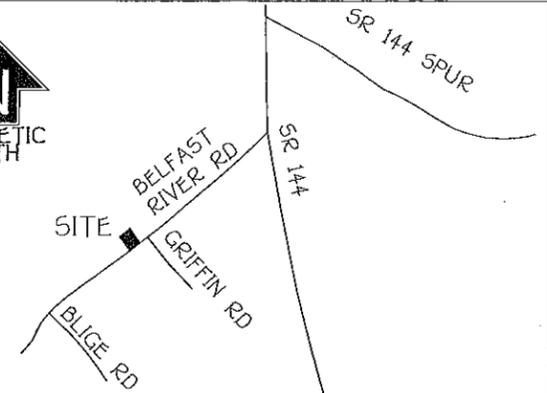


FILED
7/3/2014
BRYAN COUNTY
CLERK BECKY CROWE



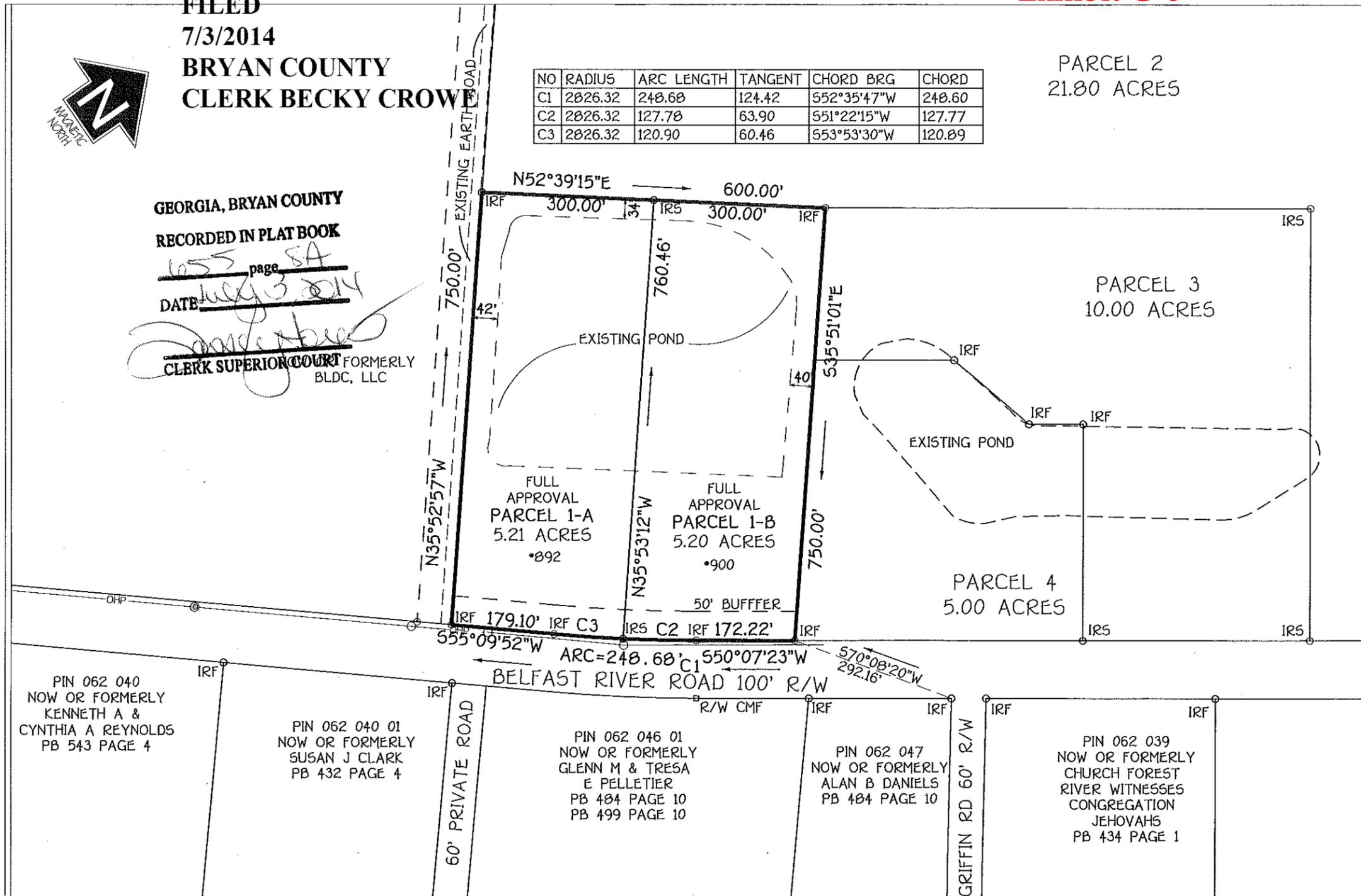
NO	RADIUS	ARC LENGTH	TANGENT	CHORD BRG	CHORD
C1	2826.32	248.68	124.42	S52°35'47"W	248.60
C2	2826.32	127.78	63.90	S51°22'15"W	127.77
C3	2826.32	120.90	60.46	S53°53'30"W	120.89

PARCEL 2
21.80 ACRES



VICINITY MAP (NT5)

GEORGIA, BRYAN COUNTY
RECORDED IN PLAT BOOK
page 8A
DATE July 3 2014
CLERK SUPERIOR COURT FORMERLY
BLDC, LLC



APPROVED UNDER ARTICLE XIV
Approved in accordance with Bryan County
Subdivision Regulations.

Kirk D. Coarn 6.26.14
Planning Director Date of Approval

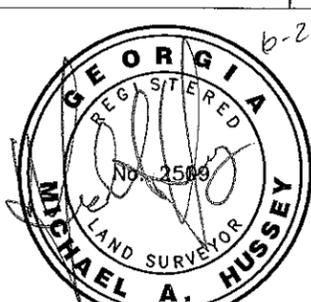
Lisa Berger 6/26/14
911 Address Director Date of Approval

NOTE: PROPERTY IS ZONED A-5
FRONT SETBACK - 75'
REAR SETBACK - 50'
SIDE SETBACK - 50'

In my opinion, in accordance with
F.I.R.M. map no. 13029C0375C, dated
March 2, 2009, this property DOES
NOT fall within a designated flood
hazard area.

To my knowledge a wetland delineation has not
been obtained for this property.
This property may contain wetlands.
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.

**SUBDIVISION SURVEY
BEING A SUBDIVISION OF PARCEL 1,
20TH G.M. DISTRICT, BRYAN
COUNTY, GEORGIA**



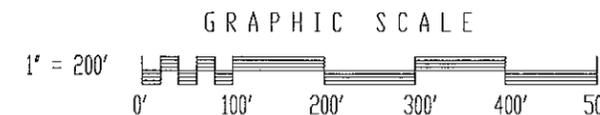
Michael A. Hussey
Ga. Reg. L.S. No. 2509

REFERENCES:
PLAT BOOK 452 PAGE 9
PLAT BOOK 532 PAGE 2
PLAT BOOK 634 PAGE 10A
PLAT BOOK 638 PAGE 6B
DEED BOOK 1032 PAGE 114

IRF - IRON ROD FOUND
IRS - IRON ROD FOUND
CMF - CONC MONUMENT FOUND

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): 1/1,378,840
Error Of Closure (Field): 1/42,550
Field Survey Date: 2-04-2014
Angular Error: 2" Per Point
Total Area: 10.41 Acre
Total No. Lots: 2
Equipment Used: Sokkia Set 5 2" Total Station



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

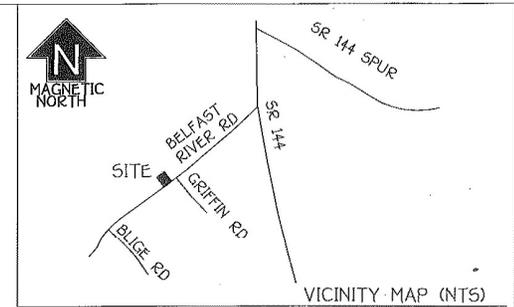
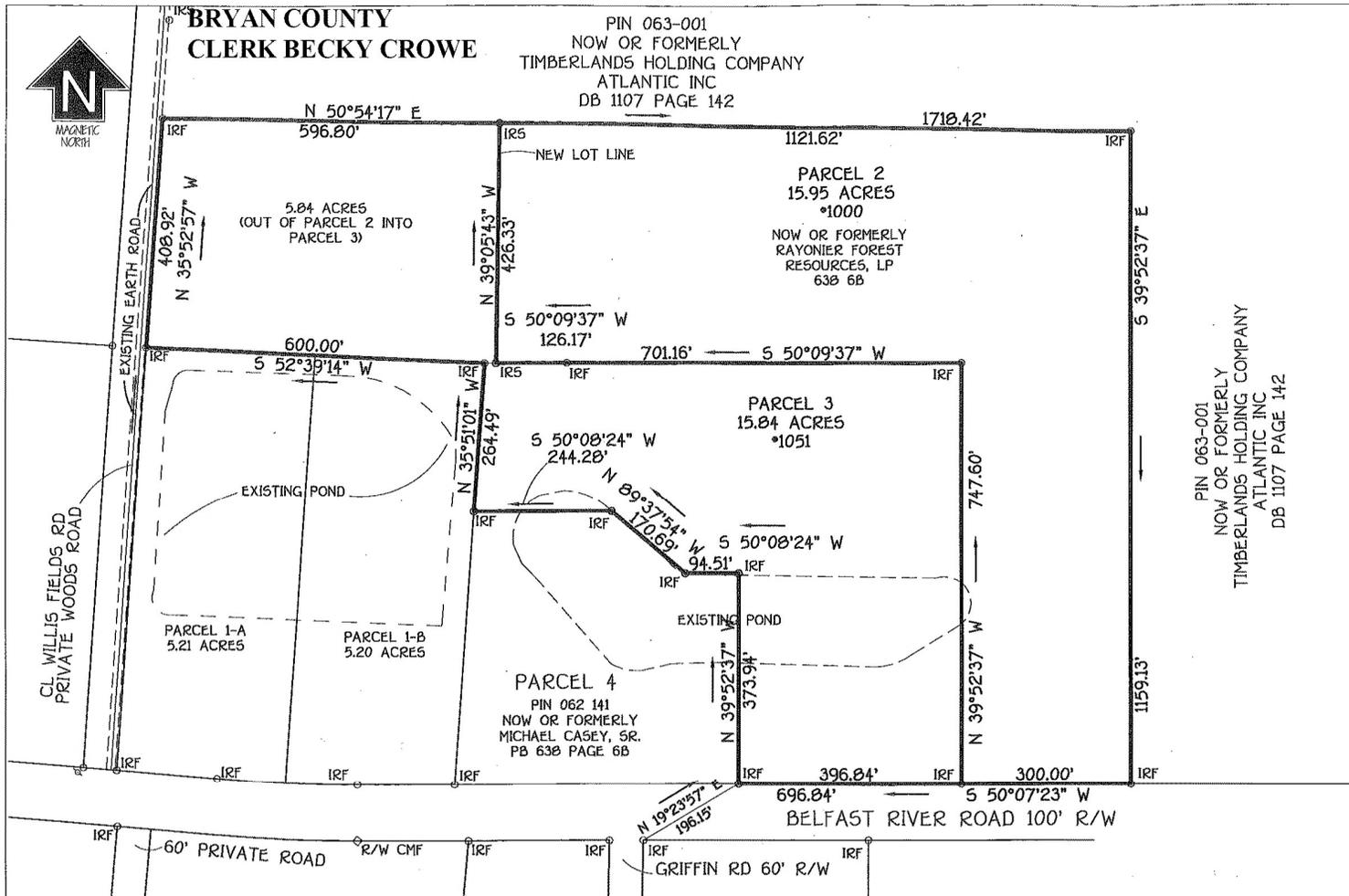
FOR: RICHMOND HILL
EARTHWORKS LLC
P O BOX 486
RICHMOND HILL, GA 31324

DATE: 6-24-2014

SCALE: 1" = 200'

FILED
9/11/2014

BK 657 PG 7B



NOTE: TO MY KNOWLEDGE A WETLAND DELINEATION HAS NOT BEN OBTAINED FOR THIS PROPERTY

NOTE: PROPERTY IS ZONED A-5
FRONT SETBACK - 50'
REAR SETBACK - 50'
SIDE SETBACK - 50'

In my opinion, in accordance with F.I.R.M. map no. 13029C0375C, dated March 2, 2009, this property DOES NOT fall within a designated flood hazard area.

REFERENCES:
PLAT BOOK 452 PAGE 9
PLAT BOOK 638 PAGE 6B
DEED BOOK 1032 PAGE 114

IRF - IRON ROD FOUND
IRS - IRON ROD FOUND
CMF - CONC MONUMENT FOUND

IN MY OPINION, ACCORDING TO THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-67(d) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

RECOMBINATION SURVEY
BEING A RECOMBINATION OF
PARCEL 2 AND PARCEL 3 BEING A
PORTION OF LANDS OF RAYONIER
FOREST RESOURCES, LP, 20TH
G.M. DISTRICT, BRYAN COUNTY,
GEORGIA

FOR: TMH, LLC PROPERTIES
379 BLUFF DRIVE
RICHMOND HILL, GA 31324

DATE: 8-21-2014 SCALE: 1" = 200'

PIN 063-001
NOW OR FORMERLY
TIMBERLANDS HOLDING COMPANY
ATLANTIC INC
DB 1107 PAGE 142

GEORGIA, BRYAN COUNTY
RECORDED IN PLAT BOOK
657 page 7B
DATE September 11 2014
Becky Crowe
CLERK SUPERIOR COURT

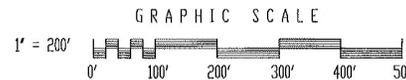


8-28-14

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

Michael A. Hussey
Ga. Reg. L.S. No. 2509

Error Of Closure (Plat): 1/1,378,840
Error Of Closure (Field): 1/42,550
Field Survey Date: 8-21-2014
Angular Error: 2" Per Point
Total Area: 31.79 Acres
Total No. Lots: 2
Equipment Used: Sokkia Set 5 2" Total Station



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

"Exhibit C-9"



PIN 055 060
 NOW OR FORMERLY
 BAYDENT LLC
 C/O BAYDENT TAX SERV
 LARSON & MCGOWAN LLC

APPROVED UNDER ARTICLE XIII
 Approved in accordance with Bryan County
 Subdivision Regulations.

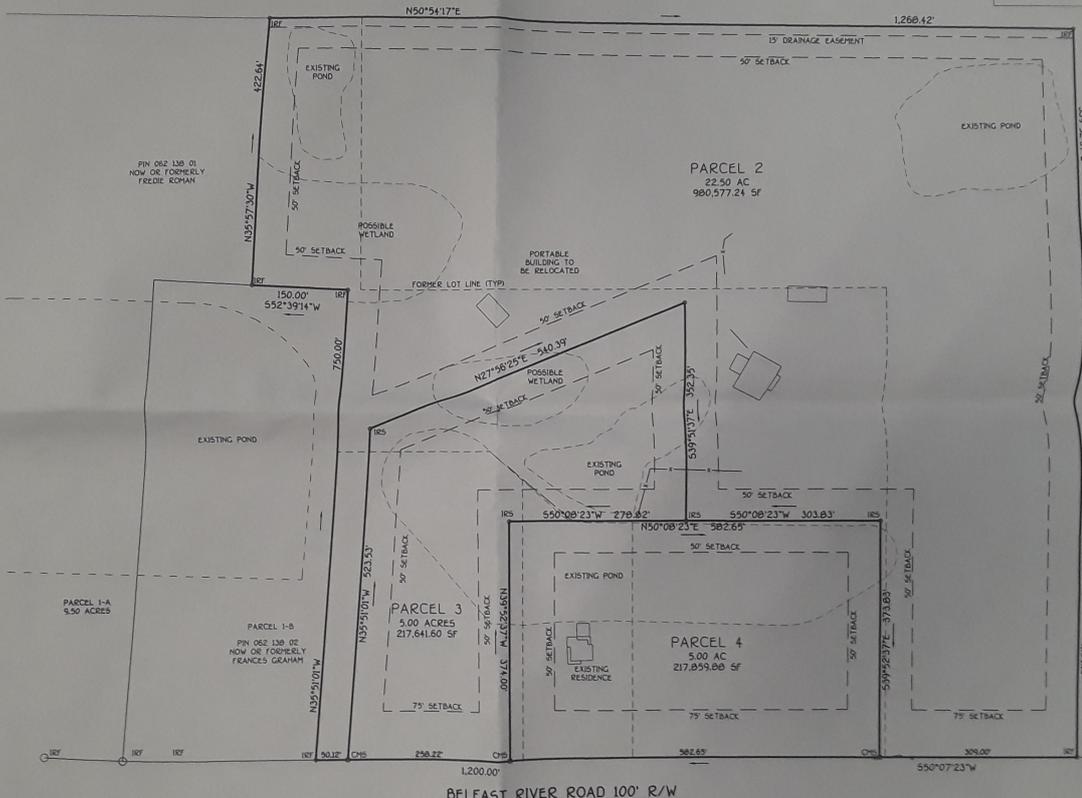
Walter A. Hill 5/22/19
 Bryan County Planning Director Date
Kevin C. Gorman 8-22-19
 Bryan County 911 Director Date

- NOTES:**
- THE PURPOSE OF THIS SURVEY IS TO RECOMBINE THREE EXISTING PARCELS ADJUSTING VARIOUS LOT LINES.
 - TO MY KNOWLEDGE A WETLAND DELINEATION HAS NOT BEEN PERFORMED ON THIS PROPERTY.
 - ANY WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.
 - IN MY OPINION, IN ACCORDANCE WITH F.I.S.M. MAP NO. 130000020 AND NO. 130000030 DATED AUGUST 2, 2008, THIS PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD HAZARDOUS AREA.
 - DEVELOPMENTS SHALL BE A MINIMUM OF 350' APART.
 - WATER TO BE PROVIDED BY INDIVIDUAL WELL AND SEWER BY INDIVIDUAL SEWER DISPOSAL SYSTEM.
 - PARCEL 2 CANNOT BE FURTHER SUBDIVIDED UNDER THE PROVISIONS OF SECTION 30.01 OF THE BRYAN COUNTY SUBDIVISION ORDINANCE AS AN EXISTING LOT OF RECORD WITH NON-CONTIGUOUS ROAD FRONTAGES. AS THE NON-CONTIGUOUS ROAD FRONTAGES WAS NOT CREATED PRIOR TO JUNE 3, 1975, ANY FURTHER SUBDIVISION OF PARCEL 2 WILL REQUIRE EACH NEW LOT CREATED TO MEET THE MINIMUM FOOTAGE REQUIREMENTS FOR THE ZONING DISTRICT IN WHICH IT IS LOCATED.

