 02:25 PM
BK:1347 PG:763-763
REBECCA G. CROWE
CLERK OF SUPERIOR
COURT
Bryan County

~~RECORDED~~
REAL ESTATE TRANSFER
TAX PAID: \$0.00

Return Recorded Document to:
ZEIGLER & WALKER, P.C.
ATTORNEYS AT LAW
636 STEPHENSON AVENUE
SUITE A
SAVANNAH, GA 31405

PT-61 015-2019-000382

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF BRYAN

THIS INDENTURE, Made the 1st day of March, 2019, between SARA M. WILSON, of the County of Bryan, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DENISE C. BUCKNER, of the County of Bryan, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL that certain piece or parcel of land, situate, lying and being in the County of Bryan, State of Georgia, consisting of 3.290 acres and being shown and described as "Parcel 029 046" on the plat entitled "A Recombination Plat of Parcel ID 029 039 & 029 046, 1380th G.M. District, Bryan County, Georgia," prepared for Denise Buckner, by Coleman Company, Inc., Terry Mack Coleman, GRLS No. 2486. Said plat is dated November 1, 2018 and recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Plat Book 2019, Page 33. For a more detailed description as to location, metes, bounds, distances, direction, etc., reference may be had to said plat of record.

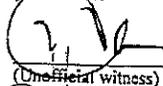
This Deed is given subject to all easements and restrictions of record.

TITLE TO THE ABOVE PROPERTY HAS NOT BEEN EXAMINED AND IS NOT CERTIFIED BY THE SCRIVENER.

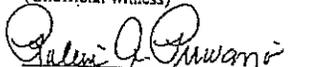
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:


(Unofficial witness)

 (Seal)
SARA M. WILSON


(Notary Public)



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.

029 046
Parcel Identification Number

Denise C Buckner
Signature of Applicant

July 1, 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: Shelia A. Way

Title: Tax Clerk

Signature: Shelia Way

Date: 7/11/19

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

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

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

Signature: _____ Date: _____



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
912-756-3177
Fax 912-756-7951

AFFIDAVIT
FOR ARTICLE V
EXEMPTION FROM ENVIRONMENTAL SITE ASSESSMENT

Owner's Name: Denise C. Buckner Phone number: 912-667-2309
Street address of location: 111 Clark Dr. Ubbahol, Ga 31308

The signing of this statement certifies that I, Denise Buckner owner of the lot with the tax parcel number 029-046 understand that the Articles XIII, XIV, and XV of the Subdivision allow exemption from Zoning Ordinance Article V, which requires an Environmental Site Assessment of all properties subdivided in Bryan County. I acknowledge that the aforementioned property has (i) never been used as a landfill and has (ii) no environmentally dangerous situation existing on the property.

Denise C. Buckner 7-11-19
Signature of Owner Date

Crystal Leigh White
Notary Public
Signed and Sealed this 11th
day of July, 2019.



“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 029-046
- Surrounding Parcels

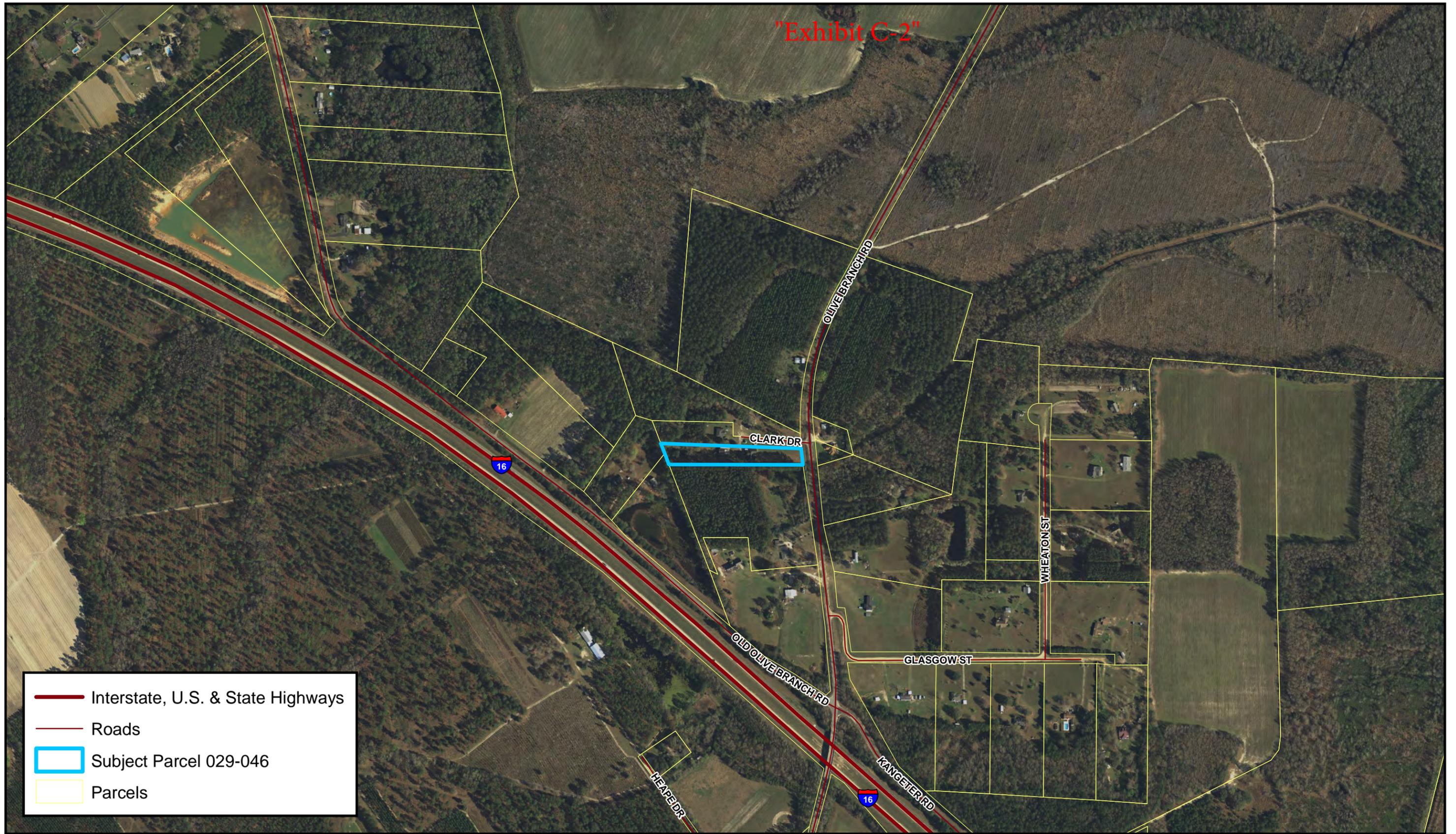


Produced by Bryan County GIS
July 2019



**Overview Map
Denise Buckner
Case SD# 3123-19**

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.



"Exhibit C-2"

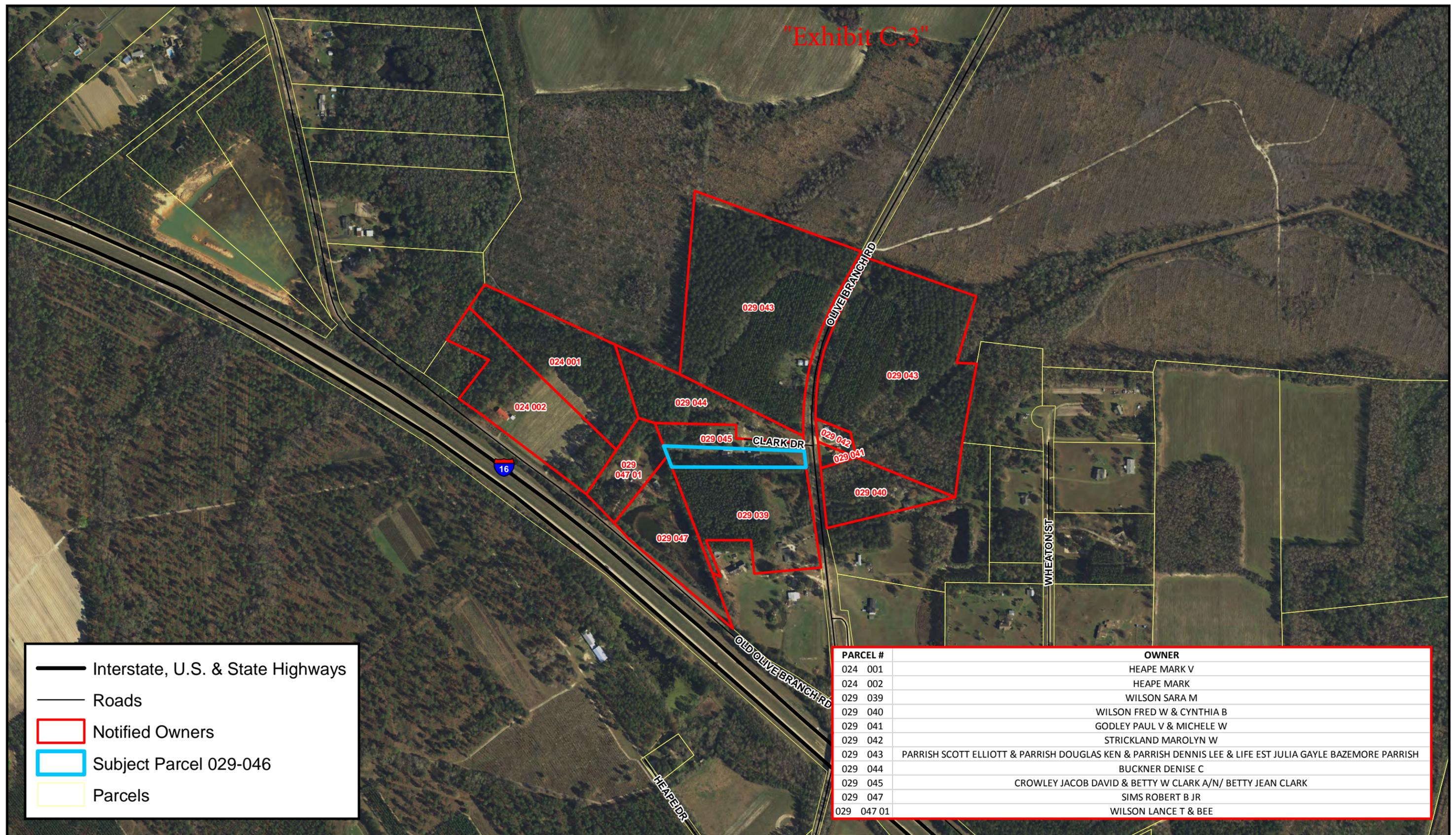
-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 029-046
-  Parcels



Location Map
Denise Buckner
Case SD# 3123-19

DISCLAIMER
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"Exhibit C-3"



Interstate, U.S. & State Highways
 Roads
 Notified Owners
 Subject Parcel 029-046
 Parcels

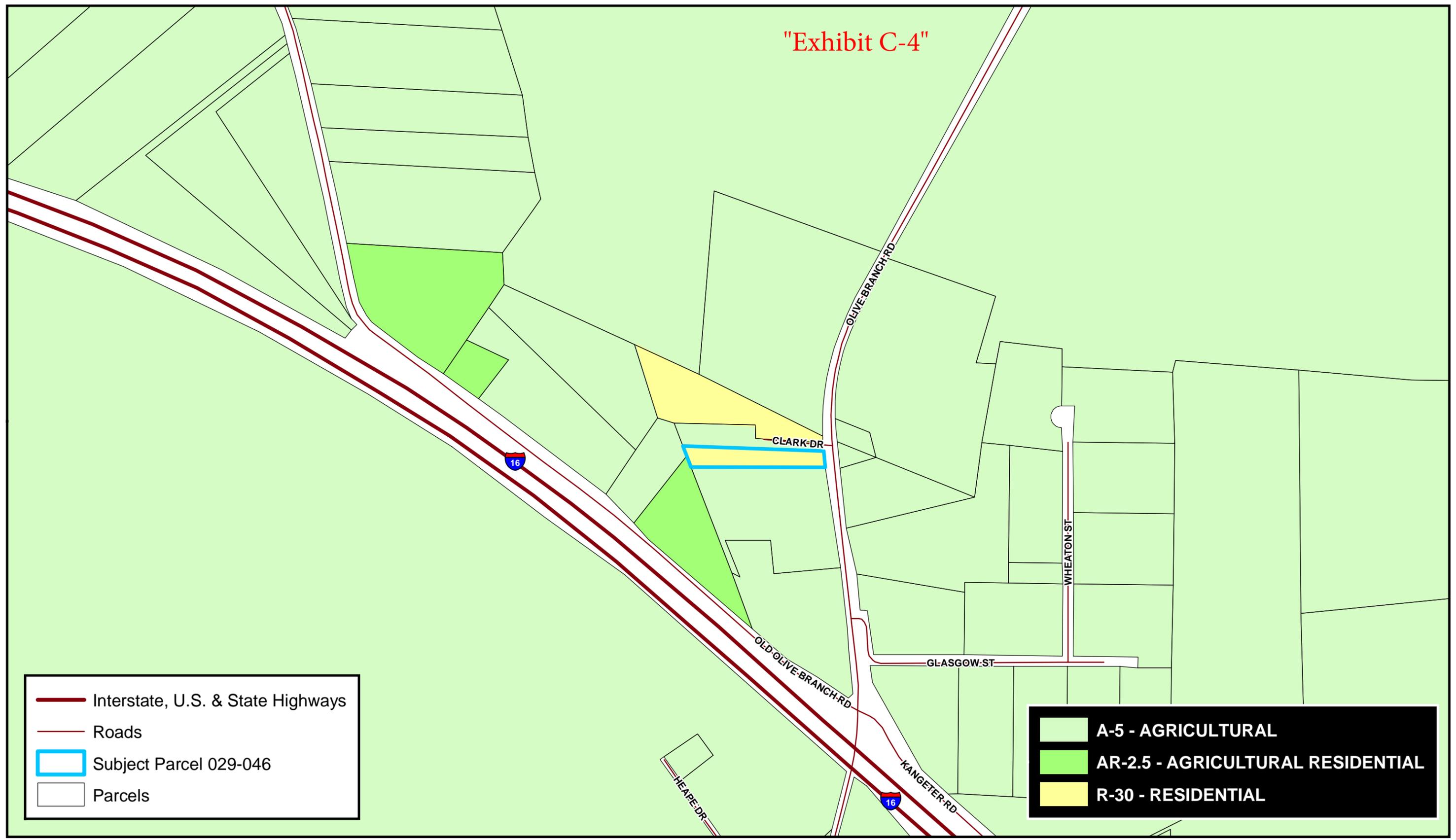
PARCEL #	OWNER
024 001	HEAPE MARK V
024 002	HEAPE MARK
029 039	WILSON SARA M
029 040	WILSON FRED W & CYNTHIA B
029 041	GODLEY PAUL V & MICHELE W
029 042	STRICKLAND MAROLYN W
029 043	PARRISH SCOTT ELLIOTT & PARRISH DOUGLAS KEN & PARRISH DENNIS LEE & LIFE EST JULIA GAYLE BAZEMORE PARRISH
029 044	BUCKNER DENISE C
029 045	CROWLEY JACOB DAVID & BETTY W CLARK A/N/ BETTY JEAN CLARK
029 047	SIMS ROBERT B JR
029 047 01	WILSON LANCE T & BEE



Notification Map
Denise Buckner
Case SD# 3123-19

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"Exhibit C-4"



— Interstate, U.S. & State Highways
— Roads
□ Subject Parcel 029-046
□ Parcels

□ A-5 - AGRICULTURAL
□ AR-2.5 - AGRICULTURAL RESIDENTIAL
□ R-30 - RESIDENTIAL



Produced by Bryan County GIS
July 2019



Zoning Map
Denise Buckner
Case SD# 3123-19

DISCLAIMER
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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: August 6, 2019

REGARDING THE APPLICATION OF: Verdell Jones, requesting the rezoning of parcel, PIN# 042 031 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned R-2, from its current AR-1 zoning.	Staff Report by Sara Farr-Newman Dated: July 30, 2019
--	---

I. Application Summary

Requested Action: Public hearing and consideration of a rezoning map amendment for Bryan County. The application by Verdell Jones, proposes to change the AR-1, Agricultural Residential District, zoning for a 2-acre parcel, PIN# 042 031, in unincorporated Bryan County, Georgia, to R-2, Two-Family Residential District.

Owner: Verdell Jones
508 Martin Road
Midway, GA 31320

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI. – Amendments, Sec. 610. – Standards Governing the Exercise of Zoning Power (“standards”)
- Bryan County Zoning Ordinance, Article XI. – Uses Permitted in Districts, Section 1111. – “R-2” Two-Family Residential Districts
- Bryan County Zoning Ordinance, Article XI. – Uses Permitted in Districts, Section 1120. – Setback Requirements

II. General Information

1. Application: A rezoning application was submitted by Verdell Jones, on July 5, 2019. After reviewing the application, the Director certified the application as being generally complete on July 12, 2019.

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

- A. Legal notice was published in the Bryan County News on July 18, 2019.
- B. Notice was sent to Surrounding Land Owners on July 16, 2019.
- C. The site was posted for Public Hearing on July 16, 2019.