NOTE: PROPERTY IS ZONED A-5
 FRONT SETBACK - 75'
 REAR SETBACK - 50'
 SIDE SETBACK - 50'

SURVEYORS CERTIFICATION

As required by subsection 10 of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by the applicable local jurisdiction that requires prior approval for recording this type of plat as shown in the statements and signature blocks. Such approvals or attestations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat to be informed of any police. 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 @111 1/871.325
 Error Of Closure @138 1/262.500
 Final Survey Date 03-31-2019
 Angular Error: 2" Per Point
 Total Area 32.50 Acres
 Total No. Lots 3
 Equipment Used Sokkia Set 5 2" Total Station

PLATS AND DEEDS
 PLAT BOOK 638 PAGE 68
 PLAT BOOK 637 PAGE 78
 DEED BOOK 1294 PAGE 167

215

SUNDIAL LAND SURVEYING PC
 18703091
 11908 KING GEORGE BLVD SUITE 3
 SAVANNAH, GA 31419
 912-235-4177



RECOMBINATION SURVEY
 BEING A RECOMBINATION OF PARCEL 2,
 PARCEL 3 AND PARCEL 4, 20TH G.M.
 DISTRICT, BRYAN COUNTY, GEORGIA,
 FOR

TRM, LLC PROPERTIES LLC
 379 BULLITT DRIVE
 RICHMOND HILL, GA 31324

“D” Exhibits – Public Comment

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE Z#218-19

Public Hearing Date: September 3, 2019

REGARDING THE APPLICATION OF: Gary Baccus, requesting the rezoning of 239 Barnard Rd, parcel, PIN# 055 035, in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned B-1, from its current AR-1 zoning.	Staff Report by Sara Farr-Newman Dated: August 27, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of a rezoning map amendment for Bryan County. The application by Gary Baccus, proposes to change the AR-1, Agricultural Residential District, zoning for a 2.532-acre parcel, PIN# 055 035, in unincorporated Bryan County, Georgia, to B-1, Neighborhood Commercial.

Owner: Gary Baccus
239 Barnard Road
Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- 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 1110.

II. General Information

1. Application: A rezoning application was submitted by Gary Baccus on August 1, 2019. After reviewing the application, the Director certified the application as being generally complete on August 1, 2019.

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

A. Legal notice was published in the Bryan County News on August 15, 2019.

- B. Notice was sent to Surrounding Land Owners on August 19, 2019.
- C. The site was posted for Public Hearing on August 19, 2019.

3. Background: The 2.532-acre property is located at 239 Barnard Road between Frugality Hall Road and Harris Trail Road. There is currently a shed on site, as well as an RV and trailers, and the application indicates that the property is being used for storage and recreational use. The applicant applied for this rezoning after Code Enforcement responded to complaints from neighbors about the property owner operating a business in a residential area. While no violations were observed through those enforcement activities, the property owner did inform county staff of their intent to construct a storage building to store vehicles and equipment on the property, to be used in conjunction with their lawn care business which is licensed in the City of Richmond Hill. They were informed that the residential zoning of the property restricted their ability to construct a storage building in the absence of a primary residential dwelling being located on the site, and have now sought a rezoning to “B-1” Neighborhood Commercial District in order to allow for the site to be used for the intended purpose.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on August 1, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Rezoning Application

“B” Exhibits- Agency Comments:

B-1 Public Health Comments

B-2 Engineering Comments

B-3 Fire Chief Comments

“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 Petition (August 23, 2019)

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 does conform to this future land use and goals; however, the area surrounding this parcel has not yet begun transitioning to the mixed use development envisioned by 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 not in keeping with the overall zoning scheme, despite being in conformance with the Future Land Use Map. The surrounding parcels are residential in character with large lots, so rezoning to B-1 would not be compatible with this use and would cause conflict with the existing zoning due to the possible increase in traffic and noise associated with the proposed use or any future commercial development on the lot.

(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 “B-1”, Neighborhood Commercial, would not be compatible with the overall character and land use pattern. The development standards permitted under the “B-1” zoning would impact the overall residential character of the area by introducing physical elements at a scale not commonly permitted within residential districts. The “B-1” zoning district would permit the site to be developed with multiple principal structures, while only one principal structure and two accessory structures are permitted in the AR-1 district. Additionally, commercial signage to include a

free standing sign up to 64 square feet in size is permitted in B-1 zoning districts, whereas permitted signage in the AR-1 district is limited to two-square feet when used in conjunction with permitted home occupations. B-1 zoning would allow for up to 50% of the site to be covered with impervious surface area, whereas the AR-1 district only allows for up to 30% impervious coverage.

(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:** Barnard Road is a minor local road intended to service the residential lots located along it. While the public services provided appear to be adequate to serve the proposed use, other, more intense uses, could be permitted under the B-1 zoning if limitations are not attached to the rezoning. Staff is concerned that, if permitted, these more intense uses could result in an increase in traffic on this residential street.

(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 are wetlands on the rear of the property. Any commercial development would have to ensure these wetlands are not impacted.

(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) above, the proposed use is likely to have an adverse effect on existing uses and the integrity of the nearby neighborhoods as rural residential.

(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 or will not adversely affect 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;

► **Staff comment:** The proposed use should have limited impact on public services.

(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:** The existing residential conditions of the area provide supporting grounds for disapproval. This rezoning would negatively impact the character of this area by allowing a commercial use surrounded by residences on a residential road as well as create an isolated zoning district.

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

► **Staff comment:** The area consists of lots that are zoned AR-1 and A-5. The surrounding adjacent lots consist of homes on large 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 lot is \$20,780; rezoning would likely increase this value as it will allow commercial development 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 current zoning classification of the property serves the health, safety, morals, and general welfare of the public. It is important to maintain compatible uses within this residential district. Changing to a more intense zoning classification is likely to increase traffic, noise, and affect the predictability of future development.

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

► **Staff comment:** The public, particularly nearby residents, are able to maintain the rural character of the area with the existing zoning.

(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 District; 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 in proximity to similar zoning districts, including AR-1 and A-5. 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. While this makes the proposed zoning compatible with the Comprehensive Plan, it is not compatible with nearby zoning and uses.

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

► **Staff comment:** The lot previously had a mobile home on it, which was removed sometime after 2013. The property is currently non-income producing.

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

► **Staff comment:** The proposed reclassification would create an isolated district unrelated to adjacent and nearby districts.

(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 it does limit the use of the property to residential and non-commercial agricultural. The lot has sufficient size and road frontage to support a single-family residence. There is no substantial reason the applicant cannot use the property in conformance with the existing zoning.

(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 denying the rezoning from AR-1 to B-1, because it does not meet the standards for rezoning.

V. Planning and Zoning Commission Recommendation

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

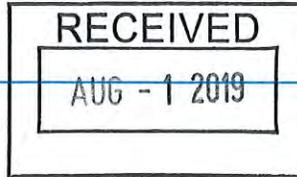
► **Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with provisions/conditions/denial of the proposed amendment.

“A” Exhibits – Application

Bryan County
Board of Commissioners

Community Development Department

"Exhibit A-1"



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: Gary S. Baccus
Address: 239 Barnard Road
City: Richmond Hill State: GA Zip: 31324
Phone: (912)312-7956 Email: falconlawnservices@gmail.com

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

PROPERTY INFORMATION

Property Address or General Location: 239 Barnard Road
PIN Number(s) (Map & Parcel): 055-035 Total Acreage: 2.532
Current Zoning District(s): AR 1 Proposed Zoning District(s): B-1

Existing Use of Property: Storage and recreational use
Proposed Use of Property: Storage of vehicles and equipment and recreational use

FOR OFFICE USE ONLY

Case #: 2#218-19 Date Received: 8-1-19 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
- 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 ½ x 11 inch, and One (1) full size copy of the proposed concept plan
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

I hereby certify that I am the owner or authorized agent of the property being proposed for 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

01 August 2019
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 Crt'd: 8/1/2019 DRC Meeting Date: 8/8/19 P&Z Hearing Date: 9/3/19
 BOC Hearing Date: 9/10/19

Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, Gary S. Baccus, 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 Rezoning 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: Gary S. Baccus

Address: 239 Barnard Road

City: Richmond Hill State: Georgia Zip Code: 31324

Telephone Number: (912) 312-7956 Email: falconlawnservices@gmail.com

[Signature]
Signature of Owner

08-01-14
Date

Gary S. Baccus
Owners Name (Print)

Personally appeared before me

Gary S. Baccus
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 August

[Signature]
Notary Public

Paola Garcia
NOTARY PUBLIC
Liberty County, GEORGIA
My Commission Expires 06/10/2023

EK:1363 PG:4

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

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

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and affixed his seal on the day and year first above written as the date hereof.

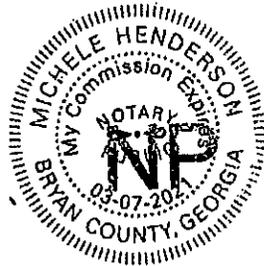
Signed, sealed and delivered in the presence of:

[Signature]
Witness
[Signature]

[Signature] (L.S.)
CORY D. SOMMERS

Notary Public

[NOTARIAL SEAL]



**Bryan County
Board of Commissioners**

Community Development Department



VERIFICATION OF PAID TAXES

cb 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.

cb 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.

055-035
Parcel Identification Number

Colleen Isaac
Signature of Applicant

01 August 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: Tiffany M. Diehl Title: Tax Clerk
Signature: [Signature] Date: 8-1-19

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

Gary S. Baccus
Applicant (Print)

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

This 15th day of Aug 2019



Notary Public

Paola Garcia
NOTARY PUBLIC
(Notary Seal)
Liberty County, GEORGIA
My Commission Expires 06/10/2023

Rezoning Impact for 239 Barnard Road:

1. We are proposing a rezoning from AR-1 to B-1 in order to place a 13' x 47' 3 door metal building on our property. According to current zoning regulations, we may not place this building on our property without a permanent dwelling.
2. See above
3. According to drawings we will provide, the proposed building and landscaping would be an improvement for the currently abandoned property which currently has a well pump, small shed, and a large open space where a dilapidated mobile home once stood. The building is metal and engineered. It will be professionally installed.
4. There would be an electrical box installed. However, there is no intent to connect any water to the building. There would be minimal water, sewer, or solid waste impacts due to the construction of the building.
5. Our intent is to place the building on the exact spot that a mobile home once stood. There is no additional ground preparation or impact due to this. Moreover, according to the soil samples, we will not be utilizing any land or soil that is not in the Fuquay soil series, which are suitable for installation with on-site systems with proper system design, installation, and maintenance.
6. Reclassification and use of our property will not impact our neighbors in any way. We believe that our intended use and proposed building would, in fact, create a better appearance on Barnard road. As landscapers, we fully intend to create a beautiful piece of property with the blank canvas we purchased.
7. We believe market values would only increase due to the improvements of our land.
8. There would be no additional impact on services such as police, fire, school, storm water, wastewater, drainage, recreational facilities, ground water recharge areas, soil erosion, and sedimentation or flooding. The intended location of the building is not in a flood zone.
9. There only existing conditions that affect the responsible development of the lot are the requirements set forth in the AR-1 zoning.
10. The existing uses and zoning of nearby lots are either abandoned, rented for RV use, housing trailers or stick-built homes. The construction of new homes less than one mile away in all directions impacts the precious land in Bryan county more than our singular metal storage building.
11. The value of the lot would only increase with the building and zoning change.
12. There would not be a diminished value to the property.
13. The relative gain to the property is a nicer lot with nicer buildings, and an opportunity to expand would potentially increase the property values surrounding the parcel.
14. The lot, in terms of size and soil content, are suitable for both AR-1 and B-1.
15. The lot, at the current zone, has been non-income producing since we purchased it. The lot, as we request being zoned, will not continue to not bring any income to us, as we are using it for storage and repairs.
16. If the lot is rezoned, it will create an isolated district unrelated to the nearby surrounding districts.
17. Currently, we cannot build a garage, considered an accessory structure, without a dwelling. We do not have any intent to build a dwelling for several years.



STRUCTURAL DESIGN

ENCLOSED BUILDING

**MAXIMUM 30'- 0" WIDE X 16'- 0" HEIGHT-
BOX EAVE FRAME AND BOW FRAME**

**24 January 2018
Revision 0
M&A Project No. 17275S**

Prepared for:

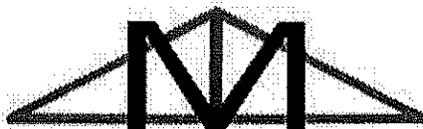
**Quality Commercial Structures
P.O. Box 1448
Pilot Mountain, NC 27041**

Prepared by:

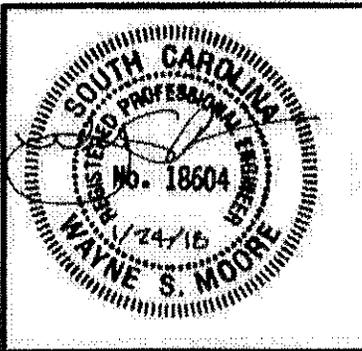
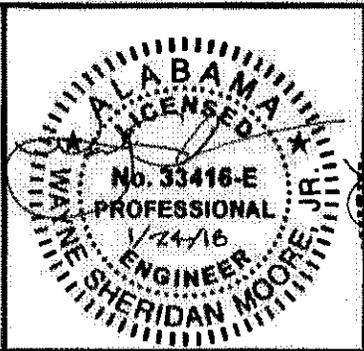
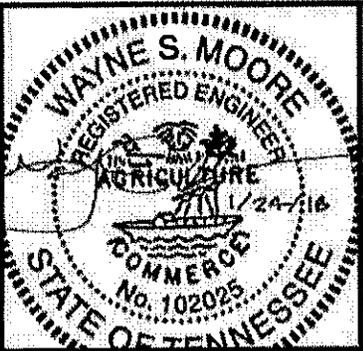
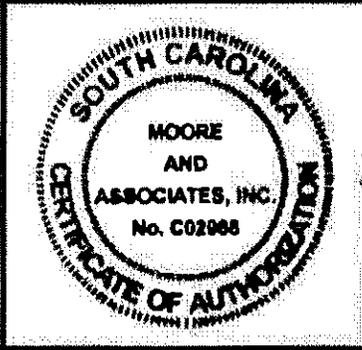
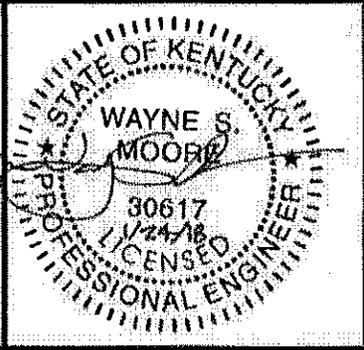
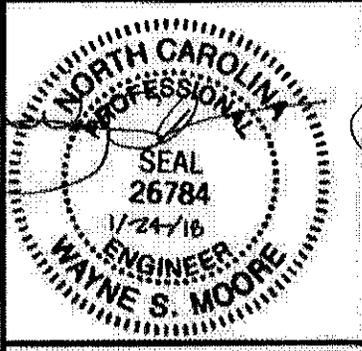
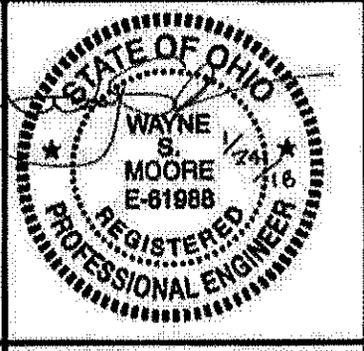
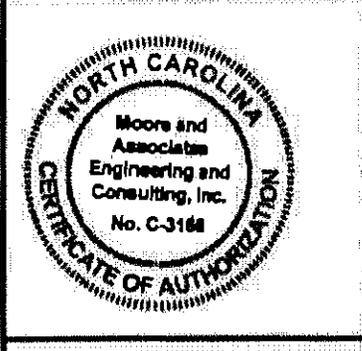
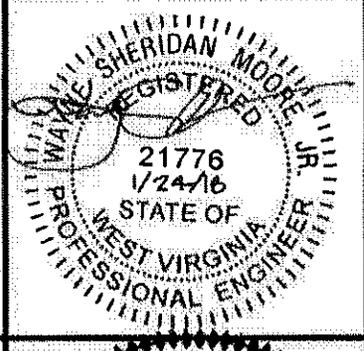
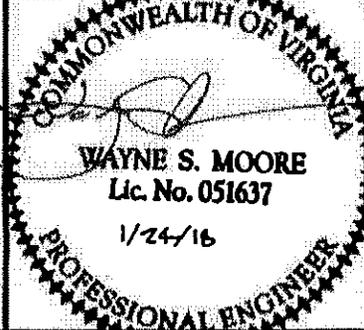
Moore and Associates Engineering and Consulting, Inc.