3. Background: The 2-acre property is located near the intersection of Highway 17 and Carter Town Road. It is currently an undeveloped, vacant lot with 100 feet of frontage along Highway 17. The rear portion of the property is located in a special flood hazard area (unnumbered A zone).

The surrounding properties include a variety of zonings. The property located across Highway 17 is A-5. The property immediately adjacent on both sides is AR-1. There is a neighborhood located to the east across Carter Town Road zoned R-1. To the west there is property zoned B-2, AR-1, and a property with multiple zoning categories. Overall, there is mixed zoning in the surrounding area.

The proposed rezoning to R-2, Two-Family Residential District, is being requested in order to allow for the site to be developed for a duplex. No site plans were submitted.

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

“A” Exhibits- Application:

A-1 Rezoning Application (Completed July 12, 2019)

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

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

“D” Exhibits- Public Comment:

No Public Comments Received

III. Article VI Amendments, Sec. 610 Standards Governing the Exercise of Zoning Power for A Rezone:

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

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

► **Staff comment:** The Bryan County Comprehensive Plan’s Character Area and Future Land Use Map shows that future development in this area is suited for Mixed Use Development, and recommends rezoning for the following zoning classifications: C-1, BN, B-1, R-1, R-2, R-3, I-L, I-1, O, and PUD. Furthermore, the needs and opportunities assessment within the Comprehensive Plan notes that the county lacks a healthy mixture of commercial and residential. This rezoning will allow a slightly denser residential use within an appropriate context in conformance with the Comprehensive Plan.

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

► **Staff comment:** Rezoning the parcel, as requested, is in keeping with the overall zoning scheme as it will allow for mixed-use growth and will assist in balancing out the mix of commercial and residential properties, which is emphasized throughout the Comprehensive Plan.

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

► **Staff comment:** The proposed reclassification to R-2, Two-Family Residential, would remain compatible with other uses that are located along Highway 17. There is a variety of zoning and uses within one mile of the lot. The majority of the uses are residential, including lots less than 1 acre, but there are also several lots zoned B-2. The rezoning to R-2 would allow a duplex; however, this increased density would have minimal impact on the surrounding lots and uses. This proposed zoning is also compatible with the future land use transitioning into a mixed use area.

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

► **Staff comment:** The site fronts on Highway 17, which is an east/west four lane arterial road maintained by GDOT. The current daily traffic volume for the portion of Highway 17 passing by this site near the intersection of Belfast Keller Road is approximated at 24,000 vehicles per day¹. Traffic recommendations within the Thomas & Hutton Study do recommend limiting driveway access to Highway 17; however, this additional driveway should have minimal impact and must be approved by GDOT. The proposed use should not affect other essential services, and will have no significant impact on parks/recreational facilities or schools.

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

► **Staff comment:** There are no known archeological, historical, or cultural resources, which will be impacted by the proposed use. There is a special flood hazard area on the rear of the property, but this should not significantly hinder the construction of a duplex on the property.

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

► **Staff comment:** As noted in criteria (iii) and (v) above, the proposed use is unlikely to have an adverse effect on any existing uses or the integrity of the nearby neighborhoods.

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

► **Staff comment:** No evidence or research has been presented either in support of or in opposition to this request, which would suggest that the proposed use will have an adverse effect on the market values of nearby lots.

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

¹ Thomas & Hutton. Richmond Hill – South Bryan County Transportation Study, July 2016
Verdell Rezoning | **P&Z Commission**

► **Staff comment:** The proposed rezoning and development of this site should not require an increase in existing levels of public services. The development should have no impact on park/recreational facilities, school facilities, or police and fire protection services. The development of a duplex on a 2-acre lot is comparable to the development of the adjacent neighborhood (Bailey Plantation), which has single family homes on lots around 1 acre.

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

► **Staff comment:** This area is likely to become more densely developed and additional commercial facilities created due to the location on Highway 17 and the already existing neighborhoods and commercial zoning. Rezoning to R-2 would be compatible with this future development and changing conditions.

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

► **Staff comment:** The area consists of lots that are zoned AR-1, A-5, B-2, and R-1. The surrounding adjacent lots consist of single-family homes on large lots, smaller lots zoned for commercial use, vacant lots, and residential neighborhoods.

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

► **Staff comment:** The current tax assessed value of the undeveloped lot is \$7,800.00; rezoning would likely increase this value as it will allow a duplex and not limit the development to a single family home.

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

► **Staff comment:** The extent of any diminished property value of the lot, which results from its existing zoning restrictions, has no known significant value to the health, safety, morals, or welfare of the general public.

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

► **Staff comment:** There are no known relative gains to the public in regards to the existing zoning of the parcel.

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

► **Staff comment:** The current zoning of the lot is AR-1 Agricultural Residential Districts; the purpose of which is to provide for large lot single-family development in a rural environment with limited non-commercial agricultural activity. This lot is located among a wide variety of zoning classifications, including smaller lot residential and commercial uses. As stated in the County's Comprehensive Plan, the future development plans for the county no longer envision a rural character for this area of the County, but instead a mixed use. This makes the proposed R-2 zoning suitable for the lot.

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

► **Staff comment:** The lot has remained vacant and undeveloped and has never been income producing to Staff's knowledge.

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

► **Staff comment:** The proposed reclassification would not create an isolated district unrelated to adjacent and nearby districts. While it would be the only nearby R-2 zoned lot, there are a variety of residential zonings nearby including R-1 and R-30. The R-2 rezoning would allow compatible development with these nearby zonings and neighborhoods. The size of the lot would also maintain compatibility with the nearby large lot single family AR-1 zonings.

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

► **Staff comment:** The lot can be used as it is currently zoned, but the proposed zoning is equally valid.

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

► **Staff comment:** The applicant acknowledges this presumption and has not submitted a specific site plan.

IV. Staff Recommendation

Staff recommends approving the rezoning from AR-1 to R-2, because it is compatible with the Comprehensive Plan and meets the standards for rezoning.

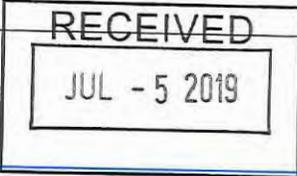
V. Recommendation

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

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

► **Motion Regarding Recommendation:** 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/conditions/denial of the proposed amendment.

“A” Exhibits – Application



Bryan County Board of Commissioners

Community Development Department

REZONING APPLICATION

Refer to Article VI of the Zoning Regulations for additional information regarding text and zoning map amendments.

FEE

Application Fee: \$165.00

APPLICANT/OWNER INFORMATION

Applicant:

- Property Owner
Authorized Agent

Applicant Name: Verdell Jones
Address: 508 Martin Road
City: Midway State: Ga Zip: 31320
Phone: 912 572-1991 Email: verdelljonesagent@gmail.com

Property Owner (if not applicant):
Address:
City: State: Zip: Phone:

PROPERTY INFORMATION

Property Address or General Location: 8380 Hwy 17 Richmond Hill Ga 31324
PIN Number(s) (Map & Parcel): 042 031 Total Acreage: 2
Current Zoning District(s): AR-1 Proposed Zoning District(s): R2

Existing Use of Property: currently vacant lot
Proposed Use of Property: build small duplex for family members

FOR OFFICE USE ONLY

Case #: Z#210-19 Date Received: 7/5/19 Fee Paid Initial: SF

REZONING REVIEW AND TIMING

The typical process and timeframe for reviewing map amendments is as follows. The initial 30-day review period will not begin until the submitted application is certified as being complete.

Completeness Review	5 business days after Application Submittal
Development Review Committee	Within 30 days of following Completeness Certification
Planning & Zoning (P&Z) Commission Public Hearing	30-60 days following Development Review Committee
Board of Commissioners (BOC) Public Hearing	Within 31 days following public hearing

MAP AMENDMENT APPLICATION CHECKLIST

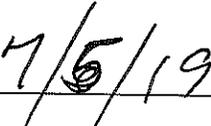
The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

- Completed Application
- ~~N/A~~ Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership
- Verification of Paid Taxes
- Disclosure Statement
- Written impact analysis prepared with respect to each of the standards enumerated on Page 3 of this application form. This analysis is required for all reclassifications to PUD, I-1, WP, I-L, B-2, R-3, R-4 and WB-3; and all other reclassifications of lots at least 20 acres in size in the AR 1.5, R-30, R-1, R-2, B-1, O and WB-2.
- One (1) 8 1/2 x 11 inch, and One (1) full size copy of the proposed concept plan
- ~~N/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
- ~~N/A~~ 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 rezoning, 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


Date

REZONING STANDARDS

The standards below shall be considered for any rezoning request. The required impact analysis should be prepared on a separate sheet(s) of paper.

1. Whether the proposed reclassification is in conformance with the comprehensive plan.
2. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this ordinance.
3. Whether the proposed reclassification is compatible with or would negatively impact the overall character and land use pattern or a particular piece of property or neighborhood within one mile of the subject lot.
4. The adequacy of public facilities and services intended to serve the lot proposed to be reclassified, including, but not limited to, roads, parks, and recreational facilities, police and fire protections, schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services.
5. Whether the proposed reclassification will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage, soil erosion and sedimentation and flooding.
6. Whether the proposed reclassification will adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of a [any] adjacent neighborhoods.
7. Whether the proposed reclassification could adversely affect market values of nearby lots.
8. Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to, schools, parks and recreational facilities, stormwater drainage systems, water supplies, wastewater treatment, solid waste services, roads or police and fire protection beyond the existing ability of the county or board of education to provide.

9. Whether there are other existing or changing conditions affecting the use and development of the lot proposed to be reclassified which give supporting grounds for either approval or disapproval of the proposed reclassification.
10. The existing uses and zoning of nearby lots.
11. The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning restrictions.
12. The extent that any diminished property value of the lot proposed to be reclassified resulting from its existing zoning restrictions promotes the health, safety, morals or general welfare of the public.
13. The relative gain to the public, as compared to the hardship imposed upon petitioner, by the existing zoning restrictions.
14. The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes.
15. The length of time the lot proposed to be reclassified has been non-income producing as zoned.
16. Whether the proposed reclassification would create an isolated district unrelated to adjacent and nearby districts.
17. Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification.
18. Applications for a zoning map reclassification which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme.

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 Cr'd: 7/12/19 DRC Meeting Date: ~~7/11/19~~ 7/11/19 P&Z Hearing Date: 8/6/19
 BOC Hearing Date: ~~8/13/19~~ 8/13/19

BRYAN COUNTY
CLERK OF COURTS

788 0501

2008 MAR 21 PM 2:00

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

IN WITNESS WHEREOF, First party/parties has/have caused these presents to be executed, under seal,
the day and year first above written.

Signed, sealed and delivered
in the presence of:

Gloria Simmons
Unofficial Witness

Bernice Bacon (L.S.)
Bernice Bacon

[Signature]
Notary Public
N.P.

Brydell Clark (L.S.)
Brydell Clark

My commission expires: 7/2/2011

(Notarial Seal)

Simon Lee (L.S.)
Simon Lee

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.

N/A 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. *vacant lot*

042 031

Parcel Identification Number

Shedell Jones

Signature of Applicant

7/3/19

Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: *Shelia Way*

Title: *Tax Clerk*

Signature: *Shelia Way*

Date: *7-5-19*

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: _____

FMUMFB
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM
Clerk ST1 Date 2019 07 05 Sequence 154815

7/05/19
15:48:46

Bill Number . . .	2018 010309	Acct	3917R18	Fair Mkt Val	7,800
Taxpayer Name . .	JONES VERDELL			Bill Date	2018 08 24
Additional Name.				Due Date	2018 11 15
Address Line 1 .				H/S Code	
Address Line 2 .	508 MARTIN ROAD			Lender Code	
City ST Zip 4. .	MIDWAY		GA 31320	Under Appeal	
Loctn/Desc . . .	20 GMD/3-I-576			Bankruptcy	
Map Blk Par Sub.	042	031	Dist 03	Check Notes	
Original Bill	Adj & Charges		Payments	Descriptions	This Tran
79.17			79.17-	Taxes	
				Assessment Pen	
				Interest	
				Costs	
				Late Penalty	
79.17			79.17-	Other Penalty	
				TOTALS	
			Last T/A Date	Payment/Adjust	(P/A) P
			PP 2018 10 09	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

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.

Verdell Jones
Signature of Applicant

Personally appeared before me

Verdell Jones
Applicant (Print)

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

This 11 day of July 2019

Shayla Parker
Notary Public



“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-031
- Surrounding Parcels

Overview Map
Verdell Jones
Case Z# 210-19

DISCLAIMER
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"Exhibit C-2"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 042-031
- Surrounding Parcels



Location Map
Verdell Jones
Case Z# 210-19

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"Exhibit C-3"



Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 042-031
 Surrounding Parcels

PARCEL #	OWNER
042 026	BACOT JOAN P
042 027	GREGORY PAULINE & GREGORY JACK A & GREGORY STEVEN
042 028	RUSHING CHRIS W & SHERI W
042 030	LAMBERT RONNIE M
0422 016	DILMAR WILLIE
0422 017	SINGLETON DONALD
0422 018	LEE HELEN A
0422 018 01	LETT JACQUELINE B & BRUCE B BUGGS
0422 018 02	GARRISON VALERIE L
0422 018 03	LEE HELEN A
0422 022	TAYLOR BRENNIA & TAYLOR RYAN ALEXANDER
0422 023	EVANS ROBERT & EVANS SYLVIA
0422 024	RAVITA MICHAEL
0422 025	BRADSHAW J MICHAEL & CHER
0422 026	JACKSON TERRY I
055 060	RAYDIENT LLC C/O RAYONIER TAX SRV LARSON & MCGOWIN LLC



Notification Map
Verdell Jones
Case Z# 210-19

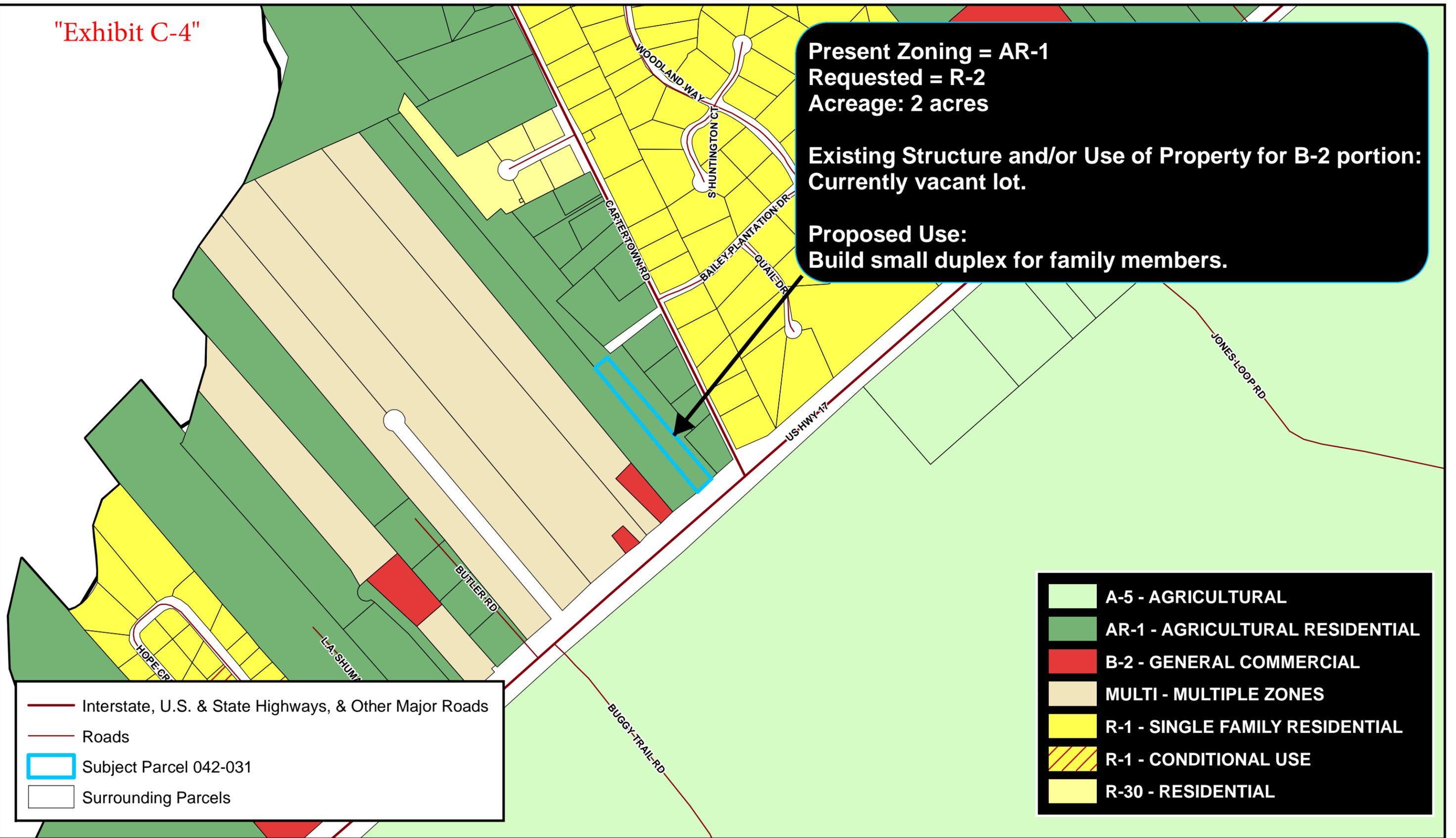
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"Exhibit C-4"

Present Zoning = AR-1
Requested = R-2
Acreage: 2 acres

Existing Structure and/or Use of Property for B-2 portion:
Currently vacant lot.