**1009 East Avenue
North Augusta, SC 29841**

**401 S. Main Street
Mount Airy, NC 27030**



**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING**

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

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CHECKED BY: PNH

QUALITY COMMERCIAL STRUCTURES / A PLUS
P.O. BOX 1448
PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

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PROJECT NBR: WSM	DATE: 1-24-18	SCALE: NTS	JOB NO: 172755
CLIENT: QUALITY/A PLUS	SHT. 1	DWG. NO: SK-3	REV: 0

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PROJECT MGR: VSM

CLIENT: QUALITY/A PLUS

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DATE: 1-24-18

SCALE: NTS

JOB NO: 17275S

SHT. 1A

DWG NO: SK-3

REV: 0

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SHEET 1A	PE SEAL COVER SHEET (2 OF 2)
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SHEET 17	HEADER OPTION

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**QUALITY COMMERCIAL STRUCTURES / A PLUS
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PILOT MOUNTAIN, NC 27041
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SHT. 2

DWG. NO SK-3

REV: 0

INSTALLATION NOTES AND SPECIFICATIONS

1. DESIGN IS FOR MAXIMUM 30'-0" WIDE x 16'-0" EAVE HEIGHT ENCLOSED STRUCTURES.
2. DESIGN WAS DONE IN ACCORDANCE WITH THE 2012 NORTH CAROLINA BUILDING CODE, 2009 INTERNATIONAL BUILDING CODE (IBC), 2012 IBC, AND THE 2015 IBC.
3. DESIGN LOADS ARE AS FOLLOWS:
 - A) DEAD LOAD = 1.5 PSF
 - B) LIVE LOAD = 12 PSF
 - C) GROUND SNOW LOAD = 35 PSF (GROUND SNOW LOAD = 45 PSF FOR RAFTER/POST SPACING = 4.0 FEET.)
= 30 PSF WITH U-CHANNEL PEAK BRACE (W/ § 24'-0")
4. 3-SECOND GUST ULTIMATE WIND SPEED (V_{ULT}) 105 TO 145 MPH (NOMINAL WIND SPEED 81 TO 112 MPH).
5. MAXIMUM RAFTER/POST AND END POST SPACING = 5.0 FEET.
6. RISK CATEGORY I.
7. WIND EXPOSURE CATEGORY B.
8. SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2" x 2 1/2" - 14 GAUGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE.)
9. AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR HAT CHANNELS, AND COLUMNS (INTERIOR OR END) = 10" O.C. (MAX.)
10. FASTENERS CONSIST OF #12-14x3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14" (3:12 PITCH) OR LESS. SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY.
11. GROUND ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL WITHIN 6" OF EACH RAFTER COLUMN ALONG SIDES.
12. GROUND ANCHORS CONSIST OF #4 REBAR W/ WELDED NUT x 36" LONG IN SUITABLE SOIL CONDITIONS. OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SOILS AND MUST BE USED IN UNSUITABLE SOILS AS NOTED.
13. WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:
 - SOIL SITE CLASS = D
 - RISK CATEGORY I/II/III
 - R= 3.25 $I_e = 1.0$
 - $S_{BS} = 1.522$ $V = C_s W$
 - $S_{DI} = 0.839$

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30'x16' ENCLOSED BUILDING

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JOB NO: 17275S

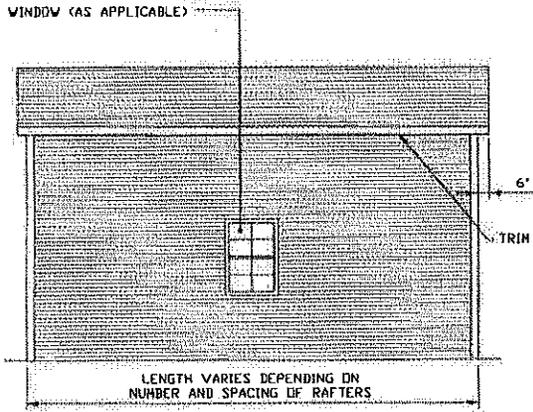
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DWG. NO: SK-3

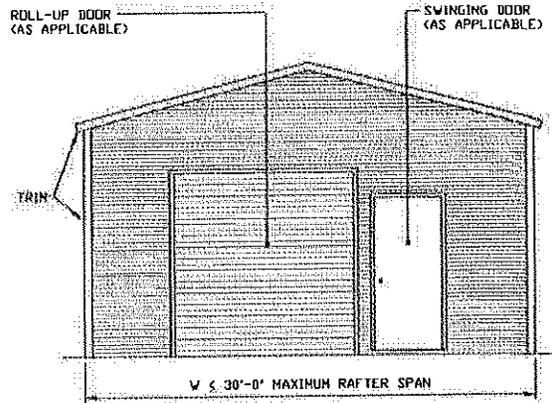
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BOX EAVE FRAME RAFTER STRUCTURE

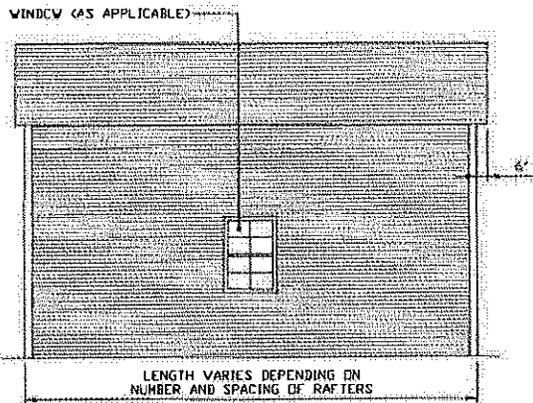


TYPICAL SIDE ELEVATION
SCALE: NTS

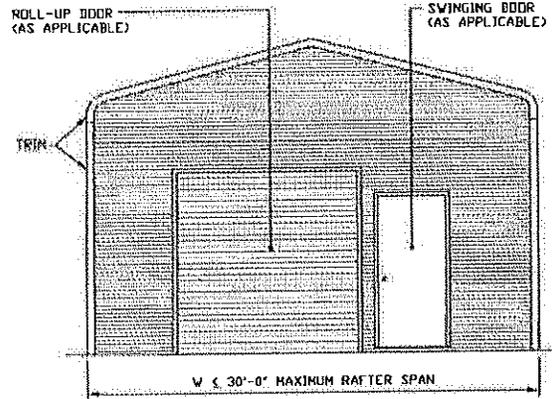


TYPICAL END ELEVATION
SCALE: NTS

BOX FRAME RAFTER STRUCTURE



TYPICAL SIDE ELEVATION
SCALE: NTS



TYPICAL END ELEVATION
SCALE: NTS

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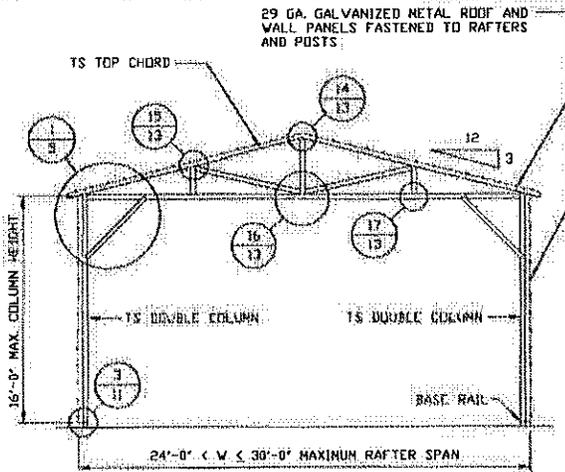
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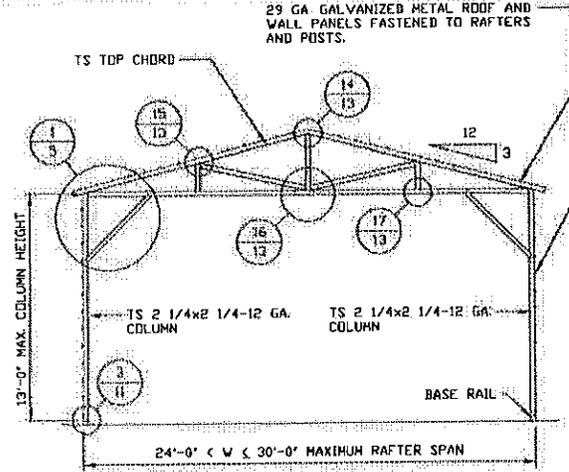
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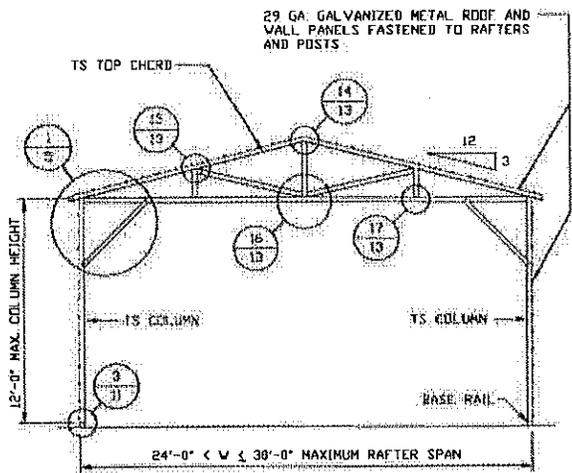
JOB NO: 17273S
REV: 0



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS

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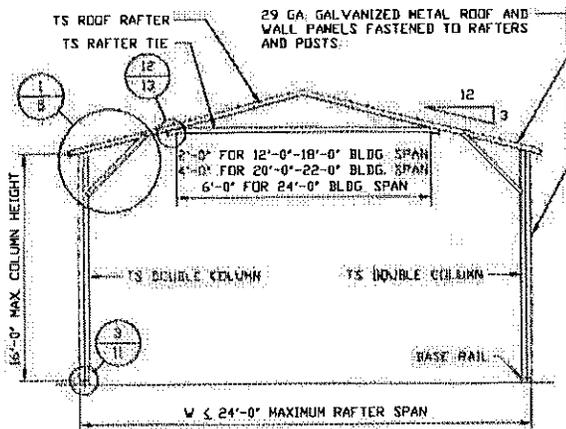
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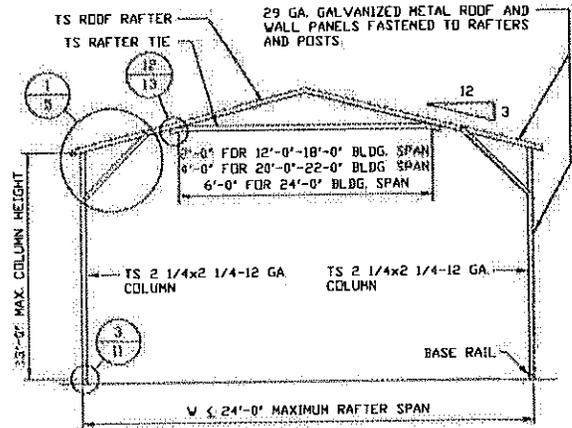
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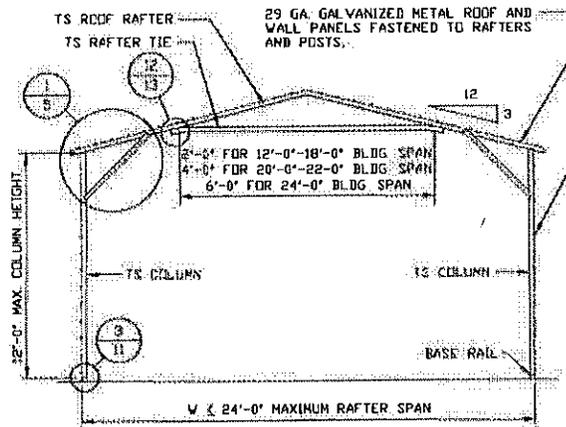
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REV. 0



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS

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JOB NO: 172755

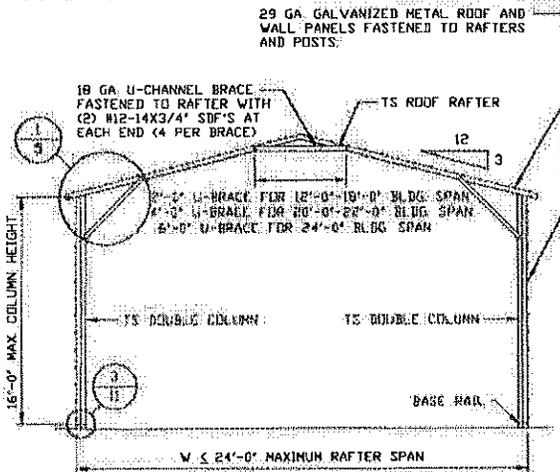
248 QUALITY/A PLUS

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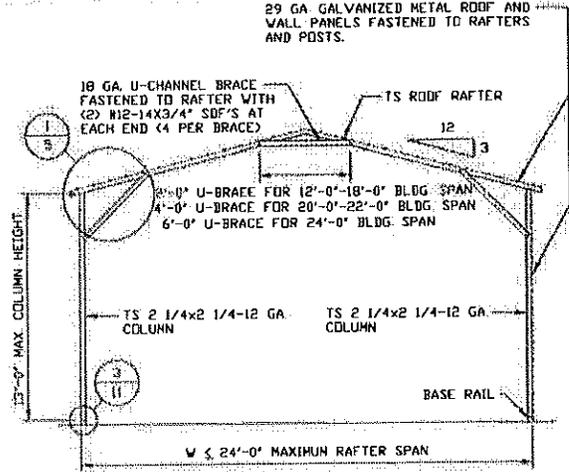
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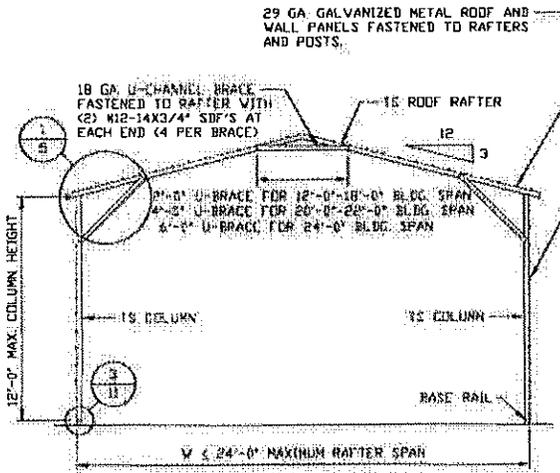
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TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS

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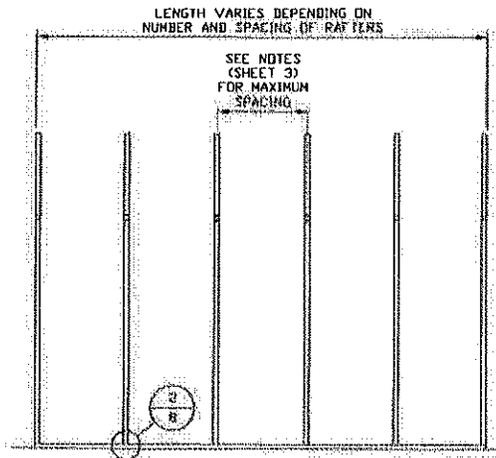
JOB NO. 17273S

REV: 0

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CLIENT: QUALITY/A PLUS

SHT. 49



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

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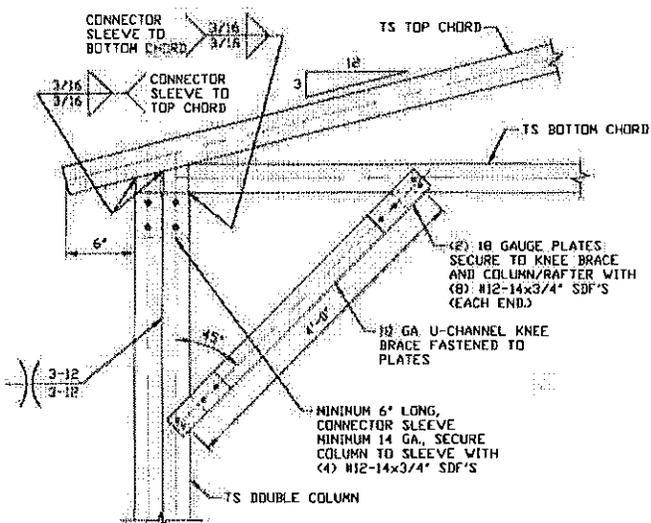
JOB NO: 17275S