Proposed Use:
Build small duplex for family members.



— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 [Blue Box] Subject Parcel 042-031
 [White Box] Surrounding Parcels

[Light Green Box] A-5 - AGRICULTURAL
 [Dark Green Box] AR-1 - AGRICULTURAL RESIDENTIAL
 [Red Box] B-2 - GENERAL COMMERCIAL
 [Tan Box] MULTI - MULTIPLE ZONES
 [Yellow Box] R-1 - SINGLE FAMILY RESIDENTIAL
 [Yellow Box with Diagonal Lines] R-1 - CONDITIONAL USE
 [Light Yellow Box] R-30 - RESIDENTIAL



“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: July 30, 2019

REGARDING THE APPLICATION OF: Bryan County Board of Commissioners, requesting the rezoning of parcel, PID# 065 021 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned A-5, from its current AR 1.5 zoning.	Staff Report by Amanda Clement Dated: August 6, 2019
--	--

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application initiated by the Bryan County Board of Commissioners, proposes to change the AR 1.5 Agricultural Residential zoning for a 21.18-acre parcel PID# 065 021, in unincorporated Bryan County, Georgia, to A-5, Agricultural.

Owner: **Brown Ethel, Cornelius Br
Shirley Brown Barnett ETA
c/o Robert L Brown
PO Box 994
Richmond Hill, GA 31324**

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI, Amendments

II. General Information

1. Application: The Bryan County Board of Commissioners initiated the rezoning request at their July 9, 2019 regular meeting.

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

A. Legal notice was published in the Bryan County News on July 18, 2019.

B. Notice was sent to the affected property owner via certified mail on July 16, 2019.

C. Notice was sent to Surrounding Land Owners on July 16, 2019.

D. The site was posted for Public Hearing on July 16, 2019.

3. Background: The subject property is located on the east side of Hwy 144 just south of Steeple Chase Lane. The property consists of 21.18-acres and is currently undeveloped. It is currently depicted as being zoned “AR 1.5” Agricultural Residential District on the County’s GIS and printed maps; however, the surrounding property owners believe that this is in error, and that the parcel in question should be zoned “A-5” Agricultural District. A certified copy of the official zoning map dated February 14, 2006 indicates an “A-5” zoning. In addition, staff has reviewed zoning files and meeting minutes since 2006 to locate any official record of approval to rezone these parcels to “AR 1.5”, and the search has yielded none. Since no record of approval has been located, adjacent property owners believe this to be a mapping error, which occurred when the County transitioned to a GIS based zoning map.

This concern was presented to the Board of Commissioners at their regular meeting on July 9, 2019, and at that time, the Board of Commissioners directed Community Development Department staff to proceed with a County initiated rezoning of the property to amend the zoning map to reflect “A-5” zoning.

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

“A” Exhibits- Application:

N/A

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

No Public Comments Received

III. Planning and Zoning Recommendation

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

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

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

“A” Exhibits – Application

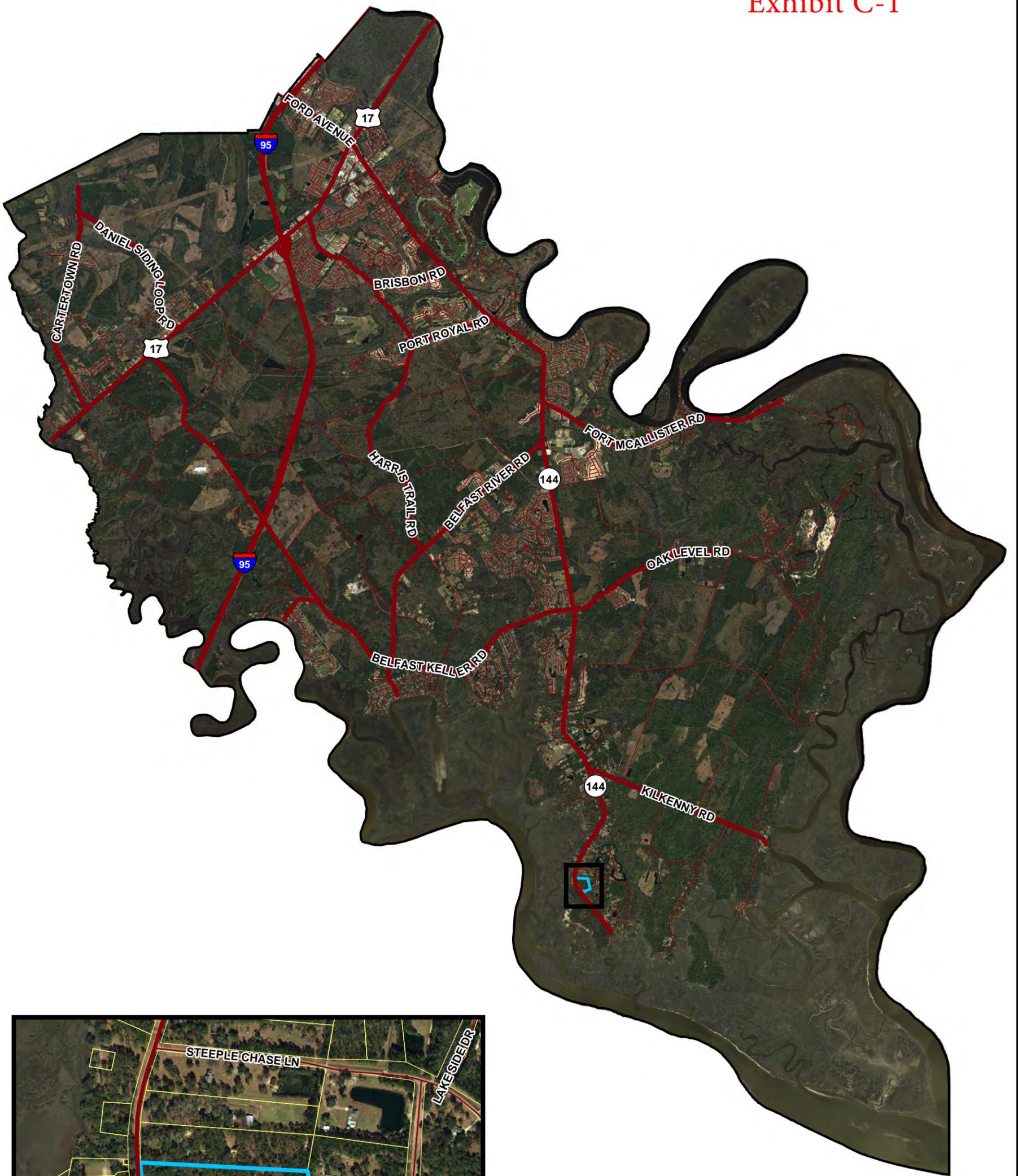
N/A

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021
- Surrounding Parcels





- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021
- Surrounding Parcels



Location Map
County Initiated Rezoning
Case Z# 211-19

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PARCEL #	OWNER
063 002	STATE OF GEORGIA
065 017	HALSTION SAMUEL ESTATE
065 018	JONES JACK V & ABBIE J
065 019	BRADY BETTY
065 020 01	GREENE KENTON W JR & DIANE E
065 020 02	ZIER DEBORAH D & GEORGE S
065 020 03	HARKLEROAD STANLEY C JR & MARY K K
065 020 04	MCBRIDE CORNELL SR
065 020 05	SMITH PAMELA J & SMITH PATRICK F SR
065 020 CA	DEMERIES POINTE HOMEOWNERS ASSOCIATION I
065 020 WS	DEMERIES POINTE HOMEOWNERS ASSOCIATION
065 021	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 01	MARTIN CHRISTOPER A & CARA L
065 021 02	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 03	RUSSELL GARY R
065 021 04	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 05	ROSENQUIST MEGHAN & ROSENQUIST SHAWN
065 021 06	DRAPER JESSICA M
065 021 07	CATES PAUL K & PRISCILLA M
065 022	MINER BETTY J
065 030	GALBREATH JOHN DOUGLAS
065 031	JACKSON LILLIAN
065 072	BAHRE RODNEY P
065 073	DUDLEY THOMAS R III & DIA
065 074	HUNTER FORREST KYLE
065 075	WILKINSON B A
065 076	WILKINSON B F & BETTY
065 087	PRITCHARD KEITH A & JANICE R

Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 065-021
 Surrounding Parcels

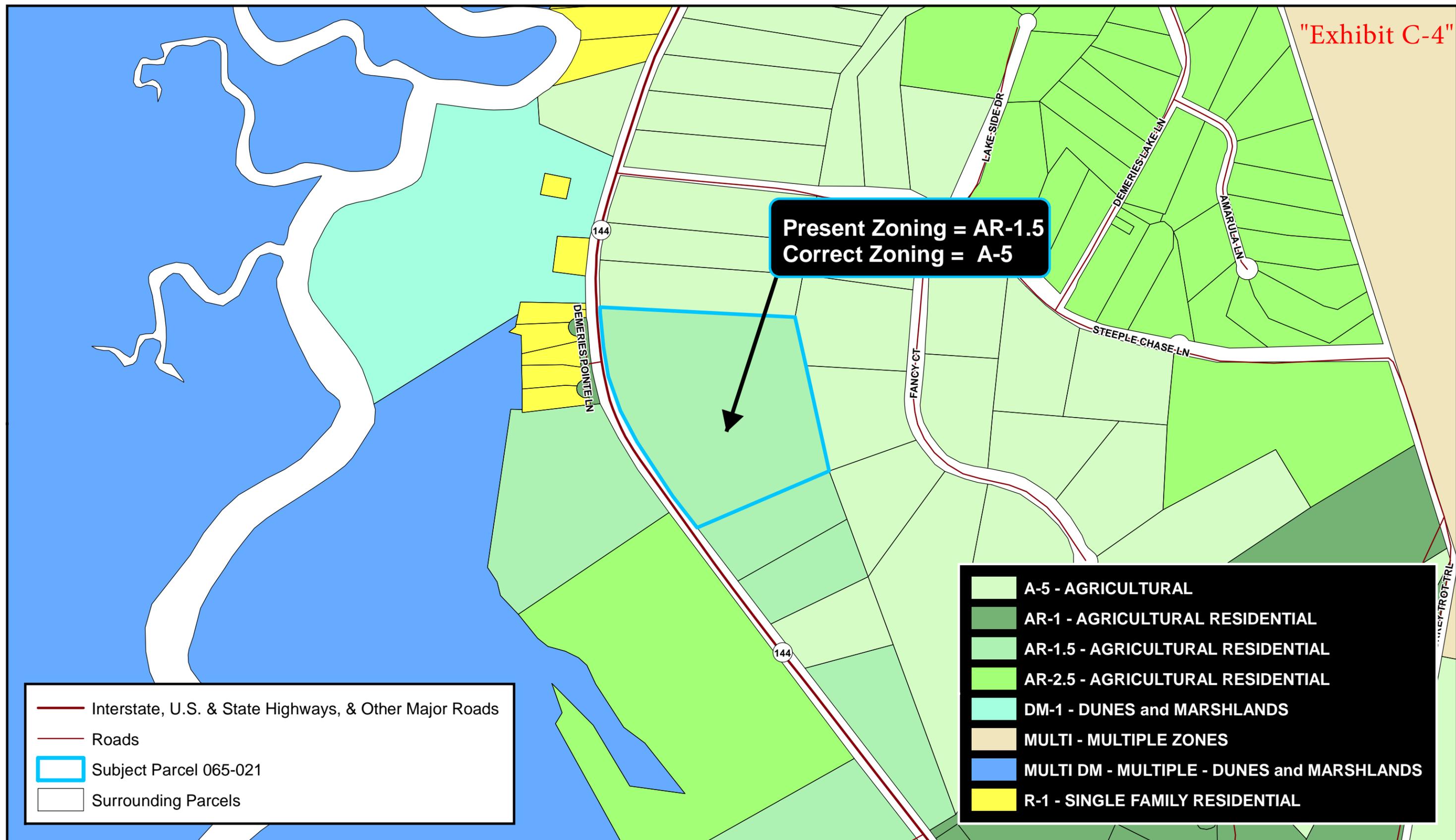


Notification Map

County Initiated Rezoning

Case Z# 211-19

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**Present Zoning = AR-1.5
Correct Zoning = A-5**

— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 [Blue outline] Subject Parcel 065-021
 [White outline] Surrounding Parcels

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



Zoning Map
County Initiated Rezoning
Case Z# 211-19

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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: July 30, 2019

REGARDING THE APPLICATION OF: Bryan County Board of Commissioners, requesting the rezoning of parcel, PID# 065 021 01 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned A-5, from its current AR 1.5 zoning.	Staff Report by Amanda Clement Dated: August 6, 2019
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application initiated by the Bryan County Board of Commissioners, proposes to change the AR 1.5 Agricultural Residential zoning for a 5-acre parcel PID# 065 021 01, in unincorporated Bryan County, Georgia, to A-5, Agricultural.

Owner: Christopher and Cara Martin
23287 Hwy 144
Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI, Amendments

II. General Information

1. Application: The Bryan County Board of Commissioners initiated the rezoning request at their July 9, 2019 regular meeting.

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

A. Legal notice was published in the Bryan County News on July 18, 2019.

B. Notice was sent to the affected property owner via certified mail on July 16, 2019.

- C. Notice was sent to Surrounding Land Owners on July 16, 2019.
- D. The site was posted for Public Hearing on July 16, 2019.

3. Background: The subject property is located on the east side of Hwy 144 just south of Steeple Chase Lane. The property consists of 5-acres and is developed with a single family home. It is currently depicted as being zoned “AR 1.5” Agricultural Residential District on the County’s GIS and printed maps; however, the property owner believes that this is in error, and that the parcel in question should be zoned “A-5” Agricultural District. This concern was presented to the Board of Commissioners at their regular meeting on July 9, 2019, and at that time, the Board of Commissioners directed Community Development Department staff to proceed with a County initiated rezoning of the property.

A subdivision plat recorded in Plat Book 450, Page 1 on October 29, 1996 identifies the parcel in question as being zoned “A-5” and a certified copy of the official zoning map dated February 14, 2006 also indicates an “A-5” zoning. In addition, staff has reviewed zoning files and meeting minutes since 2006 to locate any official record of approval to rezone these parcels to “AR 1.5”, and the search has yielded none. Since no record of approval has been located, the property owners believe this to be a mapping error, which occurred when the County transitioned to a GIS based zoning map.

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

“A” Exhibits- Application:

N/A

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

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

“D” Exhibits- Public Comment:

- D-1 Email from Christopher Martin dated June 25, 2019

III. Planning and Zoning Recommendation

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

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

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

“A” Exhibits – Application

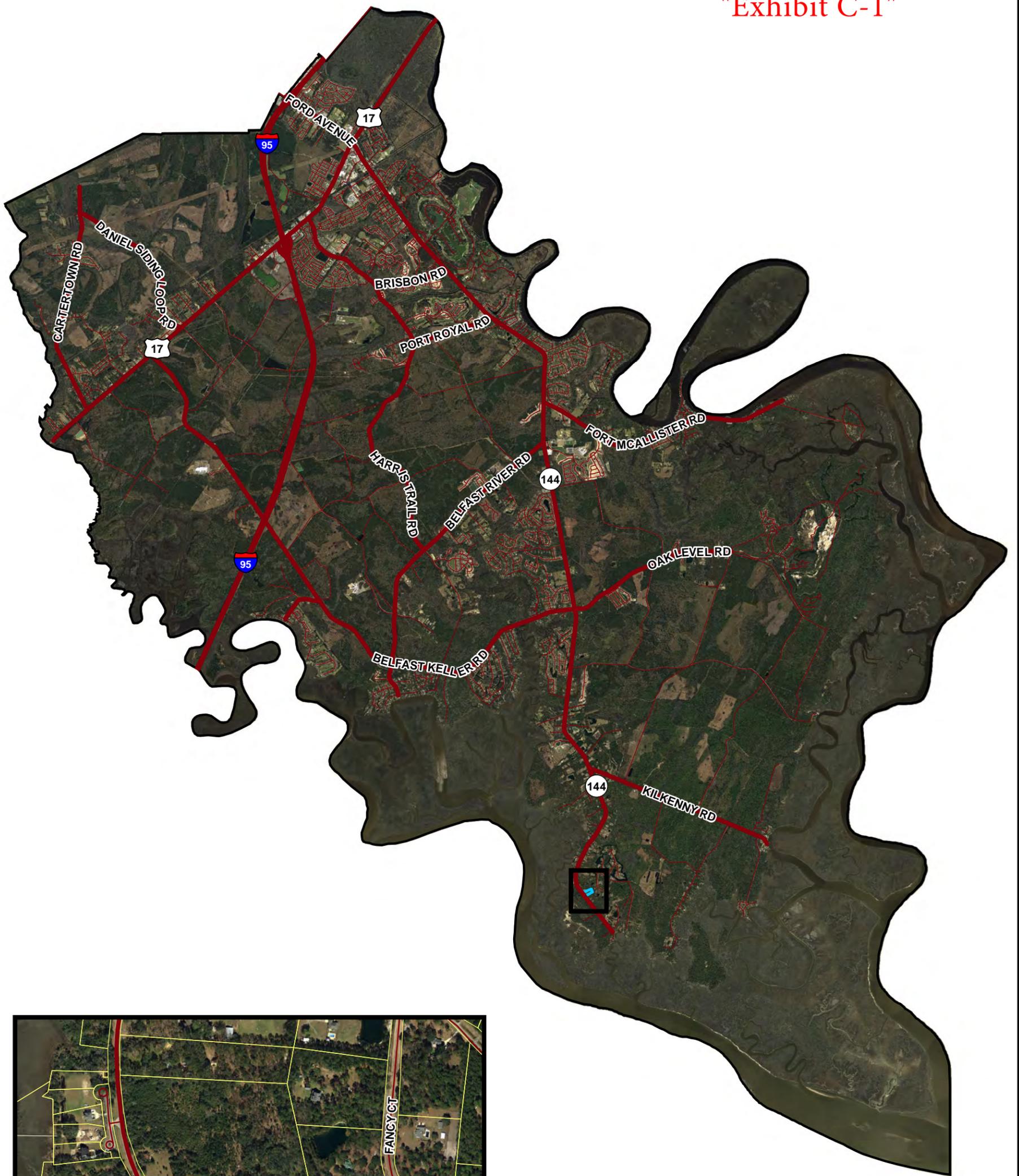
N/A

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-01
- Surrounding Parcels



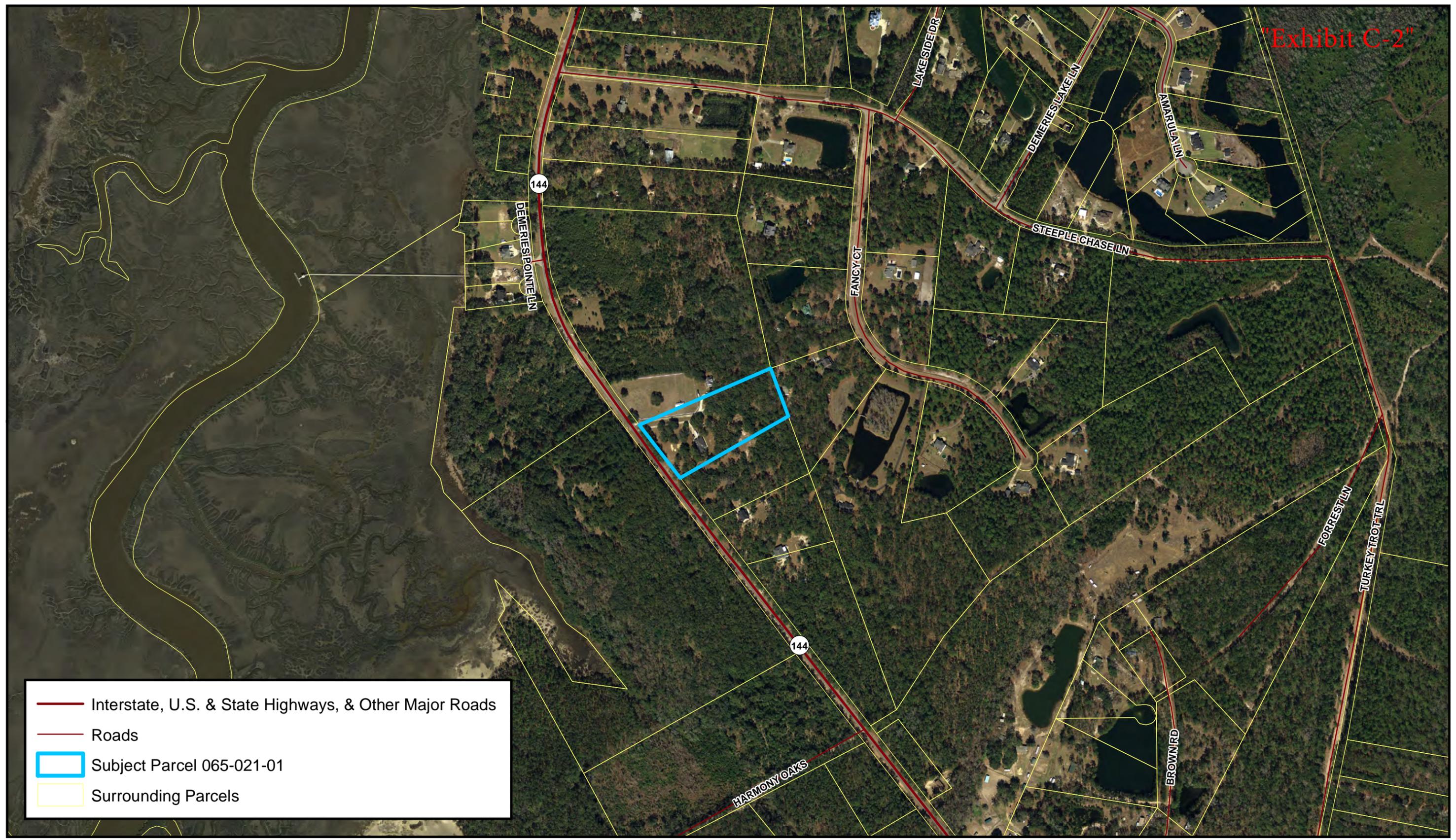
Produced by Bryan County GIS
July 2019



**Overview Map
County Initiated Rezoning
Case Z# 212-19**

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"Exhibit C-2"



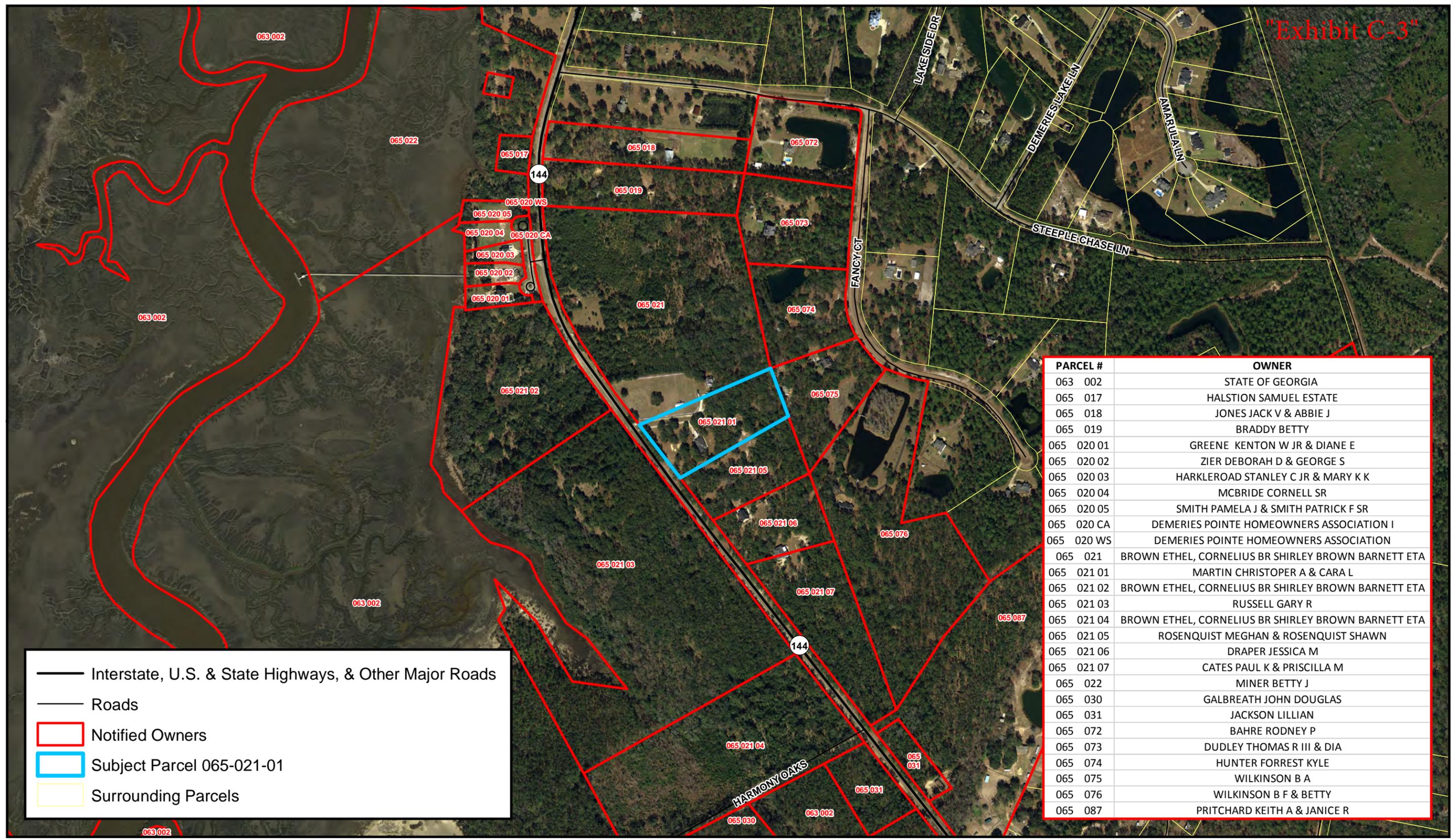
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-01
- Surrounding Parcels



Location Map
County Initiated Rezoning
Case Z# 212-19

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"Exhibit C-3"



Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 065-021-01
 Surrounding Parcels

PARCEL #	OWNER
063 002	STATE OF GEORGIA
065 017	HALSTION SAMUEL ESTATE
065 018	JONES JACK V & ABBIE J
065 019	BRADDY BETTY
065 020 01	GREENE KENTON W JR & DIANE E
065 020 02	ZIER DEBORAH D & GEORGE S
065 020 03	HARKLEROAD STANLEY C JR & MARY K K
065 020 04	MCBRIDE CORNELL SR
065 020 05	SMITH PAMELA J & SMITH PATRICK F SR
065 020 CA	DEMERIES POINTE HOMEOWNERS ASSOCIATION I
065 020 WS	DEMERIES POINTE HOMEOWNERS ASSOCIATION
065 021	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 01	MARTIN CHRISTOPER A & CARA L
065 021 02	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 03	RUSSELL GARY R
065 021 04	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 05	ROSENQUIST MEGHAN & ROSENQUIST SHAWN
065 021 06	DRAPER JESSICA M
065 021 07	CATES PAUL K & PRISCILLA M
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065 030	GALBREATH JOHN DOUGLAS
065 031	JACKSON LILLIAN
065 072	BAHRE RODNEY P
065 073	DUDLEY THOMAS R III & DIA
065 074	HUNTER FORREST KYLE
065 075	WILKINSON B A
065 076	WILKINSON B F & BETTY
065 087	PRITCHARD KEITH A & JANICE R

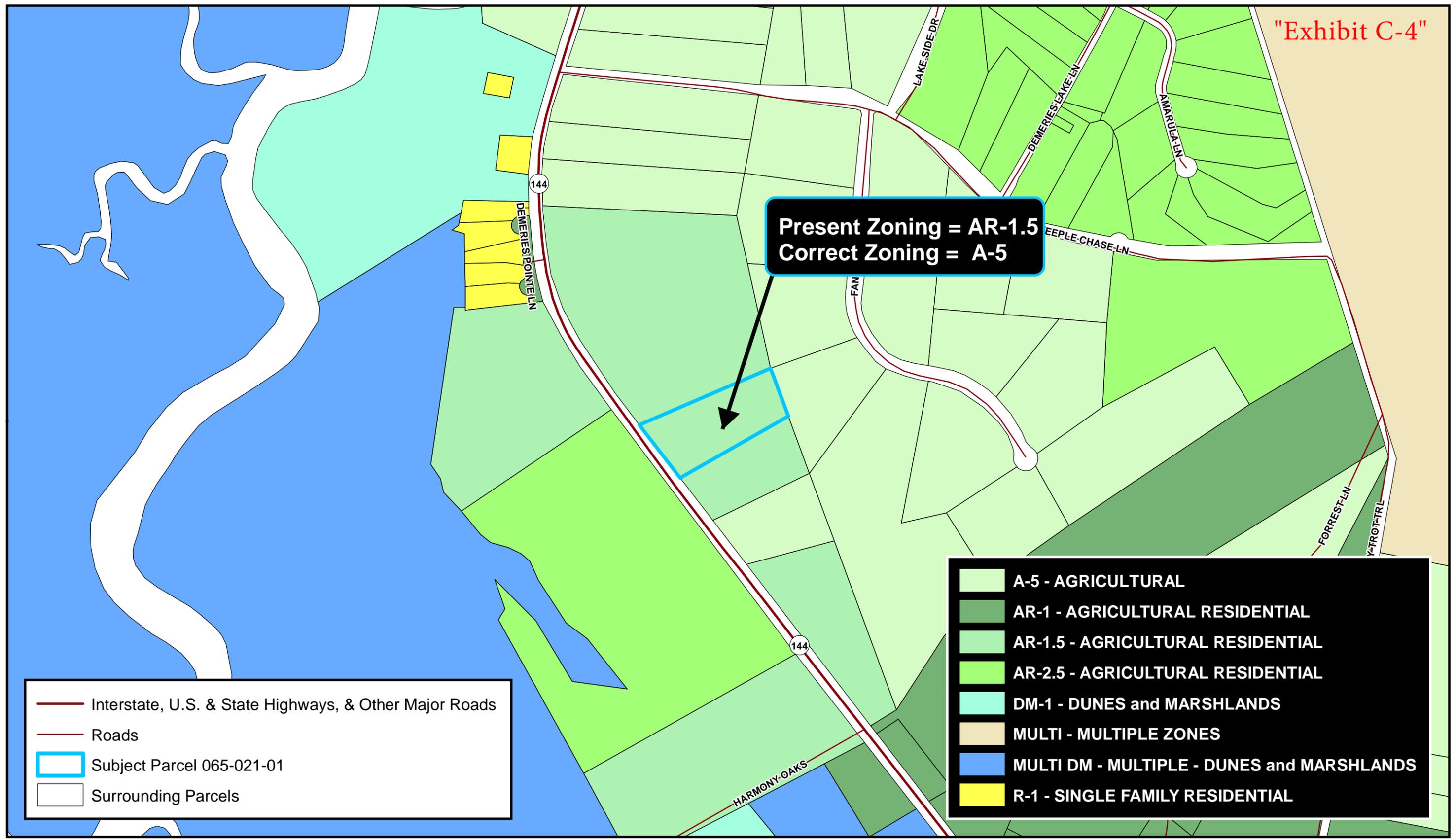


Notification Map

County Initiated Rezoning

Case Z# 212-19

DISCLAIMER
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Present Zoning = AR-1.5
Correct Zoning = A-5

— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 [Blue Outline] Subject Parcel 065-021-01
 [White Outline] Surrounding Parcels

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



“D” Exhibits – Public Comment

Exhibit D-1

From: [CLDS](#)
To: [Amanda Clement](#)
Subject: incorrect zoning of 6 parcels in Harmony Oaks area
Date: Tuesday, June 25, 2019 1:49:04 PM

Dear Ms. Amanda Clement,

We believe our parcel is incorrectly listed as AR1.5, but should be A5. We never initiated or were notified of any change and would have fought any changes to our lot or any of the other affected lots to AR1.5. We wish to proceed with the Board of Commissioners to have this issue cleared up as quickly and easily as possible. Please note there are 6 properties we believe are affected by this error. The following three, including ours, are all part of Harmony Oaks:

Paul and Priscilla Cates
Parcel 065 021 07
5.52 acres
23615 Hwy 144, Richmond Hill, GA 31324

Shawn and Meghan Rosenquist
Parcel 065 021 05
5.16 acres
23351 Hwy 144, Richmond Hill, GA 31324

Christopher and Cara Martin
Parcel 065 021 01
5.00 acres
23287 Hwy 144, Richmond Hill, GA 31324

In addition, three undeveloped lots are owned by various heirs of the Brown family and locating them and getting a consensus is highly unlikely. For this reason, as well as asking for a rezoning means we are accepting we are in the incorrect zone, makes a simple request from each property owner to rezone not an option.

BROWN ETHEL, CORNELIUS BR
SHIRLEY BROWN BARNETT ETA
C/O ROBERT L BROWN
P O BOX 994
RICHMOND HILL, GA 31324-0000
Parcel 065 021
21.18 acres

BROWN ETHEL, CORNELIUS BR
SHIRLEY BROWN BARNETT ETA
C/O ROBERT L BROWN
P O BOX 994
RICHMOND HILL, GA 31324-0000
Parcel 065 021 02
13 acres

BROWN ETHEL, CORNELIUS BR
SHIRLEY BROWN BARNETT ETA
C/O ROBERT L BROWN
P O BOX 994
RICHMOND HILL, GA 31324-0000
Parcel 065 021 04
19.16 acres

Best Regards,
Christopher Martin
23287 Hwy 144, Richmond Hill, GA 31324
912-727-2540 home
912-660-1493 cell
wynnstar@clds.net

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: July 30, 2019

REGARDING THE APPLICATION OF: Bryan County Board of Commissioners, requesting the rezoning of parcel, PID# 065 021 02 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned A-5, from its current AR 1.5 zoning.	Staff Report by Amanda Clement Dated: August 6, 2019
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application initiated by the Bryan County Board of Commissioners, proposes to change the AR 1.5 Agricultural Residential zoning for a 13-acre parcel PID# 065 021 01, in unincorporated Bryan County, Georgia, to A-5, Agricultural.