SHT. 4C

DWG. NO: SK-3

REV. 0

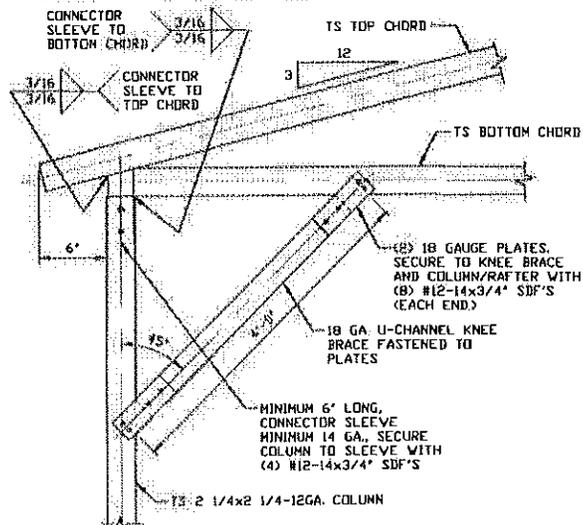
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1A

BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 13'-0" < TO ≤ 16'-0"

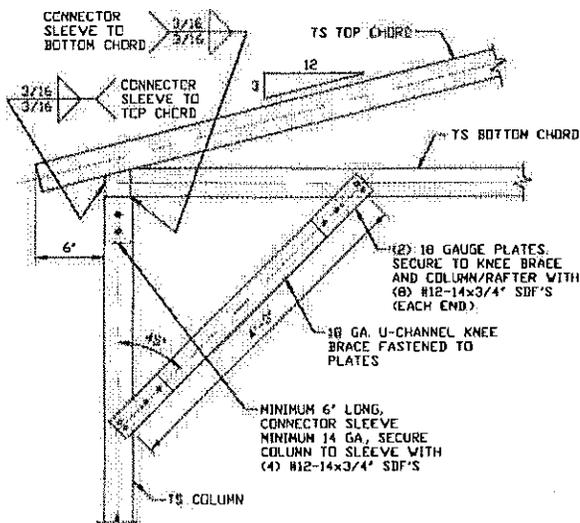
SCALE: NTS



1B

BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 12'-0" < TO ≤ 13'-0"

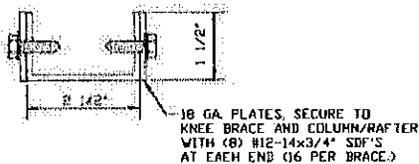
SCALE: NTS



1C

BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 10'-0" < TO ≤ 12'-0"

SCALE: NTS



BRACE SECTION

SCALE: NTS

MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.

DRAWN BY: AT

CHECKED BY: PDH

PROJECT MGR: WSH

CLIENT: QUALITY/A PLUS

QUALITY COMMERCIAL STRUCTURES / A PLUS
P.O. BOX 1448
PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

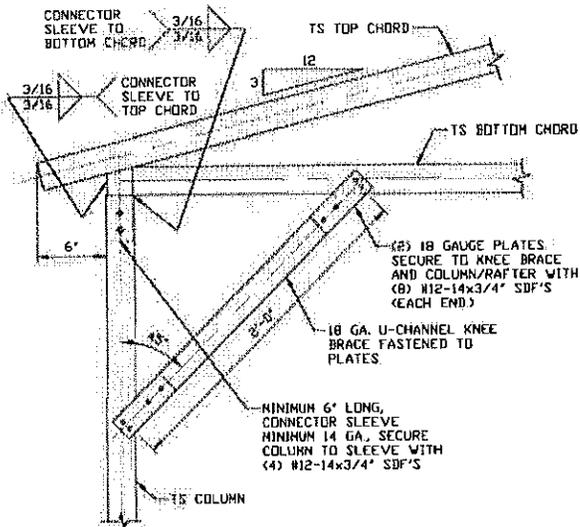
JOB NO: 172755

SHT. 5

DWG. NO SK-3

REV: 0

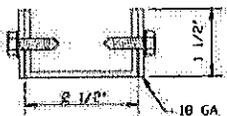
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BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS $\leq 10'-0"$

1D

SCALE: NTS



18 GA. PLATES SECURE TO KNEE BRACE AND COLUMN/RAFTER WITH (8) #12-14x3/4" SDF'S AT EACH END (16 PER BRACE)

BRACE SECTION

SCALE: NTS

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CHECKED BY: PJM

PROJECT NGR WSH

248 QUALITY/A PLUS

QUALITY COMMERCIAL STRUCTURES / A PLUS
P.O. BOX 1448
PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

DATE 1-24-10

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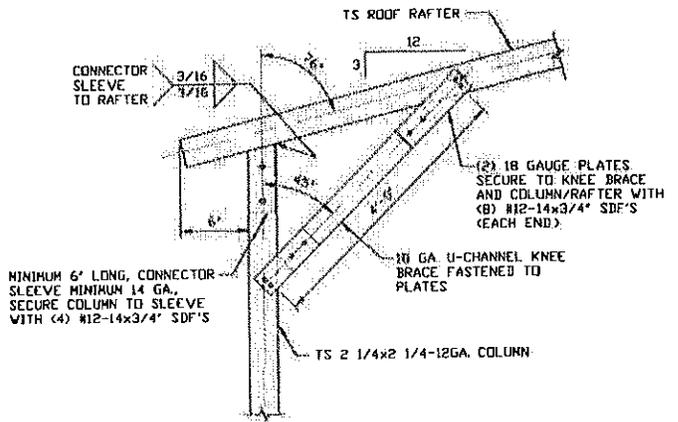
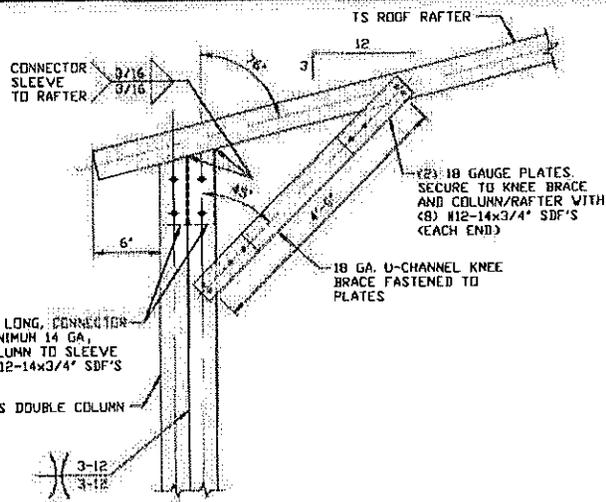
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SHT. 5A

DWG. NO. SK-3

REV: 0

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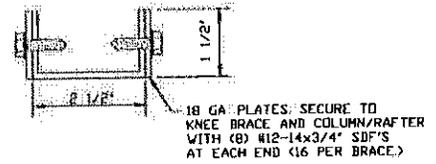
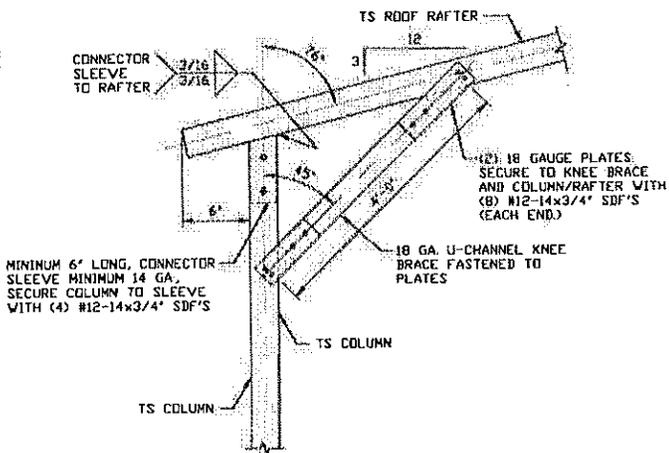


1E BOX EAVE RAFTER COLUMN CONNECTION
DETAIL FOR HEIGHTS 13'-0" < TO <= 16'-0"

SCALE: NTS

1F BOX EAVE RAFTER COLUMN CONNECTION
DETAIL FOR HEIGHTS 12'-0" < TO <= 13'-0"

SCALE: NTS



BRACE SECTION
SCALE: NTS

1G BOX EAVE RAFTER COLUMN CONNECTION
DETAIL FOR HEIGHTS 10'-0" < TO <= 12'-0"

SCALE: NTS

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PROJECT MGR: WSM

QUALITY COMMERCIAL STRUCTURES / A PLUS
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PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

JOB NO: 172755

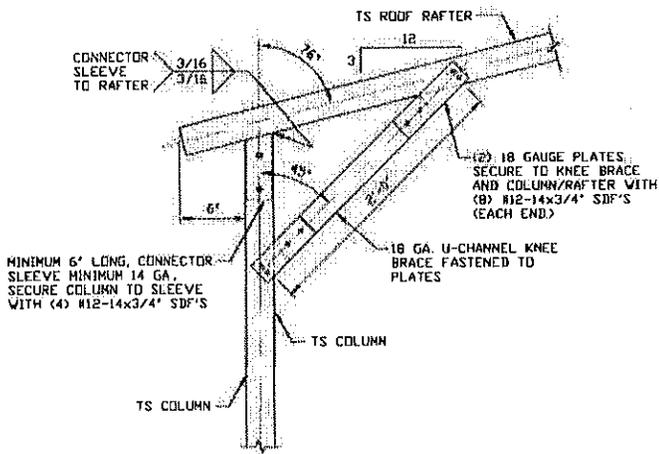
2167 QUALITY/A PLUS

SHT. 5B

DWG. NO: SK-3

REV: 0

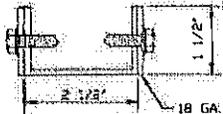
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**BOX EAVE RAFTER COLUMN CONNECTION
DETAIL FOR HEIGHTS $\leq 10'-0"$**

1H

SCALE: NTS



18 GA. PLATES SECURE TO
KNEE BRACE AND COLUMN/RAFTER
WITH (8) #12-14x3/4' SDF'S
AT EACH END (16 PER BRACE)

BRACE SECTION

SCALE: NTS

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CLIENT: QUALITY/A PLUS

QUALITY COMMERCIAL STRUCTURES / A PLUS
P.O. BOX 1448
PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

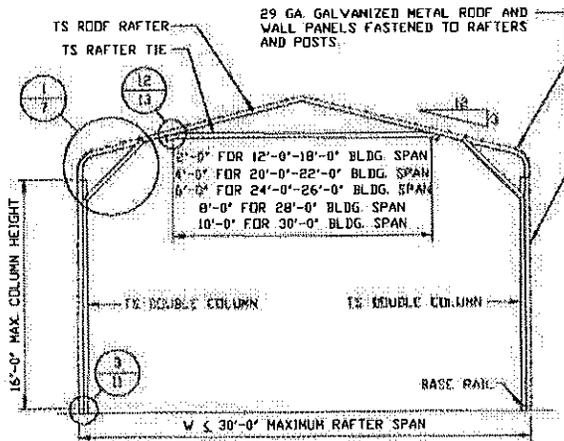
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SHT. 3C

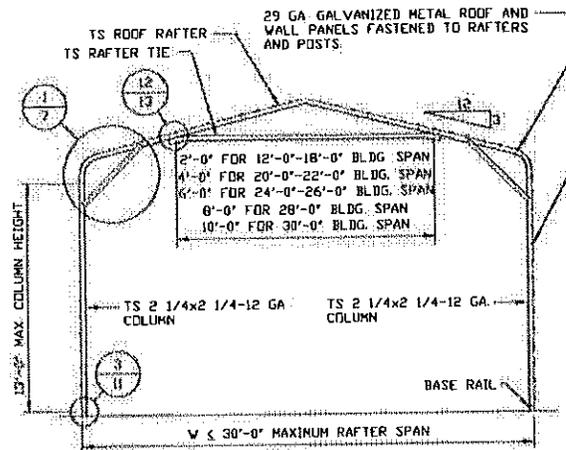
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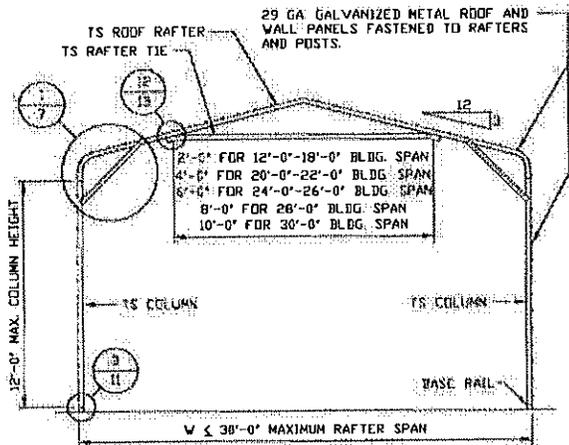
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TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS

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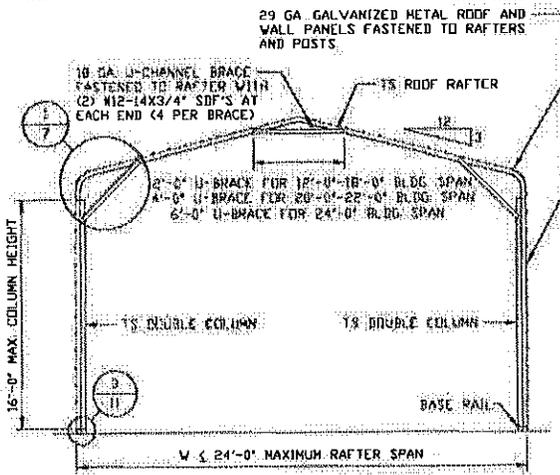
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PROJECT MGR: VSM
249 QUALITY/A PLUS

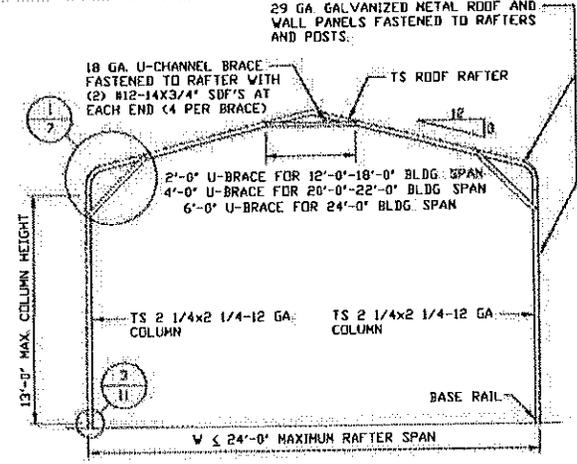
DATE: 1-24-18
SHT. 6

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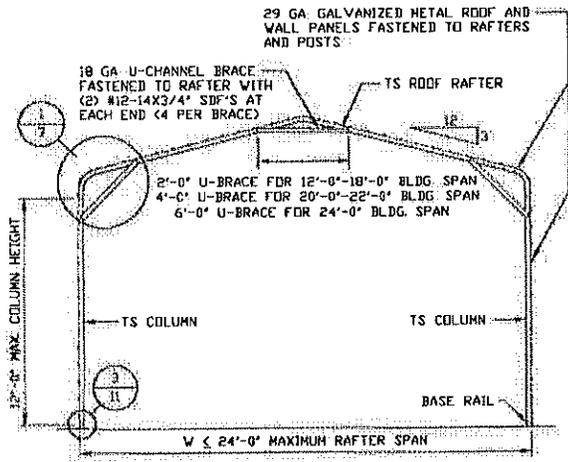
JOB NO: 172755
REV: 0



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS

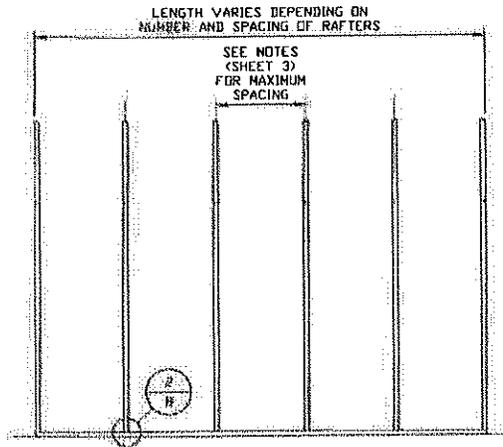


TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS

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CHECKED BY: PDH		P.O. BOX 1448	
PROJECT MGR: VSH		PILOT MOUNTAIN, NC 27041	
DATE: 1-24-18		SCALE: NTS	JOB NO: 1727SS
2150 QUALITY/A PLUS	SHT. 6A	DWG. NO: SK-3	REV: 0