Owner: **Brown Ethel, Cornelius Br
Shirley Brown Barnett ETA
c/o Robert L Brown
PO Box 994
Richmond Hill, GA 31324**

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI, Amendments

II. General Information

1. Application: The Bryan County Board of Commissioners initiated the rezoning request at their July 9, 2019 regular meeting.

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

- A. Legal notice was published in the Bryan County News on July 18, 2019.
- B. Notice was sent to the affected property owner via certified mail on July 16, 2019.
- C. Notice was sent to Surrounding Land Owners on July 16, 2019.
- D. The site was posted for Public Hearing on July 16, 2019.

3. Background: The subject property is located on the west side of Hwy 144 just south of Steeple Chase Lane. The property consists of 13-acres and is undeveloped. It is currently depicted as being zoned “AR 1.5” Agricultural Residential District on the County’s GIS and printed maps; however, the surrounding property owners believe that this is in error, and that the parcel in question should be zoned “A-5” Agricultural District. This concern was presented to the Board of Commissioners at their regular meeting on July 9, 2019, and at that time, the Board of Commissioners directed Community Development Department staff to proceed with a County initiated rezoning of the property.

A subdivision plat recorded in Plat Book 450, Page 8 on December 2, 1996 identifies the parcel in question as being zoned “A-5” and a certified copy of the official zoning map dated February 14, 2006 also indicates an “A-5” zoning. In addition, staff has reviewed zoning files and meeting minutes since 2006 to locate any official record of approval to rezone these parcels to “AR 1.5”, and the search has yielded none. Since no record of approval has been located, the property owners believe this to be a mapping error, which occurred when the County transitioned to a GIS based zoning map.

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

“A” Exhibits- Application:

N/A

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

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

“D” Exhibits- Public Comment:

None Received

III. Planning and Zoning Recommendation

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

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

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

“A” Exhibits – Application

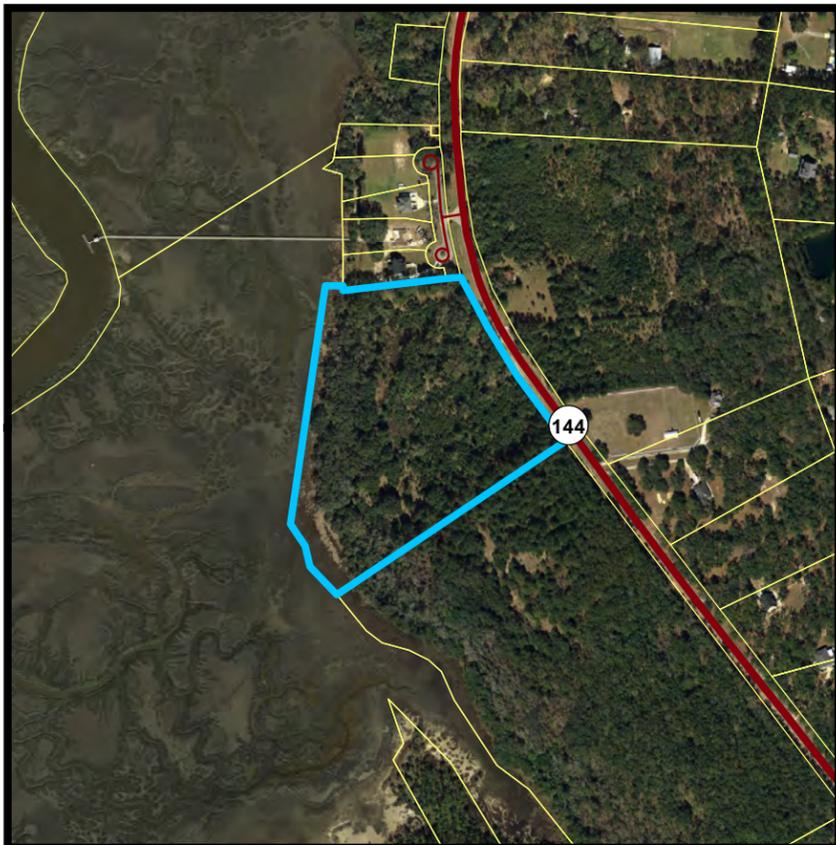
N/A

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

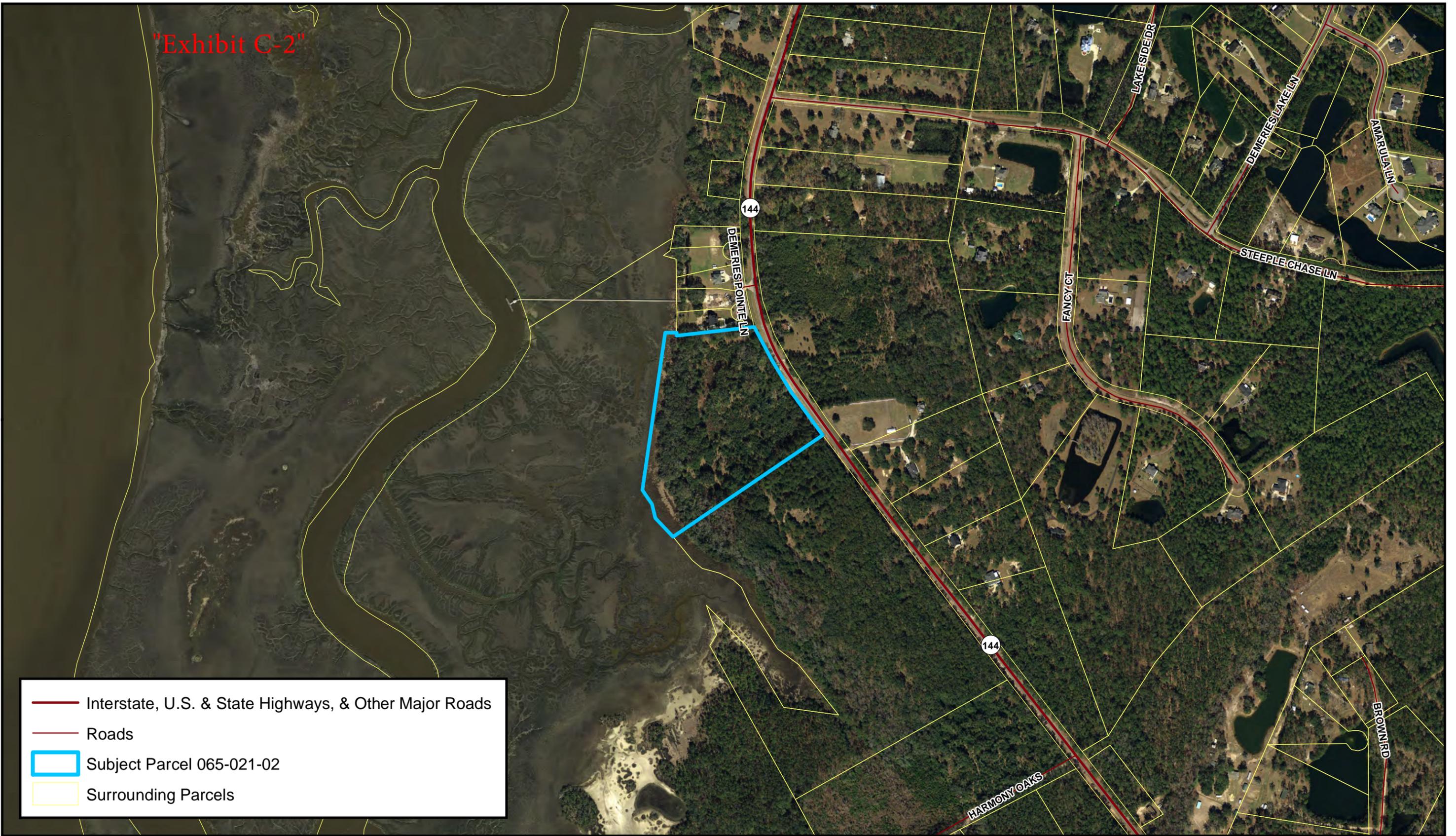
"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-02
- Surrounding Parcels



"Exhibit C-2"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-02
- Surrounding Parcels



Location Map
County Initiated Rezoning
Case Z# 213-19

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"Exhibit C-3"

PARCEL #	OWNER
063 002	STATE OF GEORGIA
065 017	HALSTION SAMUEL ESTATE
065 018	JONES JACK V & ABBIE J
065 019	BRADDY BETTY
065 020 01	GREENE KENTON W JR & DIANE E
065 020 02	ZIER DEBORAH D & GEORGE S
065 020 03	HARKLEROAD STANLEY C JR & MARY K K
065 020 04	MCBRIDE CORNELL SR
065 020 05	SMITH PAMELA J & SMITH PATRICK F SR
065 020 CA	DEMERIES POINTE HOMEOWNERS ASSOCIATION I
065 020 WS	DEMERIES POINTE HOMEOWNERS ASSOCIATION
065 021	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 01	MARTIN CHRISTOPHER A & CARA L
065 021 02	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 03	RUSSELL GARY R
065 021 04	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 05	ROSENQUIST MEGHAN & ROSENQUIST SHAWN
065 021 06	DRAPER JESSICA M
065 021 07	CATES PAUL K & PRISCILLA M
065 022	MINER BETTY J
065 030	GALBREATH JOHN DOUGLAS
065 031	JACKSON LILLIAN
065 072	BAHRE RODNEY P
065 073	DUDLEY THOMAS R III & DIA
065 074	HUNTER FORREST KYLE
065 075	WILKINSON B A
065 076	WILKINSON B F & BETTY
065 087	PRITCHARD KEITH A & JANICE R

 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 065-021-02
 Surrounding Parcels



Notification Map

County Initiated Rezoning

Case Z# 213-19

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"Exhibit C-4"

Present Zoning = AR-1.5
Correct Zoning = A-5

— Interstate, U.S. & State Highways, & Other Major Roads
— Roads
□ Subject Parcel 065-021-02
□ Surrounding Parcels

■ A-5 - AGRICULTURAL
■ AR-1 - AGRICULTURAL RESIDENTIAL
■ AR-1.5 - AGRICULTURAL RESIDENTIAL
■ AR-2.5 - AGRICULTURAL RESIDENTIAL
■ DM-1 - DUNES and MARSHLANDS
■ MULTI - MULTIPLE ZONES
■ MULTI DM - MULTIPLE - DUNES and MARSHLANDS
■ R-1 - SINGLE FAMILY RESIDENTIAL



“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: July 30, 2019

REGARDING THE APPLICATION OF: Bryan County Board of Commissioners, requesting the rezoning of parcel, PID# 065 021 04 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned A-5, from its current AR 1.5 zoning.	Staff Report by Amanda Clement Dated: August 6, 2019
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application initiated by the Bryan County Board of Commissioners, proposes to change the AR 1.5 Agricultural Residential zoning for a 19.16-acre parcel PID# 065 021 04, in unincorporated Bryan County, Georgia, to A-5, Agricultural.

Owner: **Brown Ethel, Cornelius Br
Shirley Brown Barnett ETA
c/o Robert L Brown
PO Box 994
Richmond Hill, GA 31324**

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI, Amendments

II. General Information

1. Application: The Bryan County Board of Commissioners initiated the rezoning request at their July 9, 2019 regular meeting.

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

- A. Legal notice was published in the Bryan County News on July 18, 2019.
- B. Notice was sent to the affected property owner via certified mail on July 16, 2019.
- C. Notice was sent to Surrounding Land Owners on July 16, 2019.
- D. The site was posted for Public Hearing on July 16, 2019.

3. Background: The subject property is located on the west side of Hwy 144 just south of Steeple Chase Lane. The property consists of 19.16-acres and is undeveloped. It is currently depicted as being zoned “AR 1.5” Agricultural Residential District on the County’s GIS and printed maps; however, the surrounding property owners believe that this is in error, and that the parcel in question should be zoned “A-5” Agricultural District. This concern was presented to the Board of Commissioners at their regular meeting on July 9, 2019, and at that time, the Board of Commissioners directed Community Development Department staff to proceed with a County initiated rezoning of the property.

A subdivision plat recorded in Plat Book 450, Page 8 on December 2, 1996 identifies the parcel in question as being zoned “A-5” and a certified copy of the official zoning map dated February 14, 2006 also indicates an “A-5” zoning. In addition, staff has reviewed zoning files and meeting minutes since 2006 to locate any official record of approval to rezone these parcels to “AR 1.5”, and the search has yielded none. Since no record of approval has been located, the property owners believe this to be a mapping error, which occurred when the County transitioned to a GIS based zoning map.

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

“A” Exhibits- Application:

N/A

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

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

“D” Exhibits- Public Comment:

None Received

III. Planning and Zoning Recommendation

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

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

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

“A” Exhibits – Application

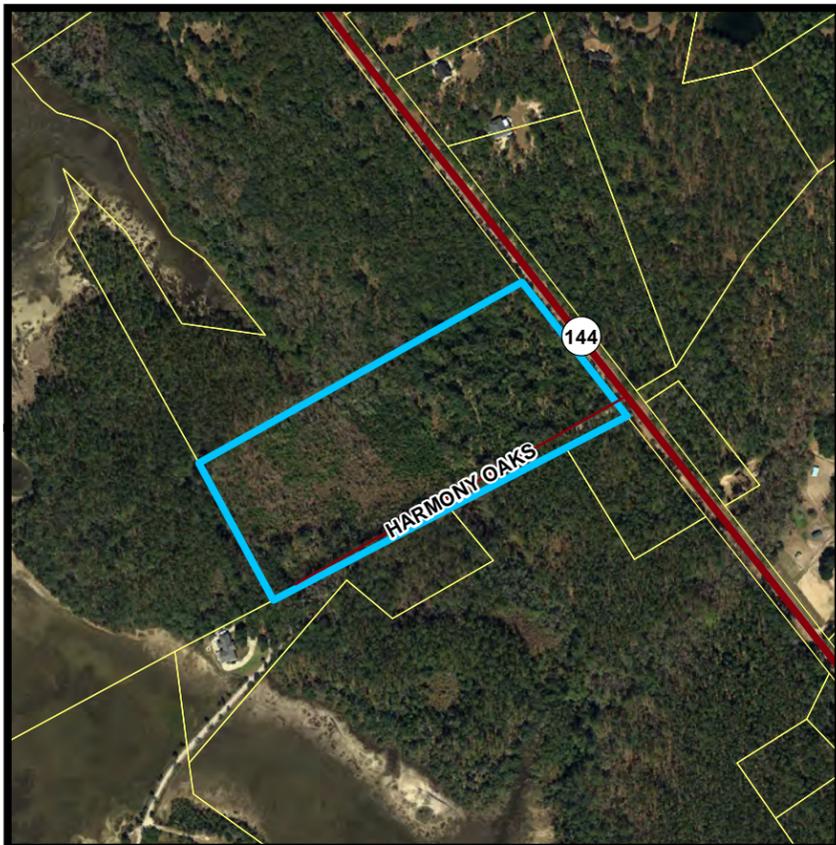
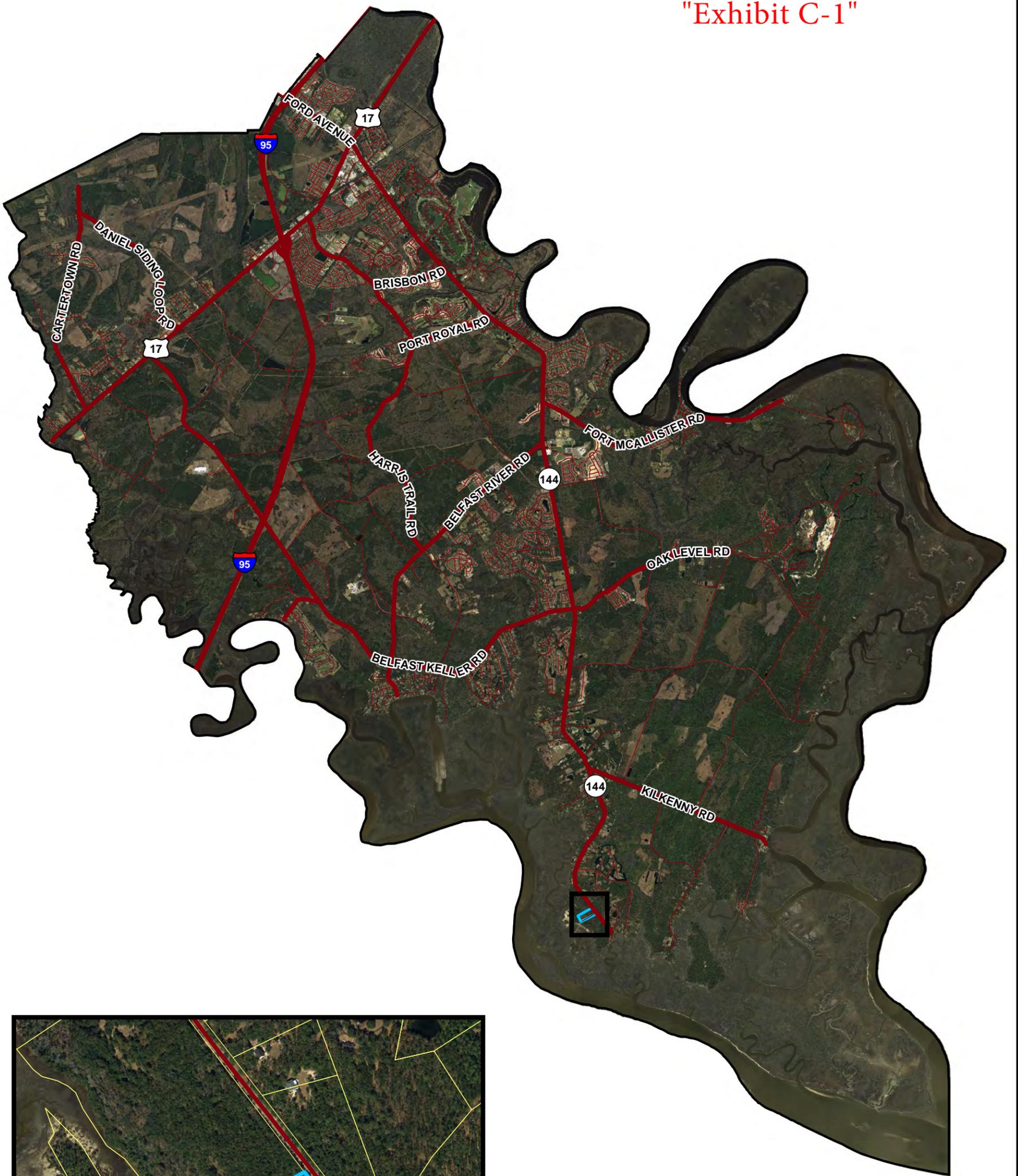
N/A

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-04
- Surrounding Parcels



"Exhibit C-2"



— Interstate, U.S. & State Highways, & Other Major Roads
— Roads
□ Subject Parcel 065-021-04
□ Surrounding Parcels

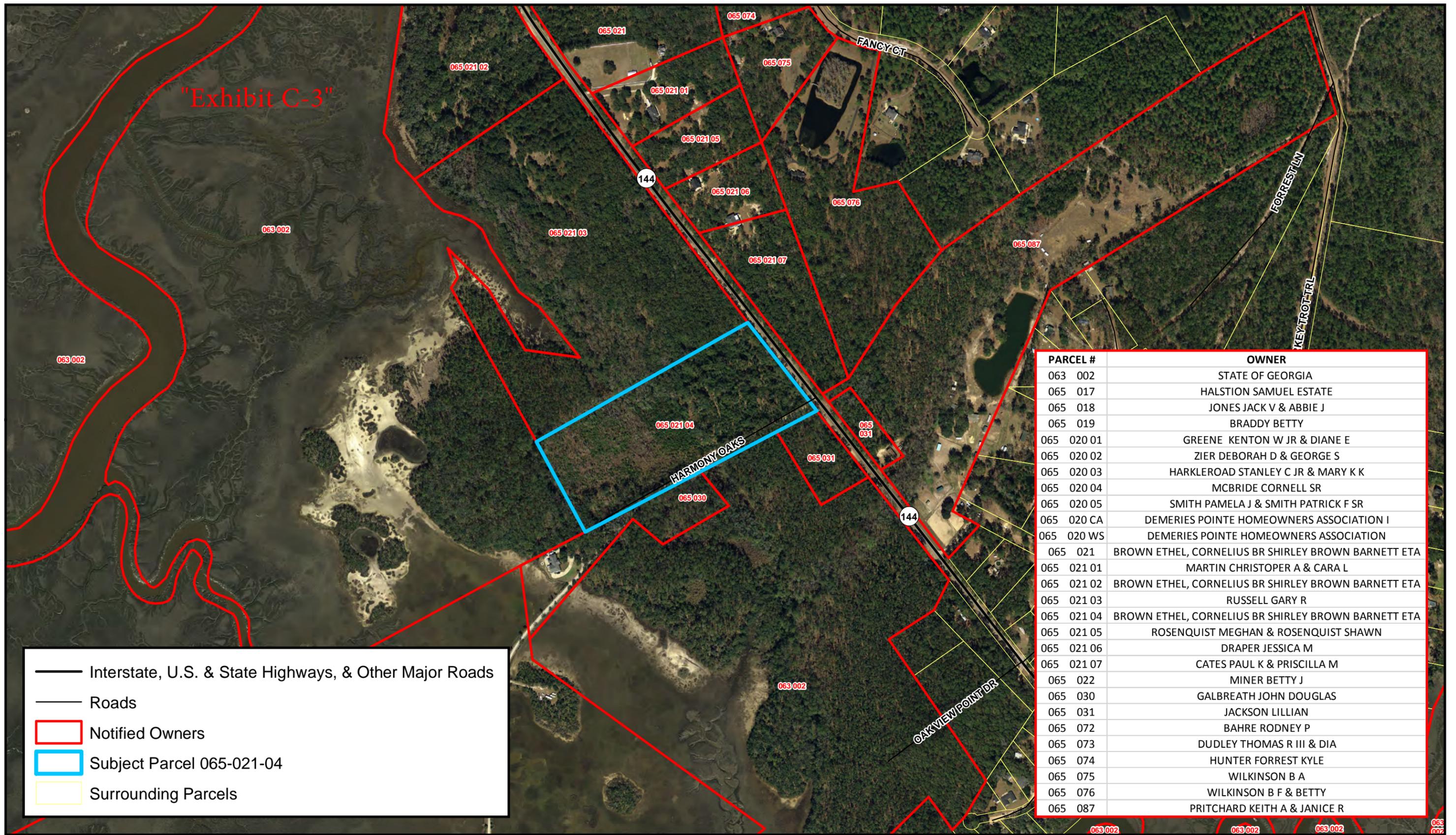


Produced by Bryan County GIS
July 2019



Location Map County Initiated Rezoning Case Z# 214-19

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— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 Notified Owners
 Subject Parcel 065-021-04
 Surrounding Parcels

PARCEL #	OWNER
063 002	STATE OF GEORGIA
065 017	HALSTION SAMUEL ESTATE
065 018	JONES JACK V & ABBIE J
065 019	BRADDY BETTY
065 020 01	GREENE KENTON W JR & DIANE E
065 020 02	ZIER DEBORAH D & GEORGE S
065 020 03	HARKLEROAD STANLEY C JR & MARY K K
065 020 04	MCBRIDE CORNELL SR
065 020 05	SMITH PAMELA J & SMITH PATRICK F SR
065 020 CA	DEMERIES POINTE HOMEOWNERS ASSOCIATION I
065 020 WS	DEMERIES POINTE HOMEOWNERS ASSOCIATION
065 021	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 01	MARTIN CHRISTOPER A & CARA L
065 021 02	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 03	RUSSELL GARY R
065 021 04	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 05	ROSENQUIST MEGHAN & ROSENQUIST SHAWN
065 021 06	DRAPER JESSICA M
065 021 07	CATES PAUL K & PRISCILLA M
065 022	MINER BETTY J
065 030	GALBREATH JOHN DOUGLAS
065 031	JACKSON LILLIAN
065 072	BAHRE RODNEY P
065 073	DUDLEY THOMAS R III & DIA
065 074	HUNTER FORREST KYLE
065 075	WILKINSON B A
065 076	WILKINSON B F & BETTY
065 087	PRITCHARD KEITH A & JANICE R



Notification Map

County Initiated Rezoning Case Z# 214-19

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"Exhibit C-4"

Present Zoning = AR-1.5
Correct Zoning = A-5

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

— Roads

□ Subject Parcel 065-021-04

□ Surrounding Parcels

■ A-5 - AGRICULTURAL

■ AR-1 - AGRICULTURAL RESIDENTIAL

■ AR-1.5 - AGRICULTURAL RESIDENTIAL

■ AR-2.5 - AGRICULTURAL RESIDENTIAL

■ DM-1 - DUNES and MARSHLANDS

■ MULTI - MULTIPLE ZONES

■ MULTI DM - MULTIPLE - DUNES and MARSHLANDS

■ R-1 - SINGLE FAMILY RESIDENTIAL



Zoning Map
County Initiated Rezoning
Case Z# 214-19

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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: July 30, 2019

REGARDING THE APPLICATION OF: Bryan County Board of Commissioners, requesting the rezoning of parcel, PID# 065 021 05 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned A-5, from its current AR 1.5 zoning.	Staff Report by Amanda Clement Dated: August 6, 2019
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application initiated by the Bryan County Board of Commissioners, proposes to change the AR 1.5 Agricultural Residential zoning for a 5-acre parcel PID# 065 021 05, in unincorporated Bryan County, Georgia, to A-5, Agricultural.

Owner: **Shawn and Meghan Rosenquist**
 23351 Hwy 144
 Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI, Amendments

II. General Information

1. Application: The Bryan County Board of Commissioners initiated the rezoning request at their July 9, 2019 regular meeting.

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

A. Legal notice was published in the Bryan County News on July 18, 2019.

B. Notice was sent to the affected property owner via certified mail on July 16, 2019.

- C. Notice was sent to Surrounding Land Owners on July 16, 2019.
- D. The site was posted for Public Hearing on July 16, 2019.

3. Background: The subject property is located on the east side of Hwy 144 just south of Steeple Chase Lane. The property consists of 5.16-acres and is developed with a single family home. It is currently depicted as being zoned “AR 1.5” Agricultural Residential District on the County’s GIS and printed maps; however, the property owner believes that this is in error, and that the parcel in question should be zoned “A-5” Agricultural District. This concern was presented to the Board of Commissioners at their regular meeting on July 9, 2019, and at that time, the Board of Commissioners directed Community Development Department staff to proceed with a County initiated rezoning of the property.

A subdivision plat recorded in Plat Book 450, Page 1 on October 29, 1996 identifies the parcel in question as being zoned “A-5” and a certified copy of the official zoning map dated February 14, 2006 also indicates an “A-5” zoning. In addition, staff has reviewed zoning files and meeting minutes since 2006 to locate any official record of approval to rezone these parcels to “AR 1.5”, and the search has yielded none. Since no record of approval has been located, the property owners believe this to be a mapping error, which occurred when the County transitioned to a GIS based zoning map.

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

“A” Exhibits- Application:

N/A

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

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

“D” Exhibits- Public Comment:

- D-1 Email from Shawn and Meghan Rosenquist dated June 25, 2019

III. Planning and Zoning Recommendation

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

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

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

“A” Exhibits – Application

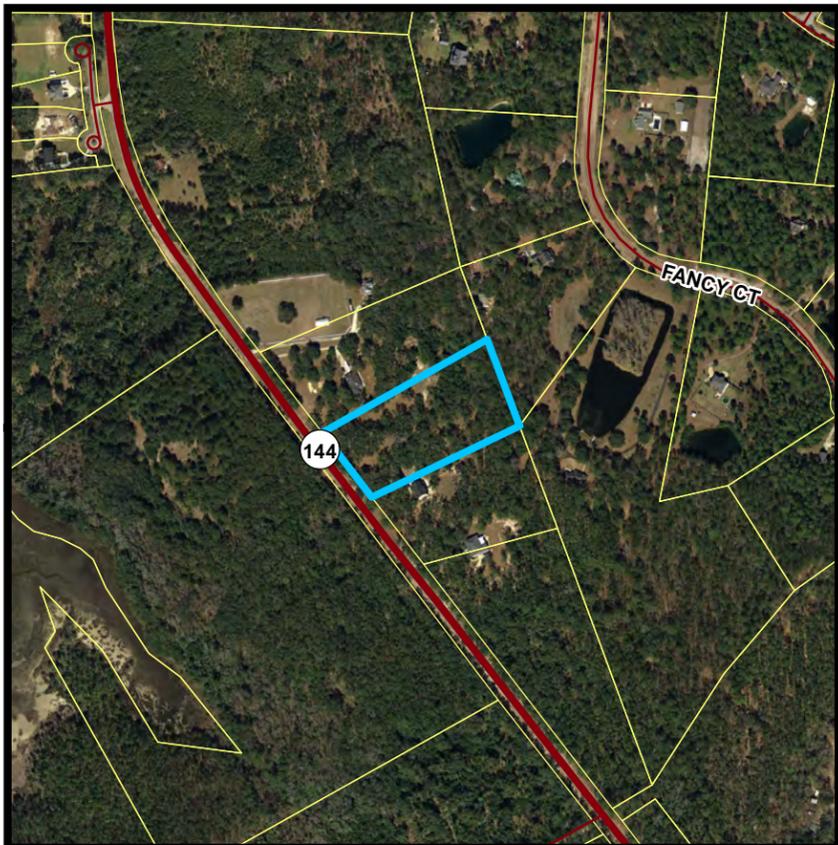
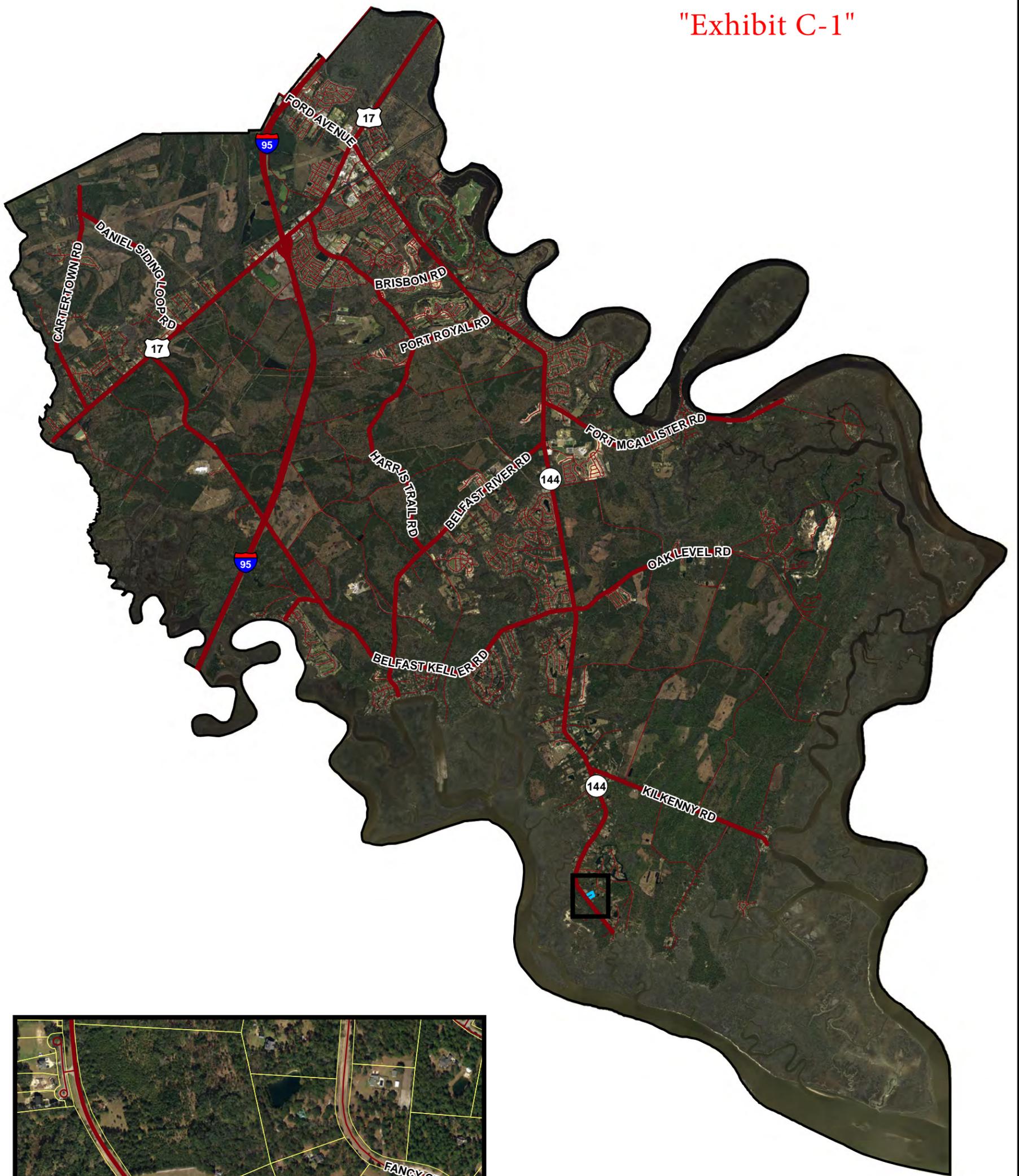
N/A

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-05
- Surrounding Parcels



Produced by Bryan County GIS
July 2019



**Overview Map
County Initiated Rezoning
Case Z# 215-19**

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"Exhibit C-2"