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TYPICAL RAFTER/COLUMN FRAMING SIDE SECTION
SCALE: NTS

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PROJECT MGR: VSM

DATE: 1-24-18

SCALE: NTS

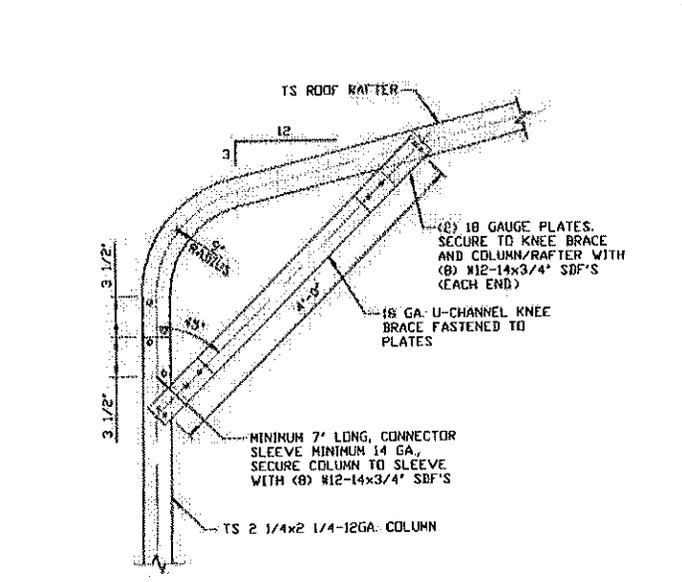
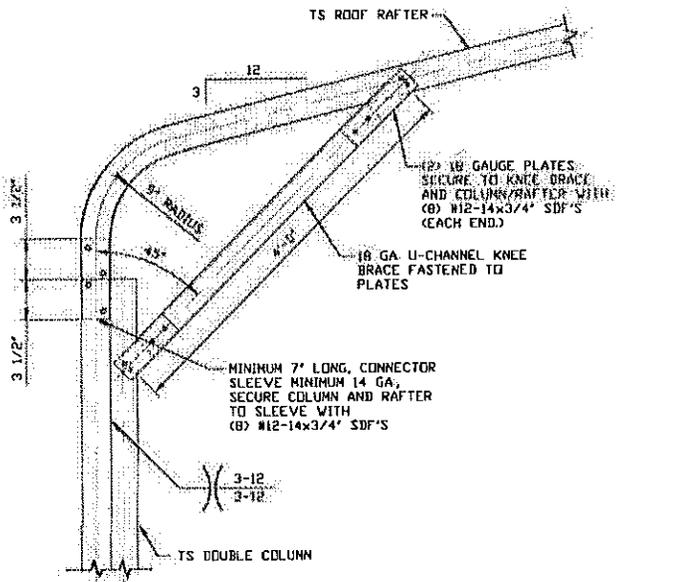
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CLIENT: QUALITY/A PLUS

SHT. 6B

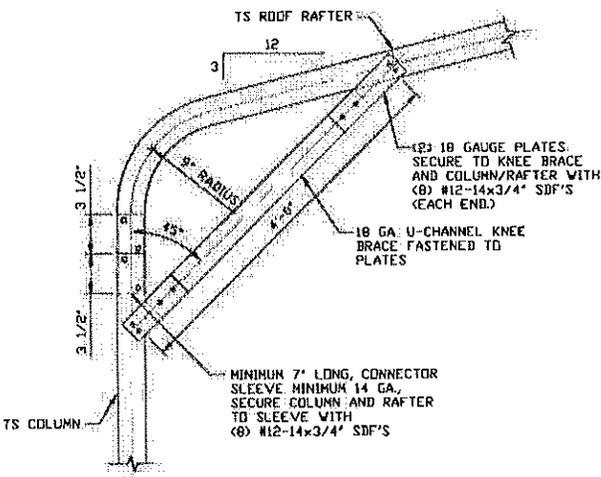
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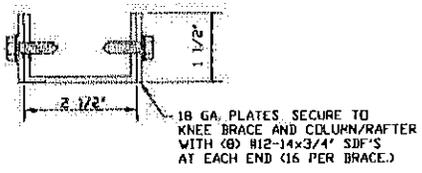


1A BOW EAVE RAFTER COLUMN CONNECTION
 DETAIL FOR HEIGHTS 13'-0" < TO <= 16'-0"
 SCALE: NTS

1B BOW EAVE RAFTER COLUMN CONNECTION
 DETAIL FOR HEIGHTS 12'-0" < TO <= 13'-0"
 SCALE: NTS



1C BOW EAVE RAFTER COLUMN CONNECTION
 DETAIL FOR HEIGHTS 10'-0" < TO <= 12'-0"
 SCALE: NTS

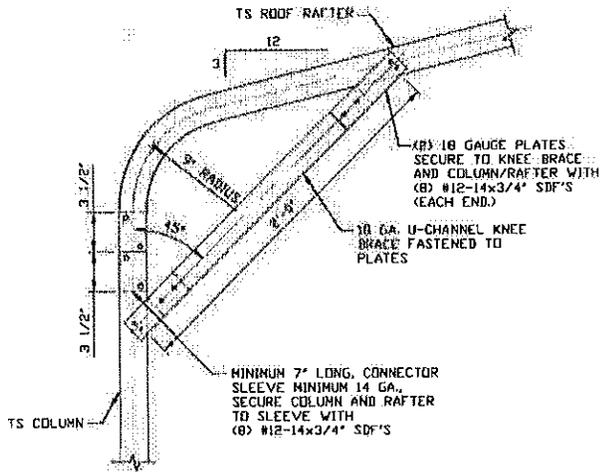


BRACE SECTION
 SCALE: NTS

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PROJECT MGR: WSM		PILOT MOUNTAIN, NC 27041		
DATE: 1-24-18		SCALE: NTS		JOB NO: 1787SS
SHT: 7		DWG NO SK-3		REV: 0

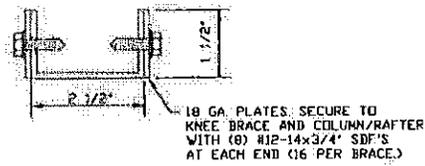
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**BOW EAVE RAFTER COLUMN CONNECTION
DETAIL FOR HEIGHTS ≤ 10'-0"**

1D

SCALE: NTS



**BRACE SECTION
SCALE: NTS**

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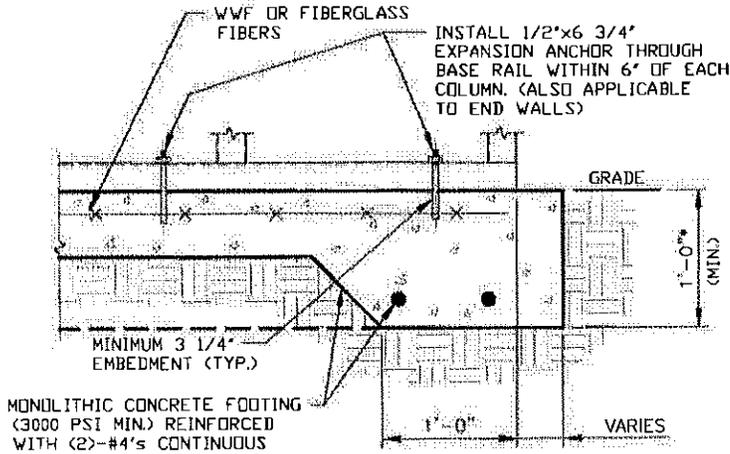
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PROJECT MGR: VSM	DATE: 1-24-18	SCALE: NTS	JOB NO: 17275S
CLIENT: QUALITY/A PLUS	SHT. 7A	DWG. NO: SK-3	REV: 0

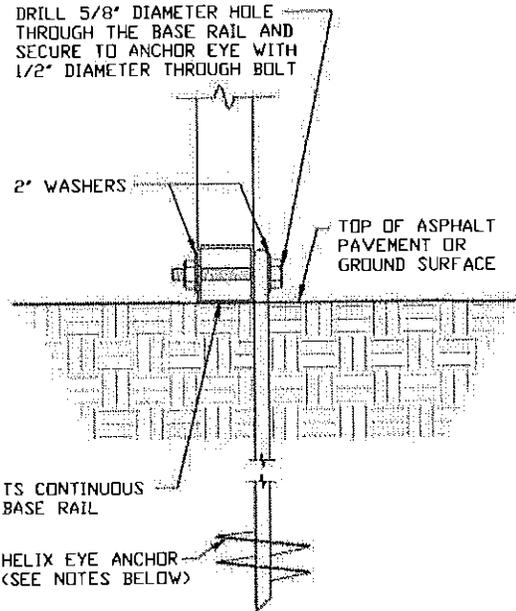
BASE RAIL ANCHORAGE OPTIONS



2A CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS
MINIMUM ANCHOR EDGE DISTANCE IS 4"

* COORDINATE WITH LOCAL BUILDING CODE AND/OR BUILDING OFFICIAL REGARDING REQUIRED FOOTING DEPTH.



2B GROUND BASE HELIX ANCHORAGE

SCALE: NTS (CAN BE USED FOR ASPHALT)

GENERAL NOTES

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-318:
3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:

THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A105 OR FIBERGLASS FIBER REINFORCEMENT.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

HELIX ANCHOR NOTES:

1. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
2. FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
3. FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
4. FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM 50" EMBEDMENT.
5. FOR VERY LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES WITH MINIMUM 60" EMBEDMENT.

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PROJECT NO: VSH

DATE: 1-24-18

QUALITY COMMERCIAL STRUCTURES / A PLUS
P.O. BOX 1448
PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

JOB NO: 172755

CLIENT: QUALITY/A PLUS

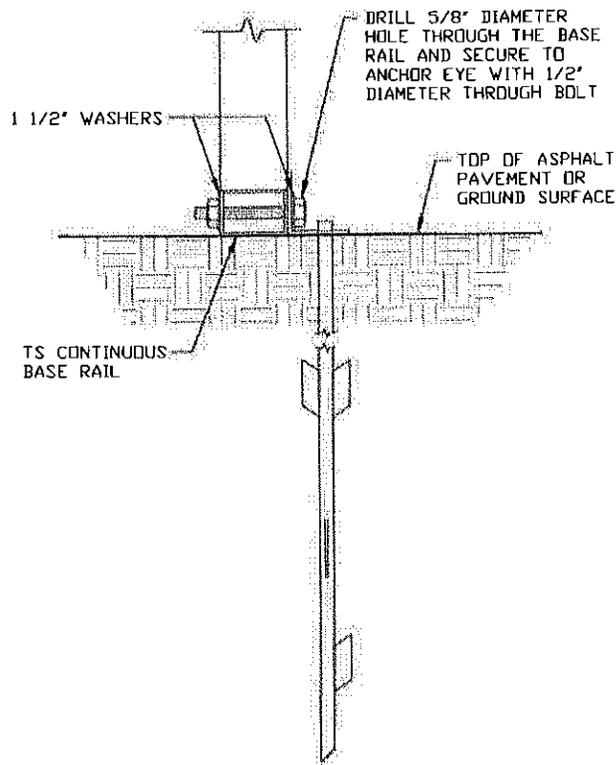
SHT. 8

DWG. NO: SK-3

REV. 0

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BASE RAIL ANCHORAGE OPTIONS



20

ASPHALT BASE ANCHORAGE
 SCALE: NTS

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QUALITY COMMERCIAL STRUCTURES / A PLUS
 P.O. BOX 1448
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 30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

JOB NO: 172755

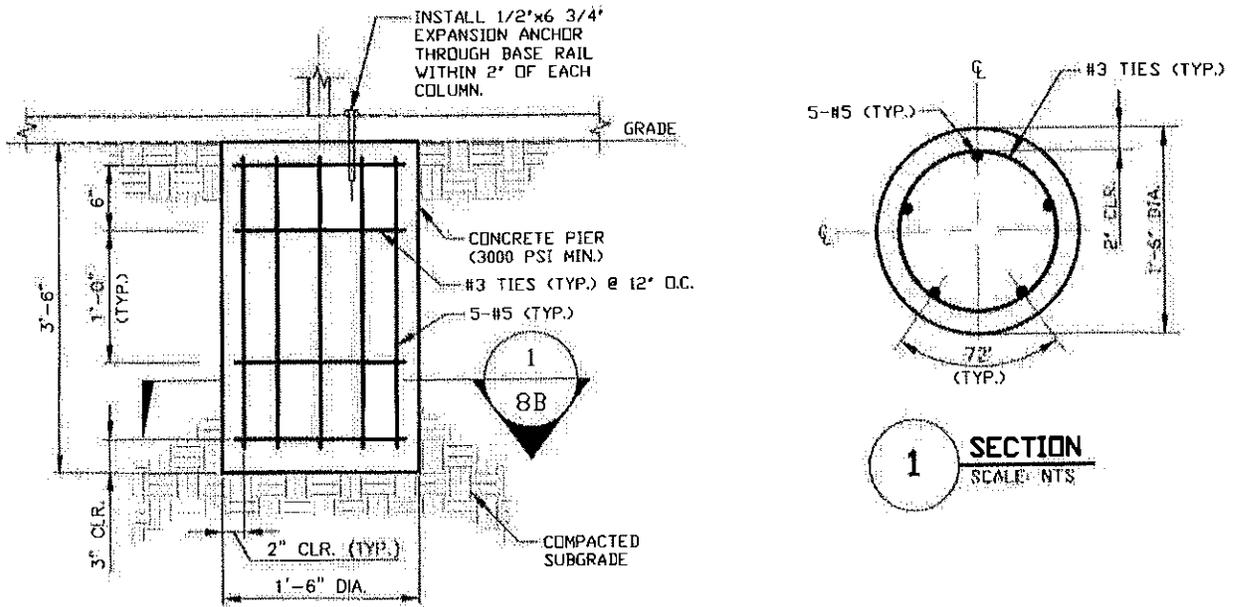
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DWG. NO: SK-3

REV: 0

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BASE RAIL ANCHORAGE OPTIONS



2D

DRILLED CONCRETE PIER BASE RAIL ANCHORAGE

SCALE: NTS
(NOTE: MIN. ANCHOR EDGE DISTANCE IS 4')

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PROJECT MGR: VSM

DATE: 1-24-18

SCALE: NTS

JOB NO: 17275S

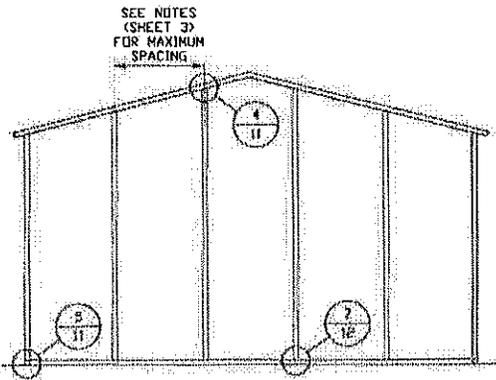
QUALITY/A PLUS

SHT. 08

DWG NO: SK-3

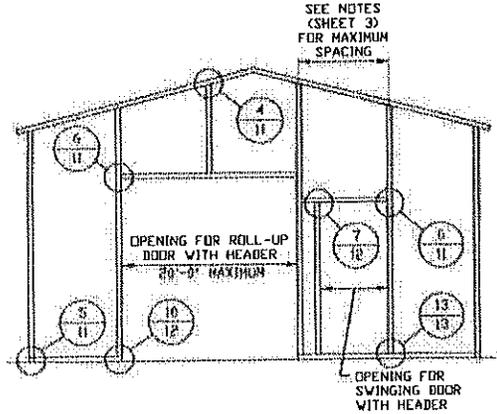
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BOX EAVE RAFTER END WALL AND SIDE WALL OPENINGS



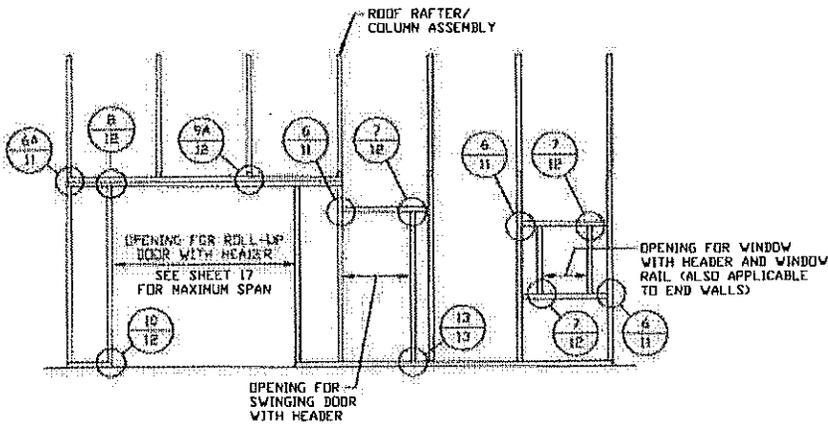
**TYPICAL BOX EAVE RAFTER
END WALL FRAMING SECTION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER END
WALL OPENINGS FRAMING SECTION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER
SIDE WALL OPENINGS FRAMING SECTION**