DEMERES POINT LN
144

FANCY CT

LAKE SIDE DR

DEMERES LAKE LN

STEEPLE CHASE LN

AWA WAT LN

FORREST LN

TURKEY TROT TRL

BROWN RD

HARMONY OAKS

144

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

— Roads

□ Subject Parcel 065-021-05

□ Surrounding Parcels

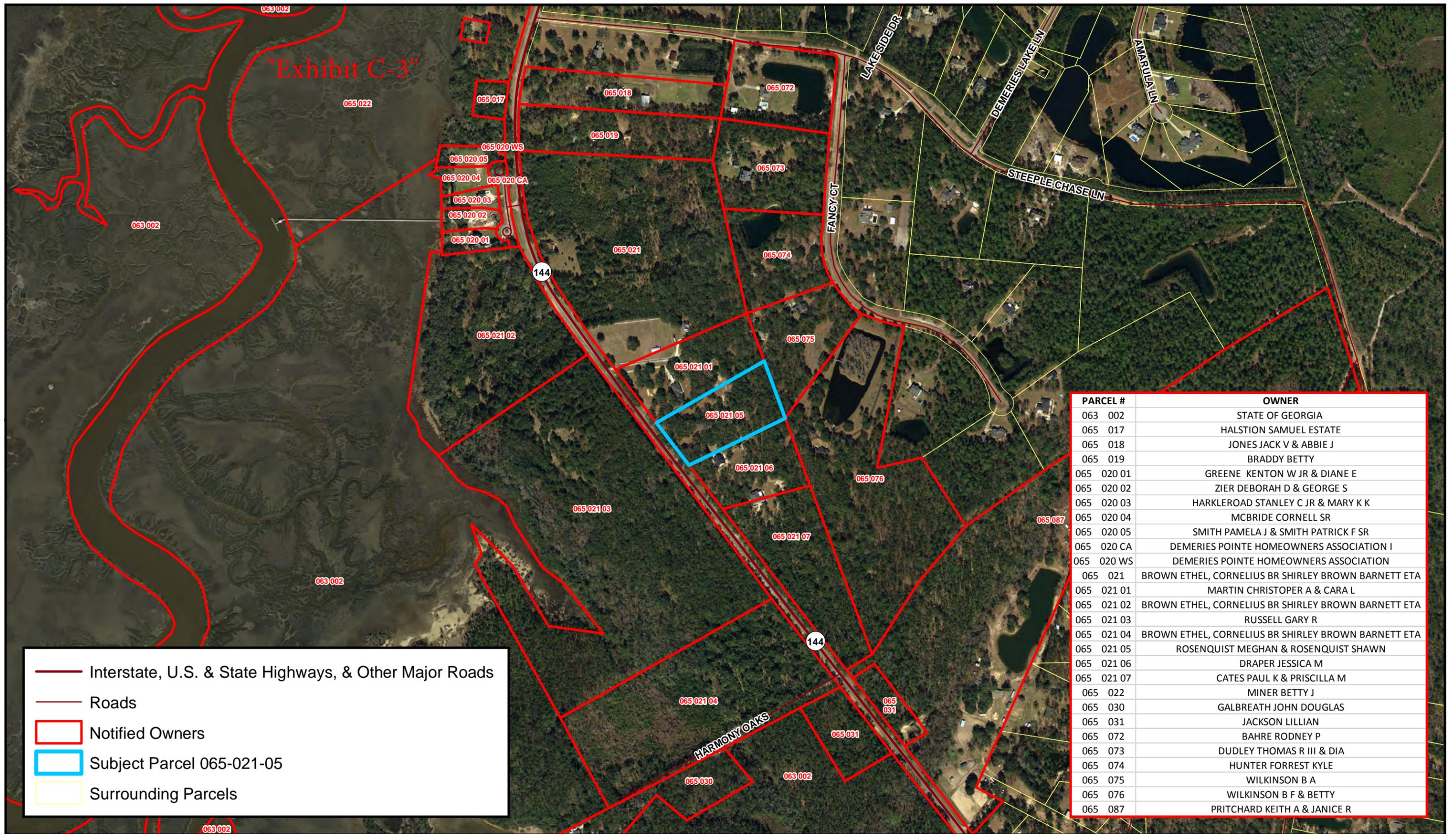


Produced by Bryan County GIS
July 2019



Location Map County Initiated Rezoning Case Z# 215-19

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— Interstate, U.S. & State Highways, & Other Major Roads
— Roads
 Notified Owners
 Subject Parcel 065-021-05
 Surrounding Parcels

PARCEL #	OWNER
063 002	STATE OF GEORGIA
065 017	HALSTION SAMUEL ESTATE
065 018	JONES JACK V & ABBIE J
065 019	BRADY BETTY
065 020 01	GREENE KENTON W JR & DIANE E
065 020 02	ZIER DEBORAH D & GEORGE S
065 020 03	HARKROAD STANLEY C JR & MARY K K
065 020 04	MCBRIDE CORNELL SR
065 020 05	SMITH PAMELA J & SMITH PATRICK F SR
065 020 CA	DEMERIES POINTE HOMEOWNERS ASSOCIATION I
065 020 WS	DEMERIES POINTE HOMEOWNERS ASSOCIATION
065 021	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 01	MARTIN CHRISTOPHER A & CARA L
065 021 02	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 03	RUSSELL GARY R
065 021 04	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 05	ROSENQUIST MEGHAN & ROSENQUIST SHAWN
065 021 06	DRAPER JESSICA M
065 021 07	CATES PAUL K & PRISCILLA M
065 022	MINER BETTY J
065 030	GALBREATH JOHN DOUGLAS
065 031	JACKSON LILLIAN
065 072	BAHRE RODNEY P
065 073	DUDLEY THOMAS R III & DIA
065 074	HUNTER FORREST KYLE
065 075	WILKINSON B A
065 076	WILKINSON B F & BETTY
065 087	PRITCHARD KEITH A & JANICE R

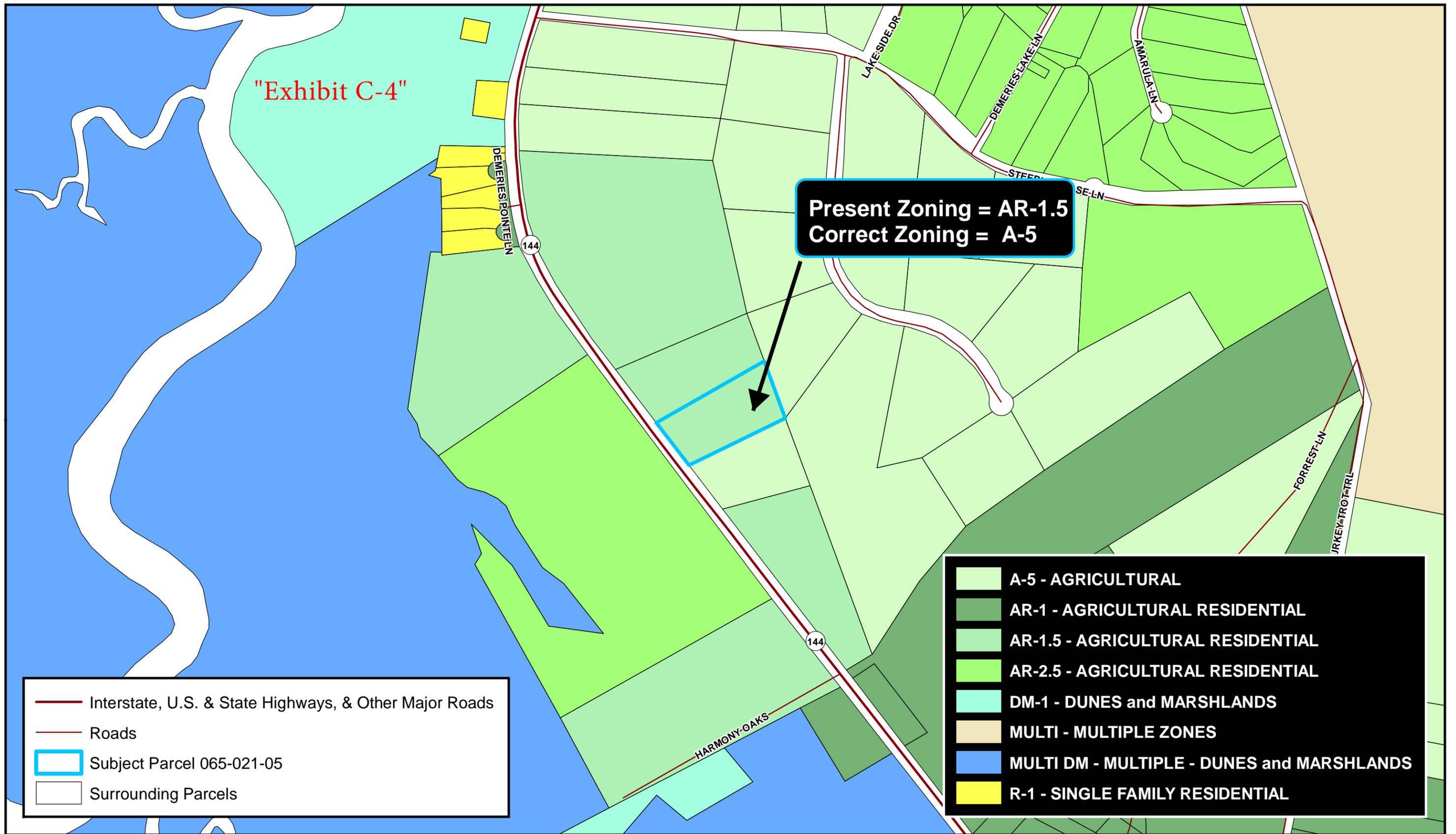


Notification Map

County Initiated Rezoning

Case Z# 215-19

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Zoning Map
County Initiated Rezoning
Case Z# 215-19

“D” Exhibits – Public Comment

From: [Shawn Rosenquist](#)
To: [Amanda Clement](#)
Cc: wynnstar@clds.net; [Meghan Rosenquist](#)
Subject: Zoning
Date: Tuesday, June 25, 2019 2:49:51 PM

Ms. Amanda Clement:

We believe our parcel is incorrectly listed as AR1.5, but should be A5. We never initiated or were notified of any change and would have fought any changes to our lot or any of the other affected lots to AR1.5. We wish to proceed with the Board of Commissioners to have this issue cleared up as quickly and easily as possible. Please note there are 6 properties we believe are affected by this error. The following three, including ours, are all part of Harmony Oaks:

Paul and Priscilla Cates
Parcel 065 021 07
5.52 acres
23615 Hwy 144, Richmond Hill, GA 31324

Shawn and Meghan Rosenquist
Parcel 065 021 05
5.16 acres
23351 Hwy 144, Richmond Hill, GA 31324

Christopher and Cara Martin
Parcel 065 021 01
5.00 acres
23287 Hwy 144, Richmond Hill, GA 31324

In addition, three undeveloped lots are owned by various heirs of the Brown family and locating them and getting a consensus is highly unlikely. For this reason, as well as asking for a rezoning means we are accepting we are in the incorrect zone, makes a simple request from each property owner to rezone not an option.

BROWN ETHEL, CORNELIUS BR
SHIRLEY BROWN BARNETT ETA
C/O ROBERT L BROWN
P O BOX 994
RICHMOND HILL, GA 31324-0000
Parcel 065 021
21.18 acres

BROWN ETHEL, CORNELIUS BR
SHIRLEY BROWN BARNETT ETA
C/O ROBERT L BROWN
P O BOX 994
RICHMOND HILL, GA 31324-0000
Parcel 065 021 02
13 acres

BROWN ETHEL, CORNELIUS BR
SHIRLEY BROWN BARNETT ETA
C/O ROBERT L BROWN
P O BOX 994
RICHMOND HILL, GA 31324-0000
Parcel 065 021 04
19.16 acres

Best Regards,
Shawn and Meghan Rosenquist
23351 Hwy 144, Richmond Hill, GA 31324
540-250-3978 Shawn cell
828-284-2081 Meghan Cell
shawn.rose.4c@gmail.com
meghan.r.rosenquist@gmail.com

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: July 30, 2019

<p>REGARDING THE APPLICATION OF: Bryan County Board of Commissioners, requesting the rezoning of parcel, PID# 065 021 07 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned AR 2.5, from its current AR 1.5 zoning.</p>	<p>Staff Report by Amanda Clement Dated: August 6, 2019</p>
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I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application initiated by the Bryan County Board of Commissioners, proposes to change the AR 1.5 Agricultural Residential zoning for a 5.52-acre parcel PID# 065 021 07, in unincorporated Bryan County, Georgia, to AR 2.5, Agricultural Residential.

Owner: Paul and Priscilla Cates
23615 Hwy 144
Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI, Amendments

II. General Information

1. Application: The Bryan County Board of Commissioners initiated the rezoning request at their July 9, 2019 regular meeting.

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

- A. Legal notice was published in the Bryan County News on July 18, 2019.
- B. Notice was sent to the affected property owner via certified mail on July 16, 2019.

C. Notice was sent to Surrounding Land Owners on July 16, 2019.

D. The site was posted for Public Hearing on July 16, 2019.

3. Background: The subject property is located on the east side of Hwy 144 just south of Steeple Chase Lane. The property consists of 5.52-acres and is developed with a single family home. It is currently depicted as being zoned “AR 1.5” Agricultural Residential District on the County’s GIS and printed maps; however, the surrounding property owner believes that this is in error, and that the parcel in question should be zoned “A-5” Agricultural District. This concern was presented to the Board of Commissioners at their regular meeting on July 9, 2019, and at that time, the Board of Commissioners directed Community Development Department staff to proceed with a County initiated rezoning of the property.

A subdivision plat recorded in Plat Book 450, Page 1 on October 29, 1996 identifies the parcel in question as being zoned “A-5” and a certified copy of the official zoning map dated February 14, 2006 also indicates an “A-5” zoning. In addition, staff has reviewed zoning files and meeting minutes since 2006 to locate any official record of approval to rezone these parcels to “AR 1.5”, and the search has yielded none. Since no record of approval has been located, the property owners believe this to be a mapping error, which occurred when the County transitioned to a GIS based zoning map. Regardless of the error, the Cates have relied upon guidance from the planning and zoning office which referenced the “AR 1.5” zoning to suggest that the 5.52-acre parcel could be subdivided into two parcels measuring 3-acres and 2.52-acres. The Cates have worked with a surveyor to mark the area of these new lots; and is requesting a rezoning to “AR 2.5” in order to allow them to proceed with the subdivision as proposed.

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

“A” Exhibits- Application:

N/A

“B” Exhibits- Agency Comments:

None provided

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

D-1 Letter from Paul and Priscilla Cates dated July 12, 2019

III. Planning and Zoning Recommendation

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

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

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

“A” Exhibits – Application

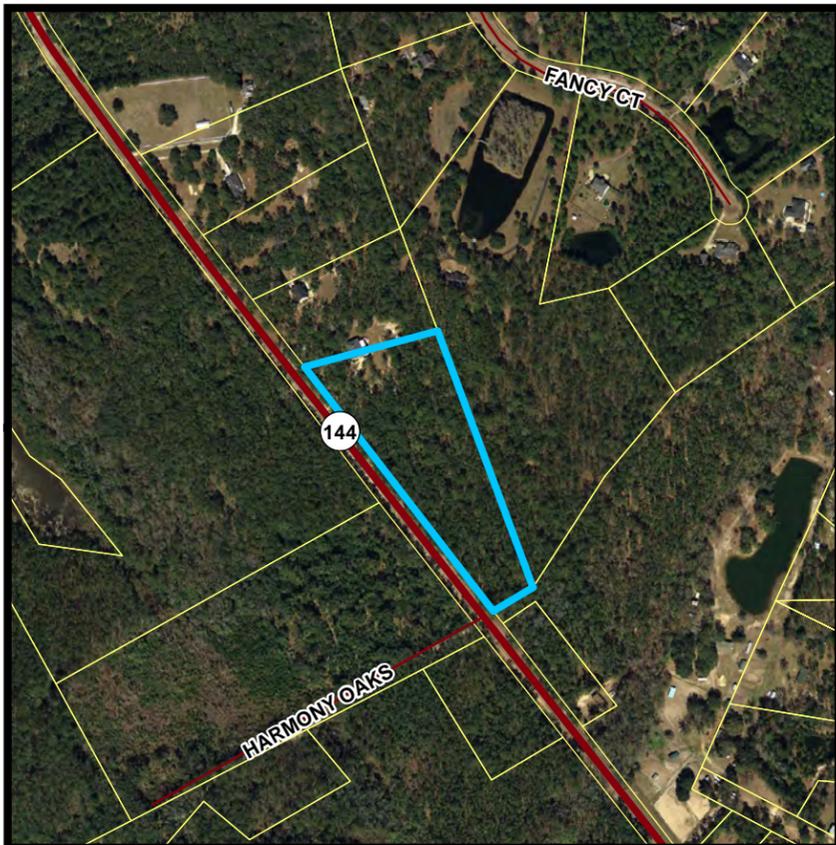
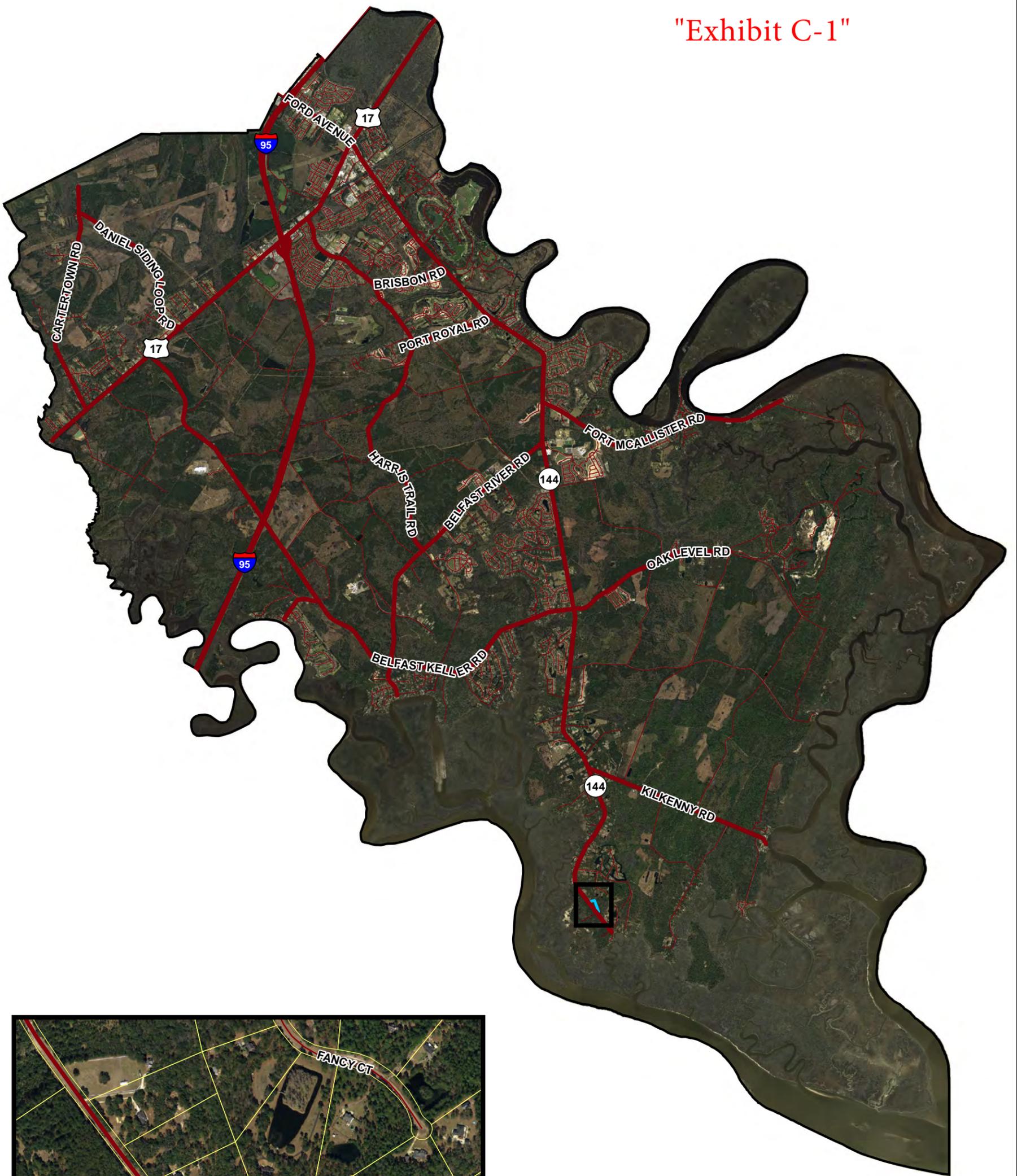
N/A