SCALE: NTS

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30'x16' ENCLOSED BUILDING**

DATE: 1-24-18

SCALE: NTS

JOB NO: 172755

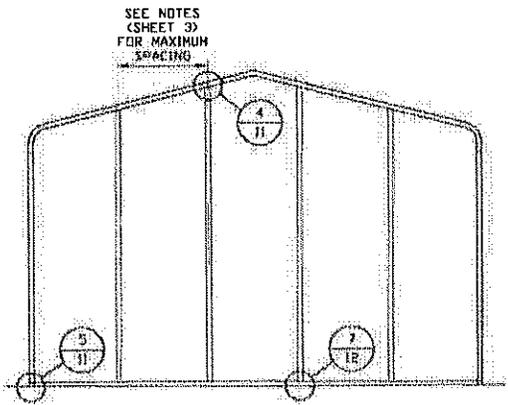
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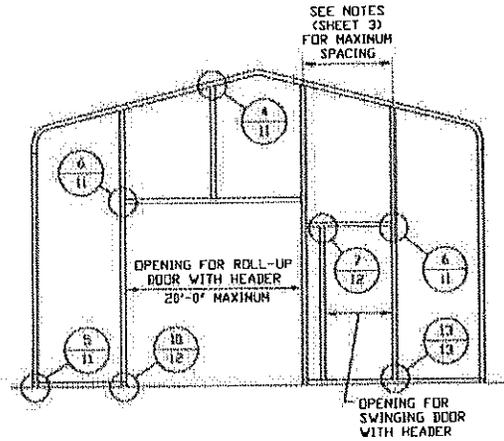
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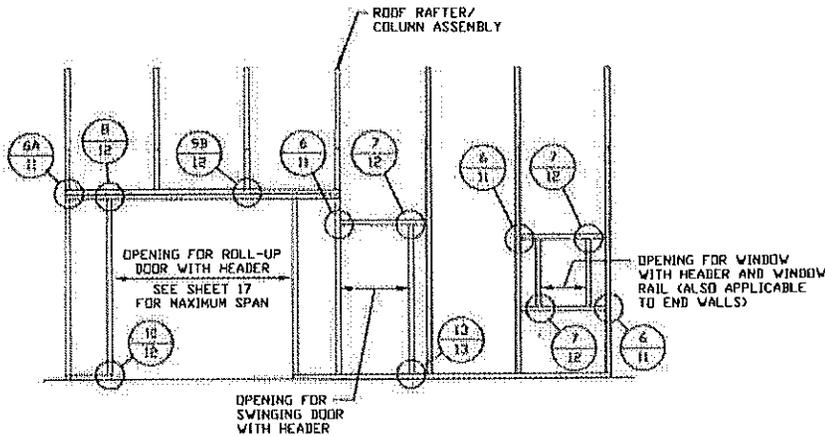
BOW RAFTER END WALL AND SIDE WALL OPENINGS



**TYPICAL BOW RAFTER
END WALL FRAMING SECTION**
SCALE: NTS



**TYPICAL BOW RAFTER END
WALL OPENINGS FRAMING SECTION**
SCALE: NTS



**TYPICAL BOW RAFTER SIDE
WALL OPENINGS FRAMING SECTION**
SCALE: NTS

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PROJECT MGR: WSH

258 QUALITY/A PLUS

QUALITY COMMERCIAL STRUCTURES / A PLUS
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30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

JOB NO: 17E75S

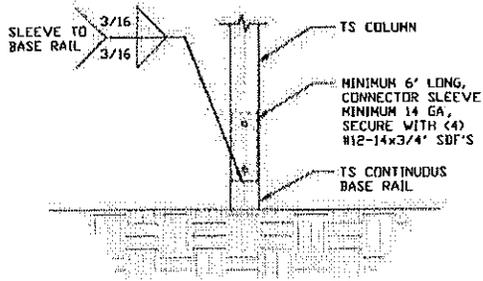
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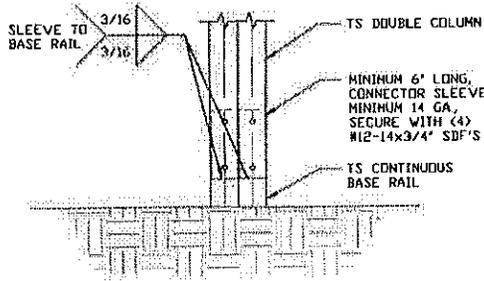
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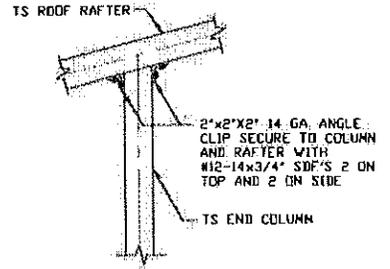
CONNECTION DETAILS



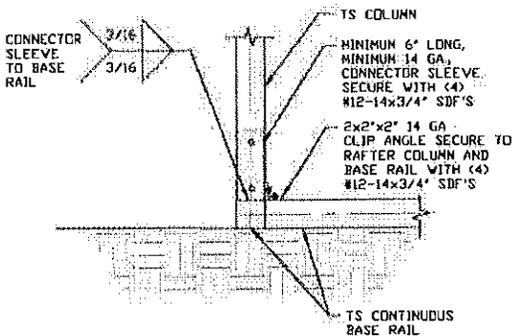
3 RAFTER COLUMN/BASE RAIL CONNECTION DETAIL
SCALE: NTS



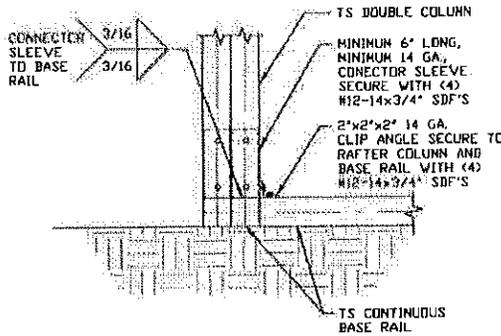
3A RAFTER COLUMN/BASE RAIL CONNECTION DETAIL
SCALE: NTS



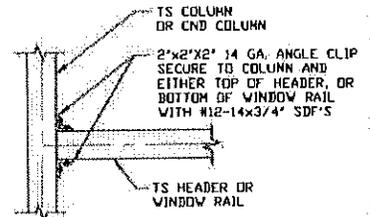
4 END COLUMN/RAFTER CONNECTION DETAIL
SCALE: NTS



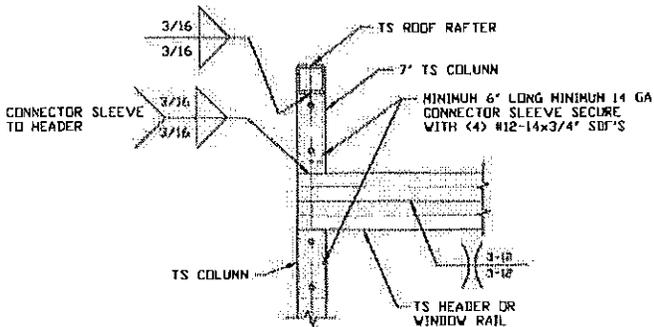
5 END COLUMN/BASE RAIL CONNECTION DETAIL
SCALE: NTS



5A END COLUMN/BASE RAIL CONNECTION DETAIL
SCALE: NTS



6 COLUMN OR WINDOW RAIL TO POST CONNECTION DETAIL
SCALE: NTS



6A COLUMN OR WINDOW RAIL TO POST CONNECTION DETAIL
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

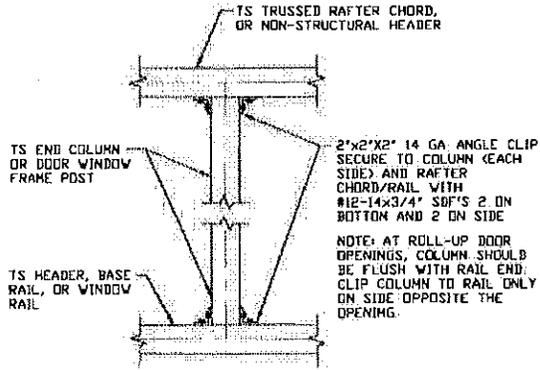
DRAWN BY: AT
CHECKED BY: PDH

QUALITY COMMERCIAL STRUCTURES / A PLUS
P.O. BOX 1448
PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

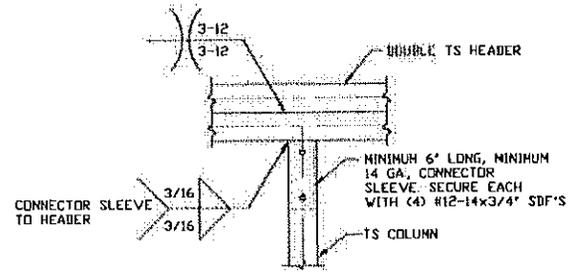
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PROJECT MGR: VSM	DATE: 1-24-18	SCALE: NTS	JOB NO: 172755
0259 QUALITY/A PLUS	SHT. 11	DWG. NO SK-3	REV: 0

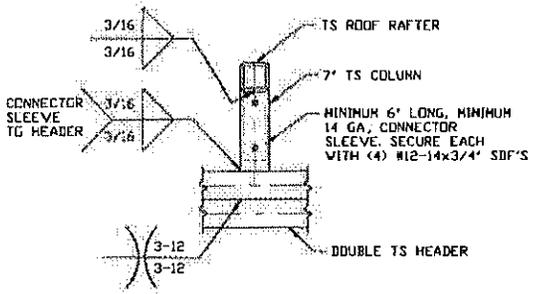
CONNECTION DETAILS



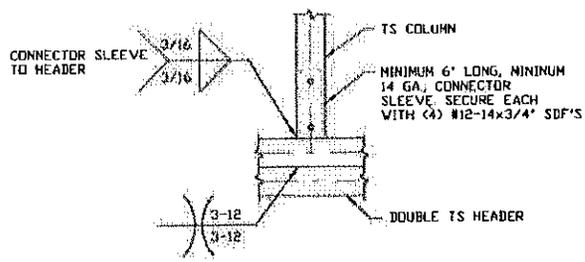
7 COLUMN TO WINDOW RAIL CONNECTION DETAIL
SCALE: NTS



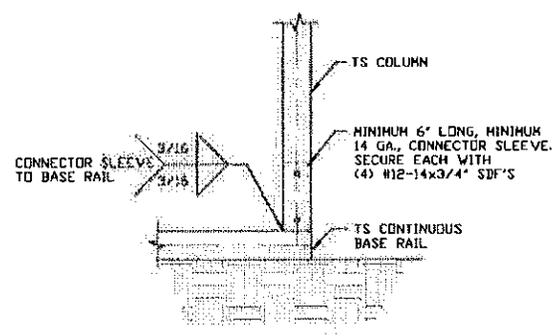
8 DOUBLE HEADER/COLUMN CONNECTION DETAIL
SCALE: NTS



9A COLUMN/DOUBLE HEADER CONNECTION DETAIL
SCALE: NTS



9B COLUMN/DOUBLE HEADER CONNECTION DETAIL
SCALE: NTS



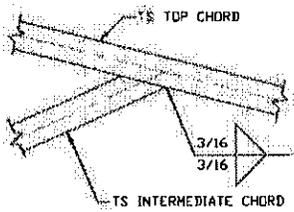
10 COLUMN/BASE RAIL CONNECTION DETAIL
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

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CHECKED BY: PDH		P.O. BOX 1448	
PROJECT MGR: VSM		PILOT MOUNTAIN, NC 27041	
DATE: 1-24-10		30'x16' ENCLOSED BUILDING	
SCALE: NTS		JOB NO. 17275S	
DWG. NO. SK-3		REV. 0	

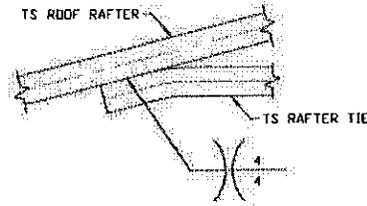
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CONNECTION DETAILS



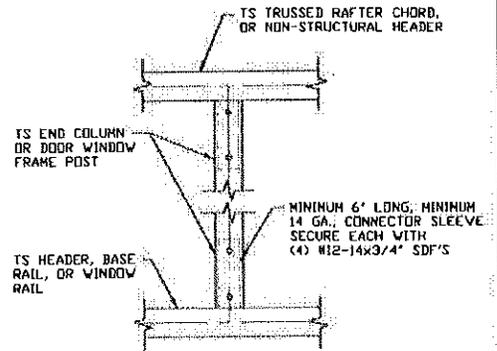
11 TOP CHORD TO INTERMEDIATE CHORD CONNECTION DETAIL

SCALE: NTS



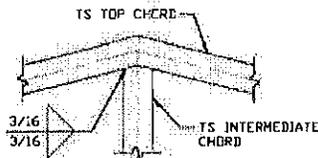
12 RAFTER TIE CONNECTION DETAIL

SCALE: NTS



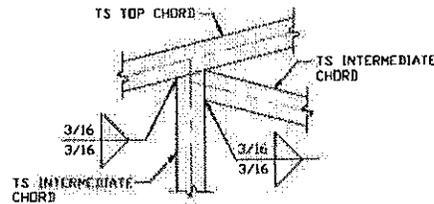
13 COLUMN TO HEADER OR BASE RAIL CONNECTION DETAIL

SCALE: NTS



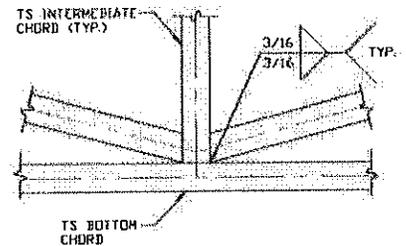
14 TOP CHORD TO INTERMEDIATE CHORD CONNECTION DETAIL

SCALE: NTS



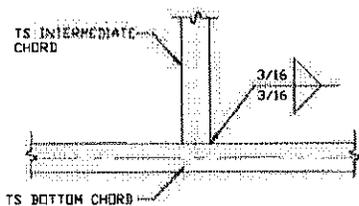
15 TOP CHORD TO INTERMEDIATE CHORD CONNECTION DETAIL

SCALE: NTS



16 BOTTOM CHORD TO INTERMEDIATE CHORD CONNECTION DETAIL

SCALE: NTS



17 BOTTOM CHORD TO CHORD CONNECTION DETAIL

SCALE: NTS

**MOORE AND ASSOCIATES
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PROJECT MGR: VSM

DATE: 1-24-19

SCALE: NTS

JOB NO: 17275S

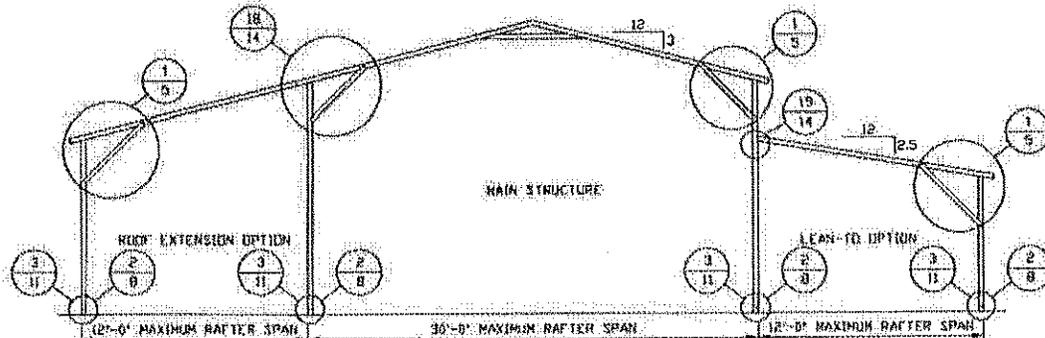
CLIENT: QUALITY/A PLUS

SHT. 13

DWG. NO: SK-3

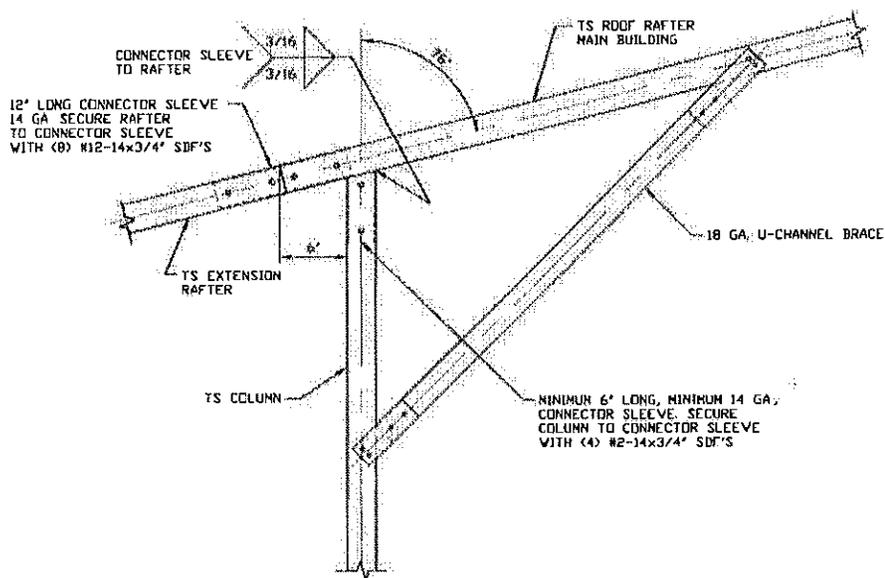
REV: 0

BOX EAVE RAFTER LEAN-TO OPTION

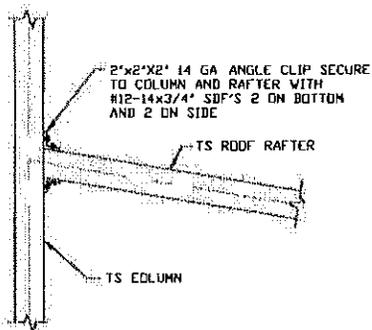


TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)

SCALE: NTS



18 SIDE EXTENSION RAFTER/COLUMN DETAIL
SCALE: NTS



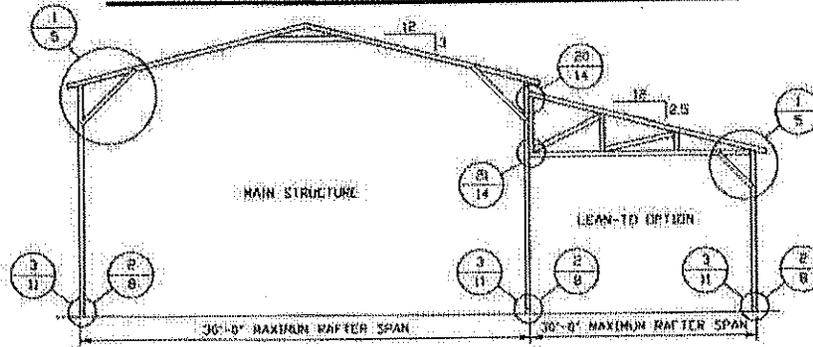
19 LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL
SCALE: NTS

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ENGINEERING AND CONSULTING, INC.**

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CHECKED BY: PDH		P.O. BOX 1448	
PROJECT MGR: VSH		PILOT MOUNTAIN, NC 27041	
DATE: 1-24-18		SCALE: NTS	JOB NO: 172755
SHT. 14		DWG. NO: SK-3	REV: 0

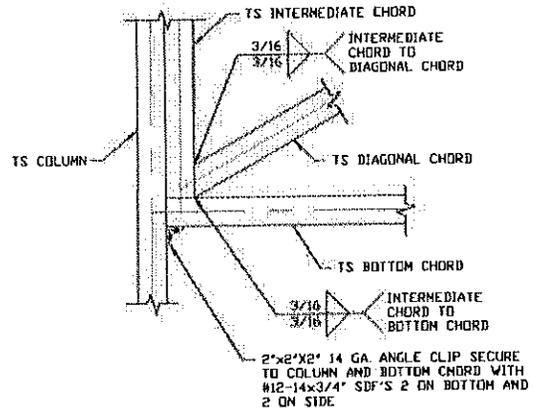
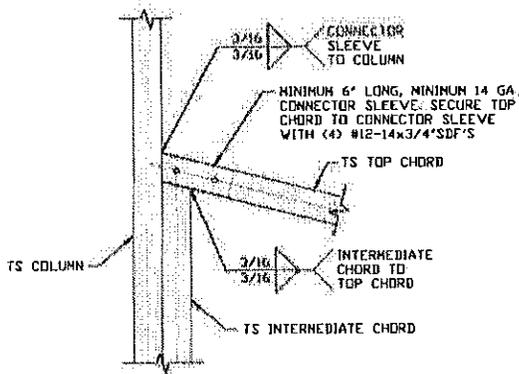
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BOX EAVE RAFTER LEAN-TO OPTION



TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION

SCALE: NTS



20

LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL

SCALE: NTS

21

LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL

SCALE: NTS

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

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PROJECT MGR: WSM

CLIENT: QUALITY/A PLUS

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PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

JOB NO: 178755

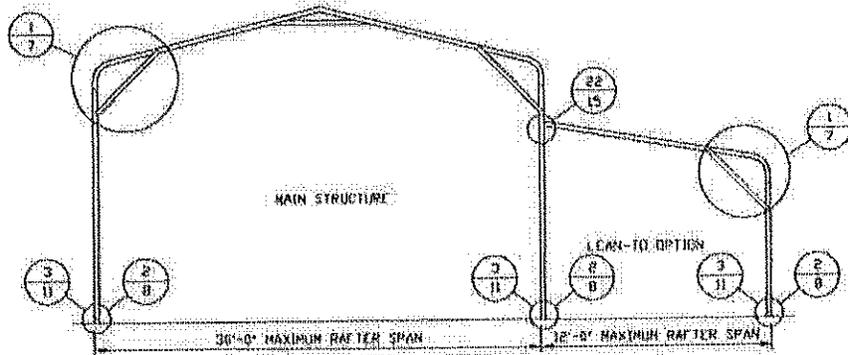
SHT. 14A

DWG. NO: SK-3

REV: 0

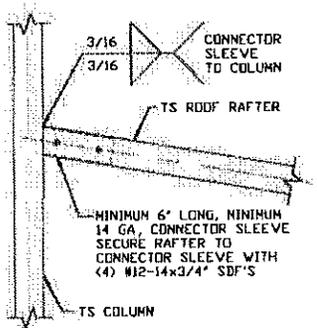
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BOW EAVE RAFTER LEAN-TO OPTION



TYPICAL BOW RAFTER LEAN-TO OPTION FRAMING SECTION

SCALE: NTS



LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL

22

SCALE: NTS

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PROJECT MGR: WSM

CLIENT: QUALITY/A PLUS

**QUALITY COMMERCIAL STRUCTURES / A PLUS
P.O. BOX 1448
PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING**

DATE: 1-24-18

SCALE: NTS

JOB NO: 1727SS

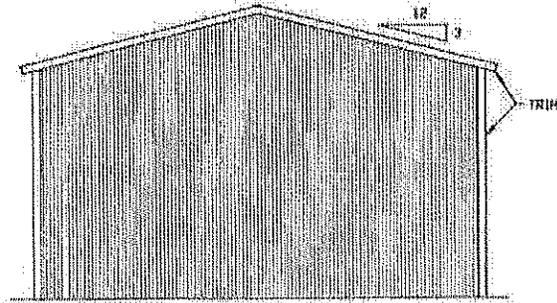
SHT. 15

DWG. NO SK-3

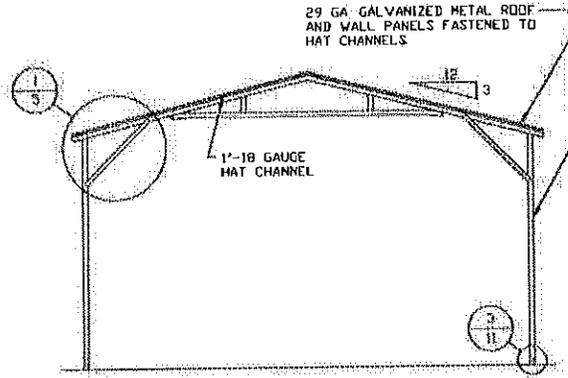
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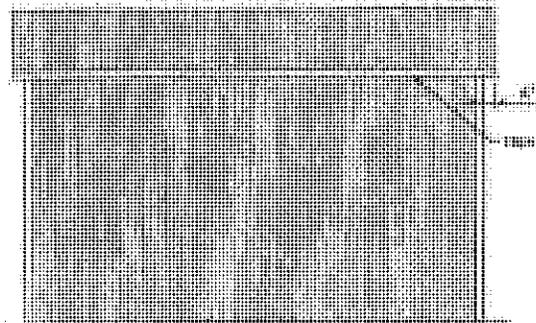
BOX EAVE RAFTER VERTICAL ROOF/SIDING OPTION



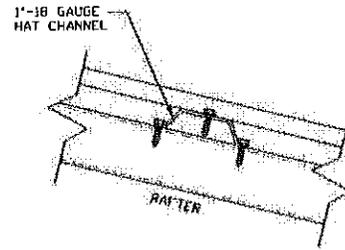
**TYPICAL END ELEVATION
VERTICAL ROOF/SIDING**
SCALE: NTS



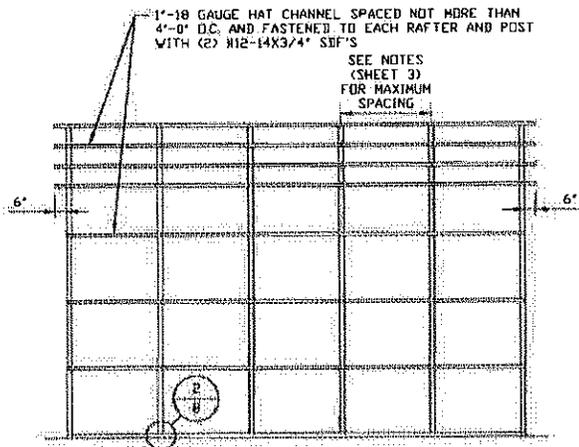
**TYPICAL SECTION VERTICAL
ROOF/SIDING OPTION**
SCALE: NTS



**TYPICAL SIDE ELEVATION
VERTICAL ROOF/SIDING**
SCALE: NTS



PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)
SCALE: NTS



**TYPICAL FRAMING SECTION
VERTICAL ROOF/SIDING OPTION**
SCALE: NTS

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PROJECT MGR: VSM

CLIENT: QUALITY/A PLUS

QUALITY COMMERCIAL STRUCTURES / A PLUS
P.O. BOX 1448
PILOT MOUNTAIN, NC 27041
30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

JOB NO: 17275S

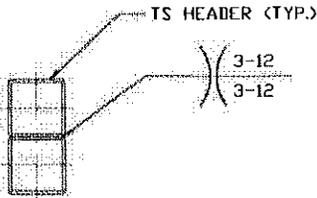
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SHT. 16

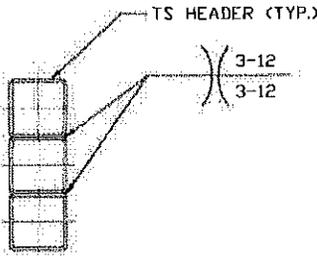
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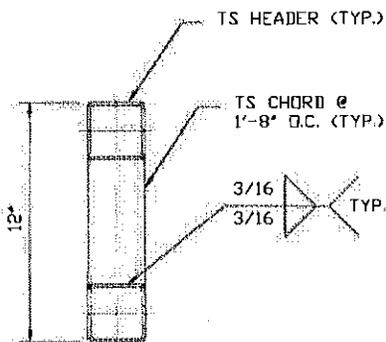
HEADER OPTION



HEADER DETAIL FOR SPANS:
 $\leq 12'-0"$ (FOR GROUND SNOW LOAD ≤ 35 PSF)
 $\leq 10'-0"$ (FOR GROUND SNOW LOAD 35 PSF $< TO \leq 45$ PSF)
 SCALE: NTS



HEADER DETAIL FOR SPANS:
 $12'-0" < TO \leq 16'-0"$ (FOR GROUND SNOW LOAD ≤ 35 PSF)
 $10'-0" < TO \leq 14'-0"$ (FOR GROUND SNOW LOAD
 35 PSF $< TO \leq 45$ PSF)
 SCALE: NTS



HEADER DETAIL FOR SPANS:
 $16'-0" < TO \leq 20'-0"$ (FOR GROUND SNOW LOAD ≤ 35 PSF)
 $14'-0" < TO \leq 20'-0"$ (FOR GROUND SNOW LOAD
 35 PSF $< TO \leq 45$ PSF)
 SCALE: NTS

**MOORE AND ASSOCIATES
 ENGINEERING AND CONSULTING, INC.**

DRAWN BY: AT

CHECKED BY: PDH

PROJECT MGR: WSM

366
 CLIENT: QUALITY/A PLUS

QUALITY COMMERCIAL STRUCTURES / A PLUS
 P.O. BOX 1448
 PILOT MOUNTAIN, NC 27041
 30'x16' ENCLOSED BUILDING

DATE: 1-24-18

SCALE: NTS

JOB NO: 17E75S

SHT. 17

DWG. NO: SK-3

REV: 0

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“B” Exhibits – Agency Comments



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

66 Capt. Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # Z#218-19

Zoning Request: Request to rezone property from AR-1 to B-1

Filed by: Gary S. Baccus, 239 Barnard Road, Richmond Hill, GA 31324

Owners: Same

Property address: 239 Barnard Road

Map and Parcel # 055-035

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: NONE

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Karl D. Coan Date: 8.12.19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
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Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019 .

Comments:

Engineering Director **Fire Chief** **County Health Director**

Public Works Director **Bryan County Schools (optional)**

Signature: _____ **Date:** _____



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
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Map and Parcel # 055-035

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019 .

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019 .

Comments: No issues with this!

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Freddy Howell

Date: 08/23/2019

Freddy Howell

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 055-035
- Surrounding Parcels
- City of Richmond Hill

Overview Map
Gary S. Baccus
Case Z# 218-19

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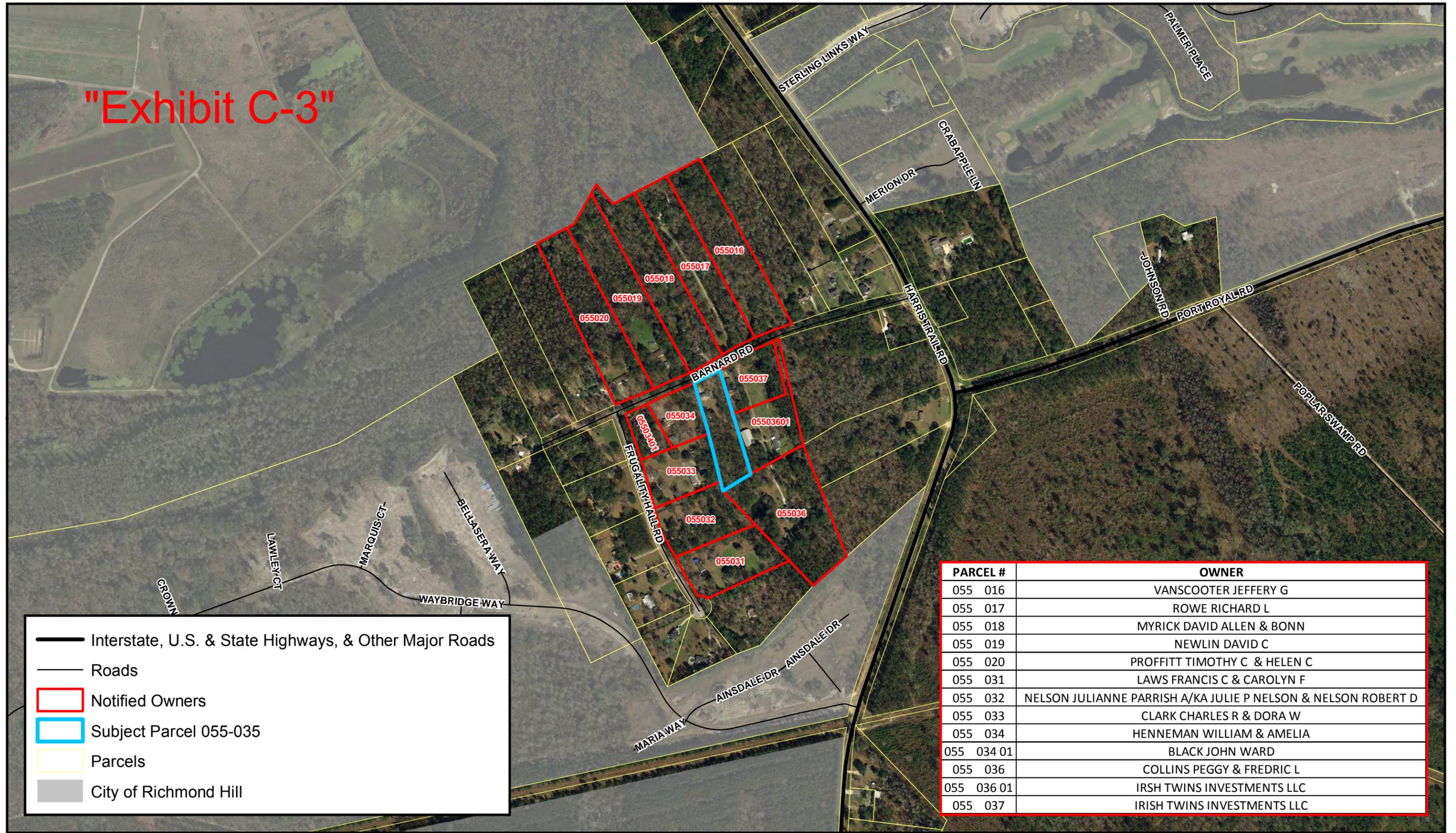


"Exhibit C-2"



— Interstate, U.S. & State Highways, & Other Major Roads
— Roads
□ Subject Parcel 055-035
□ Parcels
■ City of Richmond Hill

"Exhibit C-3"



PARCEL #	OWNER
055 016	VANSOOTER JEFFERY G
055 017	ROWE RICHARD L
055 018	MYRICK DAVID ALLEN & BONN
055 019	NEWLIN DAVID C
055 020	PROFFITT TIMOTHY C & HELEN C
055 031	LAWS FRANCIS C & CAROLYN F
055 032	NELSON JULIANNE PARRISH A/KA JULIE P NELSON & NELSON ROBERT D
055 033	CLARK CHARLES R & DORA W
055 034	HENNEMAN WILLIAM & AMELIA
055 034 01	BLACK JOHN WARD
055 036	COLLINS PEGGY & FREDRIC L
055 036 01	IRSH TWINS INVESTMENTS LLC
055 037	IRISH TWINS INVESTMENTS LLC