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-07
- Surrounding Parcels





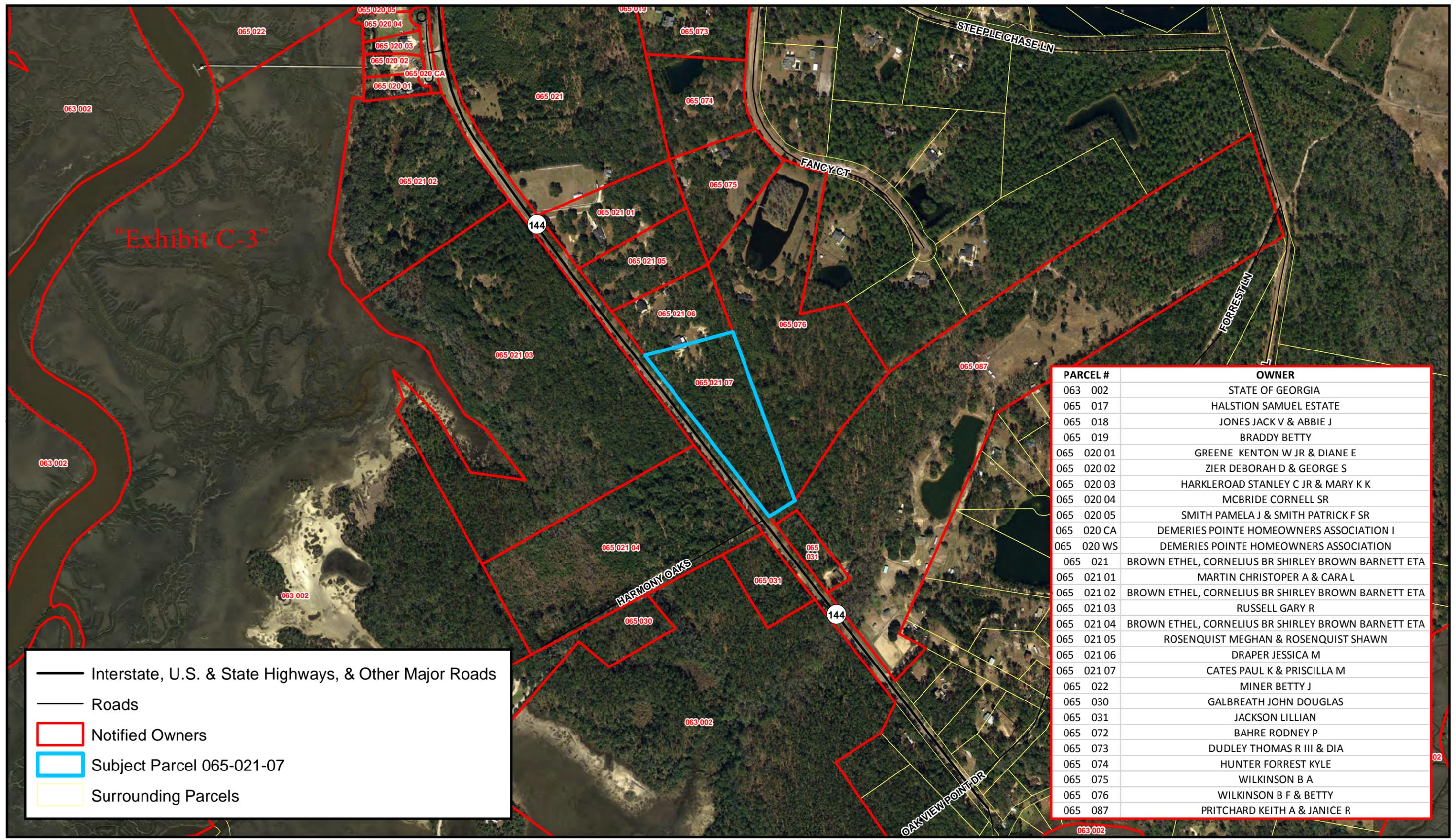
"Exhibit C-2"

- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-07
- Surrounding Parcels



Location Map
County Initiated Rezoning
Case Z# 216-19

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— Interstate, U.S. & State Highways, & Other Major Roads
 — Roads
 Notified Owners
 Subject Parcel 065-021-07
 Surrounding Parcels

PARCEL #	OWNER
063 002	STATE OF GEORGIA
065 017	HALSTION SAMUEL ESTATE
065 018	JONES JACK V & ABBIE J
065 019	BRADY BETTY
065 020 01	GREENE KENTON W JR & DIANE E
065 020 02	ZIER DEBORAH D & GEORGE S
065 020 03	HARKLEROD STANLEY C JR & MARY K K
065 020 04	MCBRIDE CORNELL SR
065 020 05	SMITH PAMELA J & SMITH PATRICK F SR
065 020 CA	DEMERIES POINTE HOMEOWNERS ASSOCIATION I
065 020 WS	DEMERIES POINTE HOMEOWNERS ASSOCIATION
065 021	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 01	MARTIN CHRISTOPER A & CARA L
065 021 02	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 03	RUSSELL GARY R
065 021 04	BROWN ETHEL, CORNELIUS BR SHIRLEY BROWN BARNETT ETA
065 021 05	ROSENQUIST MEGHAN & ROSENQUIST SHAWN
065 021 06	DRAPER JESSICA M
065 021 07	CATES PAUL K & PRISCILLA M
065 022	MINER BETTY J
065 030	GALBREATH JOHN DOUGLAS
065 031	JACKSON LILLIAN
065 072	BAHRE RODNEY P
065 073	DUDLEY THOMAS R III & DIA
065 074	HUNTER FORREST KYLE
065 075	WILKINSON B A
065 076	WILKINSON B F & BETTY
065 087	PRITCHARD KEITH A & JANICE R



Notification Map

County Initiated Rezoning

Case Z# 216-19

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"Exhibit C-4"

Present Zoning = AR-1.5
Correct Zoning = A-5

- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 065-021-07
- Surrounding Parcels

- A-5 - AGRICULTURAL
- AR-1 - AGRICULTURAL RESIDENTIAL
- AR-1.5 - AGRICULTURAL RESIDENTIAL
- AR-2.5 - AGRICULTURAL RESIDENTIAL
- DM-1 - DUNES and MARSHLANDS
- MULTI - MULTIPLE ZONES
- MULTI DM - MULTIPLE - DUNES and MARSHLANDS
- R-1 - SINGLE FAMILY RESIDENTIAL



Zoning Map
County Initiated Rezoning
Case Z# 216-19

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“D” Exhibits – Public Comment

"Exhibit D-1"

July 12, 2019

**Bryan County Commissioners
Community Development Department
66 Captain Matthew Freeman Drive
Richmond Hill, GA 31324**

Attention: Amanda Clements, Planning Manager

RE: Zoning Harmony Oaks Sub-Division

**Paul and Priscilla Cates
Lot # 4
Parcel 065 021 07
5.52 acres
23615 Hwy 144
Richmond Hill, GA 31324**

I Paul. K. Cates and Priscilla M. Cates, as owners of lot # 4 Harmony Oaks, we ask that our property be re-zone to AR 2.5.

We wish to Sub-Divide our lot # 4, 5.52 acres into two (2) parcels:

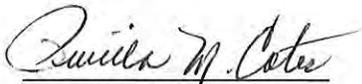
- # 1. Parcel 1 to three (3) acres**
- # 2. Parcel 2 to 2.52 acres**

We support lot numbers, 1 & 2 owners in their desire to have their property rezoned A5.

Respectfully,



Paul K. Cates



Priscilla M. Cates

Attached survey

MAGNETIC

TRACT A
SAMPSON BROWN
ESTATE

BRYAN NECK ROAD



LOT 4
BA WILKINSON
SPRINKLER CRASS
PLEASE W

DIANE PLEASE MAIL THIS
SKETCH WITH INVOICE
TO MR. CATES

GEORGIA HIGHWAY NO. 144
5720
3220
5715

NOTES

1. AG

2. DN

3. OF

4. A

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: August 6, 2019

REGARDING THE APPLICATION OF: Bryan County, requesting a text amendment to amend Article XI – Uses Permitted in Districts, Section 1110 – “B-1” Neighborhood Commercial Districts and Article XV, Section 1501 – Definitions, of the Bryan County Zoning Ordinance.	Staff Report by Amanda Clement Dated: July 30, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of a text amendment to amend Article XI – Uses Permitted in Districts, Section 1110 – “B-1” Neighborhood Commercial Districts and Article XV, Section 1501 – Definitions, of the Bryan County Zoning Ordinance.

Applicable Regulations:

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

II. General Information

1. Application: The Bryan County Community Development Department has initiated this request at the direction of the Bryan County Board of Commissioners.

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

A. Legal notice was published in the Bryan County News on July 18, 2019.

3. Background: At the Board of Commissioners’ meeting on June 11, 2019, a request was presented for an applicant requesting a rezoning to “B-1” Neighborhood Commercial District or “B-2” General Commercial District to permit the use of a “hobby shop”. Generally, the term “hobby shop” describes a retail store, which sells recreational items for hobbyists; however, in speaking with the applicant, the intended use focused on the refurbishing of antique and/or collectible items. Neither this specific use,

nor one similar enough to make a similar use interpretation, is currently contemplated within the zoning ordinance. Therefore, upon an action to rezone the property to “B-1”, the Board of Commissioners directed staff to proceed with a text amendment that would incorporate the requested use.

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

“A” Exhibits- Bryan County Supplements

A-1 Proposed Ordinance

“B” Exhibits- Public Comment:

No Public Comments Received

III. Text Amendment Proposal

The proposed text amendment, if approved, will amend the permitted uses listed under the “B-1” zoning district to include *Craftsman, contractor, or artisan workshop*, and will amend the definitions section of the zoning ordinance to define and clarify this use as follows:

Craftsman, contractor, or artisan workshop - A workshop where articles or goods are crafted, produced, assembled, repaired, refurbished, or refinished on a custom or individual basis using hand tools or small mechanical equipment, none of which shall create a nuisance to surrounding properties, and where all storage and work takes place indoors.

IV. Text Amendment Analysis

To ensure that the proposed text amendment and use is compatible with the intent of the “B-1” Zoning District, a review of the district’s purpose, existing permitted/conditional uses, and the risk for potential negative impacts from the use on adjacent properties (traffic, noise, odor, dust, etc.) was completed.

The intent of the “B-1” Neighborhood Commercial District is to provide locations for small, locally oriented businesses which primarily serve nearby residents and which do not generate heavy traffic. Currently, there are approximately 20 parcels within unincorporated Bryan County that are zoned “B-1”. The majority of these parcels are located in North Bryan County and concentrated primarily near major intersections, with a few sporadically zoned parcels along major roadways. The existing areas zoned “B-1” are generally appropriate in providing accessible locations in which small businesses may offer day-to-day goods and services for the surrounding communities.

The list of currently permitted uses for the “B-1” Neighborhood Commercial District includes retail stores, personal service establishments, day care facilities, professional offices, etc., with work generally conducted indoors and prohibiting unenclosed outside storage. Additional auto-centric businesses are permitted in the district by conditional use, providing for uses, which may generate more traffic, but are reviewed on a case-by-case basis through the conditional use process in order to minimize impacts. It is noted that the conditional use category also prohibits unenclosed outside storage.

To assess potential traffic impacts, the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th edition was consulted. The most closely related land use that was studied in the ITE Manual is Specialty Trade Contractors (Code 180). This land use generates on average 10.22 trips/day per 1,000 square feet of gross floor area. Compared to currently permitted uses within the “B-1” district, the inclusion of *craftsman, contractor, or artisan workshop* creates a comparable amount of traffic. Further, the “B-1” district does not limit the size of structures for any of the existing permitted uses. Rather, limitations on the size of any structures associated with the use are dictated by site constraints and the general development standards of the district (setbacks, lot coverage, parking requirements, etc.). As with the other uses listed for the “B-1” district, the requirement for the use to be conducted indoors, and prohibiting unenclosed outdoor storage, should reduce any other environmental impacts, which could be generated.

V. Staff Recommendation

Staff recommends approving the text amendment, as the introduction of the *craftsman, contractor, or artisan workshop* into the “B-1” district would allow additional opportunities for those with specialty skills and unique offerings, to locate near residential areas and will provide additional support for the establishment of small, local businesses in providing custom services.

VI. Planning & Zoning Recommendation

Recommendation: The Commission may recommend that the text amendment be approved as requested, or it may recommend approval of the text amendment with revisions, or it may recommend that the text amendment be denied.

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 approval as proposed/approval with revisions/denial of the proposed text amendment.

“A” Exhibits – Bryan County Supplements



ORDINANCE 2019-_____

AN ORDINANCE TO AMEND ARTICLE XI – USES PERMITTED IN DISTRICTS, SECTION 1110. – “B-1” NEIGHBORHOOD COMMERCIAL DISTRICTS AND ARTICLE XV – DEFINITIONS, SECTION 1501. - DEFINITIONS OF THE BRYAN COUNTY ZONING REGULATIONS, TO PROVIDE FOR AND DEFINE CRAFTSMAN SHOP AS A PERMITTED USE IN THE “B-1” ZONING DISTRICT:

Whereas, Section 602 of the Bryan County Zoning Regulations grants the Board of Commissioners the ability to initiate a text amendment of the Zoning ordinances; and

Whereas, all applicable regulations of O.C.G.A 36-66-4 [et seq.], for public notice, have been satisfied.

NOW, THEREFORE, BE IT ORDAINED by the Bryan County Board of Commissioners that,

SECTION 1:

Article XI – Uses Permitted in Districts, Section 1110. – “B-1” Neighborhood Commercial Districts, is hereby amended to include “craftsman shop” as a permitted use, and to read as follows:

Section 1110. - "B-1" Neighborhood Commercial Districts.

District intent. The purpose of this district is to provide locations for small locally oriented businesses, serving primarily nearby residents. Businesses located here should not be heavy traffic generators.

(a) *Permitted uses.*

Retail stores.

Personal services.

Day care center facilities.

Drug stores.

Gardening and pet grooming services.

Fruit and vegetable markets.

Professional services offices.

Offices.

Soda fountains, cafes or restaurants (without drive-in facilities).

Clubs, private.

Mortuaries.

Public uses.

Lifetime learning.

Medical clinics.

Craftsman, contractor, or artisan workshop.

Customary accessory buildings and uses incidental to the above permitted uses (no unenclosed outside storage).

Article XV. – Definitions, Section 1501. – Definitions, is hereby amended to insert a new definition for “craftsman, contractor, or artisan workshop” to read as follows:

Craftsman, contractor, or artisan workshop - A workshop where articles or goods are produced, assembled, refurbished, or refinished on a custom or individual basis using hand tools or small mechanical equipment, and where all storage and work takes place indoors.

SECTION 2: Ordinances and resolutions, or parts thereof, in conflict with this ordinance are hereby repealed.

SECTION 3: This ordinance shall become effective on the date of adoption.

SO ORDAINED, this ____ day of _____, 2019.

Bryan County Board of Commissioners

(SEAL)

By: _____
Carter Infinger Chairman

Attest: _____
Donna M. Waters, County Clerk

1st Reading: _____

Public Hearing: _____

2nd Reading: _____

“B” Exhibits – Public Comment

None Received