-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Notified Owners
-  Subject Parcel 055-035
-  Parcels
-  City of Richmond Hill

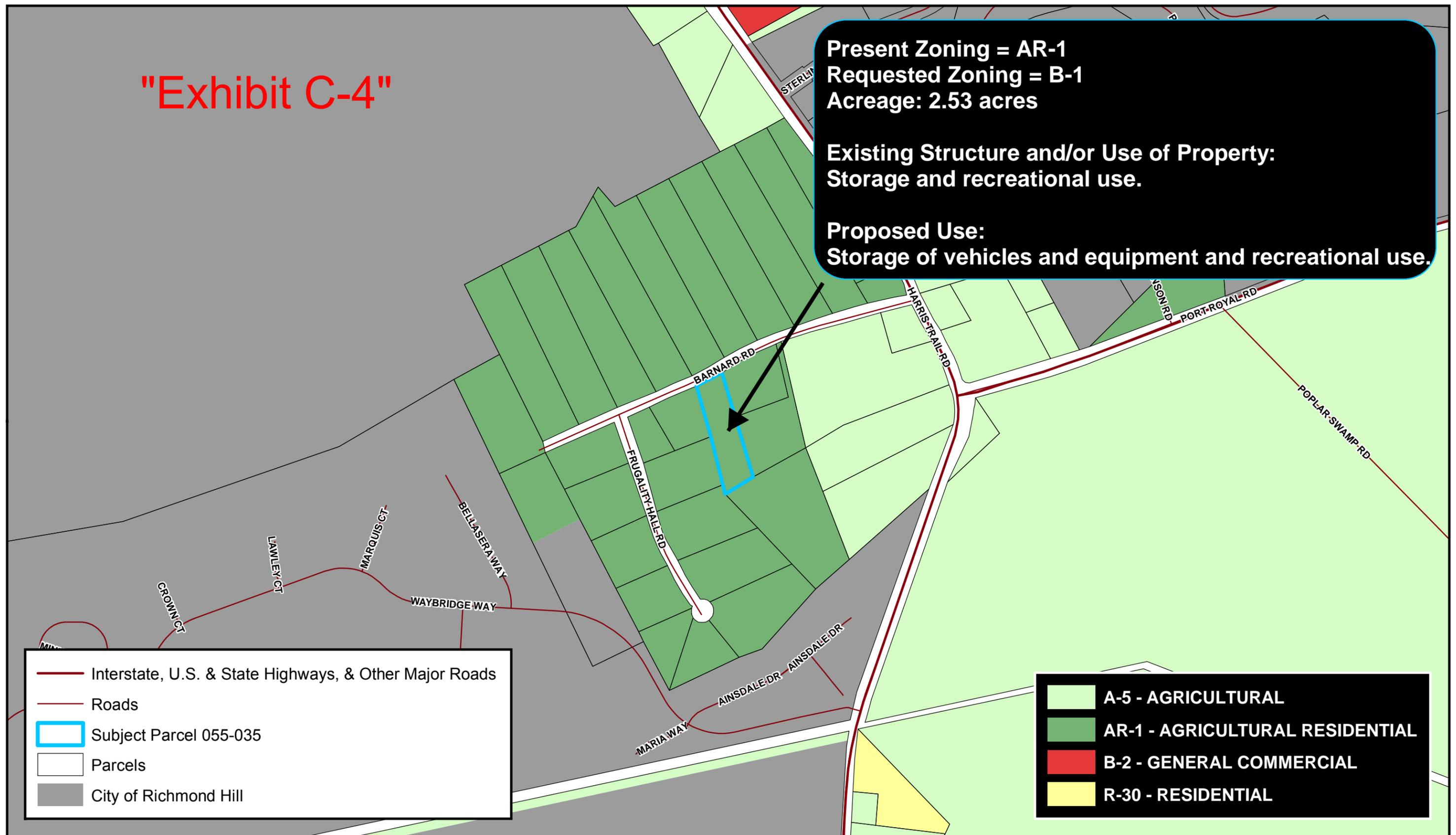


"Exhibit C-4"

Present Zoning = AR-1
 Requested Zoning = B-1
 Acreage: 2.53 acres

Existing Structure and/or Use of Property:
 Storage and recreational use.

Proposed Use:
 Storage of vehicles and equipment and recreational use.



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 055-035
- Parcels
- City of Richmond Hill

- A-5 - AGRICULTURAL
- AR-1 - AGRICULTURAL RESIDENTIAL
- B-2 - GENERAL COMMERCIAL
- R-30 - RESIDENTIAL



“D” Exhibits – Public Comment

We the following undersigned hereby petition the planning and zoning committee and the Bryan County Commissioners to stop the re-zoning of 239 Barnard Rd. to be re-zoning requested by Gary Baccus for the purpose of running a Commercial Toleon Lawn Service. He also requested a permit to build a metal building on this property. Mr. Baccus does not live on this property.

John Blank

8/19/2019 385 BARNARD RD

David C. Taylor

8/19/2019

262 BARNARD RD.

Cleyle Wilberke 56 Frugality Hall Rd.

8-19-2019

William R Henneman 285 Barnard Rd

8-22-19

page 2

Petition for Bryan County Commissioners

Lindsay Ebert 77 Barnard Rd. 8/19/19

Petition to Planning and Zoning, Bryan
county commissioners - I do stop re-zoning
239 Barnard Rd and to keep him (Gary Baccus)
from building metal building on property
he doesn't live on.

ALLISON WILDMAN 192 FRUGALITY HALL RD.

8/20/19 Allison Wildman

AND D. Doolittle 235 Frugality Hall Rd. Richmond Hill GA 31324

08-20-19

138 Frugality Hall Rd R. Hill GA 31324

Julie Nelson

8/20/19

194 Barnard Rd. Aopet Bay

Michelle & Frank Rushing
236 Frugality Hall Rd.

8/20/19

Jeff Van Scooter
162 BARNARD RD.

8/21/19

Kristie Ruggett 8/21/19 195 Barnard Rd.

RON Woodberry 8/21/19 200 Frugality Hall Rd

Petition for planning and zoning Board
County Commissioners to stop re-zoning of
239 Barnard Rd and to keep Gary Baucus
from building a metal building on property
that he doesn't live on.

DAVID ALLEN MYRICK
226 BARNARD RD.
RICHMOND HILL GA 31324

Paul A. Mph

Gracie Greene
436 Barnard Rd
Richmond Hill, GA. 31324

Anthony Edge
394 BARNARD ROAD
Richmond Hill GA
31324

Charles R. Clark
109 Frugality Hall
Richmond Hill, 31324
8-22-2019

Sonja Edge
362 BARNARD ROAD
Richmond Hill GA
31324

CAROLYN LAWS
187 Frugality Road
Richmond Hill, GA
31324

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE Z#219-19

Public Hearing Date: September 3, 2019

REGARDING THE APPLICATION OF: McLendon Enterprises, Inc, is requesting the rezoning of property located at 300 Power Circle Road parcel, PIN# 0341 139 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned A-5, from its current AR-1 zoning.	Staff Report by Amanda Clement Dated: August 27, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by McLendon Enterprises, Inc., proposes to change the AR-1, Agricultural Residential zoning for an 18.52-acre parcel located at 300 Power Circle Road PIN# 0341 139, in unincorporated Bryan County, Georgia, to A-5, Agricultural District.

Representative: Joel Hussey, McLendon Enterprises, Inc.
2365 Aimwell Road
Vidalia, GA 30474

Owner: Keith and Erica Bath
220 Powers Circle Road
Ellabell, GA 31308

Applicable Regulations:

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

II. General Information

1. Application: A rezoning application was placed by Joel Hussey with McLendon Enterprises, Inc., on August 2, 2019. After reviewing the application, the Director certified the application as being generally complete on August 8, 2019.

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

A. Legal notice was published in the Bryan County News on August 15, 2019.

B. Notice was sent to Surrounding Land Owners on August 19, 2019.

C. The site was posted for Public Hearing on August 19, 2019.

3. Background: The subject property is located on the south side of Highway 80, near its intersection with Highway 280. Power Circle Road provides access to the site from Highway 80 via a connection to an existing 60' wide private road. The site is developed with a single-family home and a partially mined borrow pit. The applicant is requesting a rezoning to "A-5" Agricultural District with an associated Conditional Use application (CUP#161-19) to permit the extension of the existing pit.

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

"A" Exhibits- Application:

A-1 Rezone Application

"B" Exhibits- Agency Comments:

B-1 Engineer Director comments dated 8/12/2019

B-2 County Health Director comments dated 8/15/2019

B-3 Fire Chief comments dated 8/23/2019

"C" Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

"D" Exhibits- Public Comment:

No Public Comments Received

III. Sec. 610 Standards Governing the Exercise of Zoning Power for A Rezone:

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

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

► **Staff comment:** The Comprehensive Plan Character Area Map of North Bryan County shows that future development in the area is projected to be Mixed Use.

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

► **Staff comment:** The intent of the existing and surrounding “AR-1” zoning district is to provide for large lot single-family home development in a rural environment, and to limit non-commercial agricultural activity. The requested “A-5” zoning district is intended to conserve natural resources and open space of land while permitting low-density residential development and providing for general farming and forestry growth activities. Both zoning districts are compatible with the overall zoning scheme of the area.

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

► **Staff comment:** The properties within the immediate vicinity of the site are of a rural character comprised of low-density residential neighborhoods and agricultural lands. Within one (1) mile of the site are the Highway 80 and 280 corridors, which serve as major arterial roadways providing access to Interstate 16, the Interstate Centre Industrial Park, and general commercial uses.

(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:** Rezoning the subject property from “AR-1” to “A-5” results in a generally less intense use of the property; this should not burden the adequacy of the existing public facilities and services more than what is currently permitted.

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

► **Staff comment:** The Georgia Natural, Archaeological, and Historic Resources map does not reveal any known archeological, historical, or cultural resources; the National Wetlands Inventory map does not show any wetlands; and according to the FEMA F.I.R.M. maps, this site does not lie within a Special Flood Hazard Area. Therefore, the proposed reclassification should not adversely affect any known historical, cultural, or environmental resource.

(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:** Rezoning the subject property from “AR-1” to “A-5” results in a generally less intense use of the property; this should not affect the existing uses or usability of adjacent or nearby lots.

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

► **Staff comment:** There has been no evidence or research presented either in support of or in opposition to this request, which would suggest that the proposed use would 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;

► **Staff comment:** The proposed reclassification would result in a less dense zoning district, which should not require an increase in existing levels of public services.

(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:** The area surrounding the subject site is bound by Highway 80 to the north, Highway 280 to the west, and Interstate 16 to the south. This area was identified for Mixed Use development on the County’s Future Land Use Map adopted in June of 2018, and is likely to experience development pressures as the Interstate Centre Industrial Park and I-16 interchange further develop.

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

► **Staff comment:** Adjacent properties to the north, east, and west are zoned “AR-1” Agricultural Residential Districts, with the exception of a 2.08-acre parcel that is zoned “B-2”. The property to the south is zoned “A-5” Agricultural District.

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

► **Staff comment:** The existing lot encompasses approximately 18.52 acres and is zoned “AR-1”, which provides for minimum lot sizes of 1-acre. Although the land mass is such that it could support additional lots being created through subdivision, the site’s location on an unpaved, private road, makes further subdivision under the existing “AR-1” zoning difficult. These site constraints may diminish the property value.

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

► **Staff comment:** Any diminished property value of the lot which results from the existing zoning restrictions and site constraints, promotes the health, safety and general welfare of the surrounding neighbor by not overburdening the unimproved private road with additional development.

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

► **Staff comment:** There is no relative gain to the public for the subject property to remain agriculturally and residentially zoned as opposed to agricultural.

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

► **Staff comment:** The subject lot is approximately 18.52 acres in size, meeting the minimum lot size requirements of both the current “AR-1” zoning district and the proposed “A-5” zoning districts; however, with access only available via an unpaved, private road, further subdivision under the current “AR-1” zoning is not feasible; therefore, the lot is more suitable for the proposed “A-5” zoning.

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

► **Staff comment:** This information was not provided; however, it is known that the site has been used as a borrow pit within the past ten years.

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

► **Staff comment:** The property immediately adjacent and to the south is zoned “A-5” Agricultural District. The proposed reclassification would not create an isolated district unrelated to this adjacent use.

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

► **Staff comment:** The site is approximately 18.52 acres in size and developed with an existing single-family home. There are no substantial reasons why the lot cannot continue to be used as it is currently zoned.

(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 has provided specific plans to utilize the site for surface mining activities and has applied for this use under an associated Conditional Use application.

IV. Staff Recommendation

Staff recommends approval of the rezoning.

V. Planning & Zoning Commission Recommendation

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

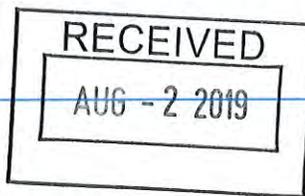
The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

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

“A” Exhibits – Application

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: Applicant Name: JOEL HUSSEY FOR McLENDON ENTERPRISES, INC.
Address: 2365 AIMWELL ROAD
City: VIDALIA State: GA Zip: 30474
Phone: 912-257-1873 Email: joel@mclendonenterprises.com

Property Owner (if not applicant): KEITH & ERICA BATH
Address: 220 POWERS CIRCLE RD
City: ELABELL GA State: GA Zip: 31508 Phone: 912-321-7326

PROPERTY INFORMATION

Property Address or General Location: 300 POWER CIRCLE ROAD
PIN Number(s) (Map & Parcel): 0341 139 Total Acreage: 18.52
Current Zoning District(s): AR-1 Proposed Zoning District(s): A5

Existing Use of Property: OPEN GRASSLAND / FIELD - BORROW PIT
Proposed Use of Property: BORROW PIT

FOR OFFICE USE ONLY

Case #: 2#21919 Date Received: 8-2-19 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
- 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 ½ x 11 inch, and One (1) full size copy of the proposed concept plan
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

I hereby certify that I am the owner or authorized agent of the property being proposed for 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.

 FOR KEITH BATH
Applicant Signature

8/01/2019
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't'd: 8/8/2019 *KG* DRC Meeting Date: 8/8/2019 P&Z Hearing Date: 9/3/2019
 BOC Hearing Date: 9/10/2019

Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, KEITH BATH, 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 Rezoning 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: JOEL HUSSET FOR McLENDON ENTERPRISES, INC.

Address: 2365 AIMWELL ROAD

City: VIDALIA State: GA Zip Code: 30474

Telephone Number: 912-257-1873 Email: joel@mcledonenterprises.com

Joel M Husset
Signature of Owner

8/01/2019
Date

JOEL HUSSET
Owners Name (Print)

Personally appeared before me

KEITH BATH
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 AUGUST, 2019

Ron Salter
Notary Public



1214 0388

QUITCLAIM DEED
2016 MAR 31 AM 8:46

Erica Bath

BOOK # _____ PAGE # _____
CLERK OF SUPERIOR COURT
Agreement set forth this 19 day of March, 2016
in the county of Bryan in the state of Georgia.

Indenture is made between Keith Bath, of the city and state of _____, who shall be identified as GRANTOR,
and

x Erica Bath who is identified as the GRANTEE.
Erica Bath

The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of \$ _____ conveys and quit claims the current possession of the following property that bears the legal description of: EXHIBIT A Conveying 190 interest

to the GRANTEE

Keith Bath Dated this 19 day of March, 2016
GRANTOR's Signature

I, Clifford J. Underwood Notary Public in and for the state of Georgia, do hereby certify that on this 19 day of March, 2016, personally appeared before me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.

NP
NOTARY PUBLIC in and for the State of Georgia

My commission expires 9-03-16

Phillip S. Sezil
Witness

05-2016-000530
Bryan County, Georgia
Real Estate Transfer Tax.
PAID 0
DATE 3-31-16
P. Webb
Clerk of Superior Court



1214 0389

2016 MAR 31 AM 8:46

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

EXHIBIT A

All that certain lot, tract or parcel of land situate, lying, and being in the 1380th G. M. District of Bryan County, Georgia, containing 18.523 acres, being shown as "Lot 1-A" on a plat of survey dated December 16, 2010, prepared by Robert D. Smith, Jr., Georgia Registered Land Surveyor No. 2766, said plat being recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia in Plat Slide 827, Page 8, said plat of survey being incorporated herein by specific reference thereto for purposes of further description of the herein conveyed real property.

Said property is bounded now or formerly as follows: on the northeast by lands of Fabian A. Oskierko, Jr., and Grantee herein; on the southeast by property identified on the incorporated survey plat as "Bath Lane," and by lands of Carol Bath; on the southwest by lands of Julian D. Kelly, Jr.; and on the northwest by lands of Bernice Yarbrough.

Subject to all valid reservations, restrictions, easements, mortgages, and rights of way of record; together with all improvements located thereon.

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: _____

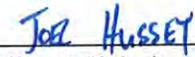
Date of Contribution: _____

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 1st day of August 2019



Notary Public



(Notary Seal)

Bryan County
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

JB, Jim H 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.

JB, Jim H 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.

0341 139
Parcel Identification Number

Jim H
Signature of Applicant

8/01/2019
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: *Mania Beckler*

2018 Transfer
Title: *Tax clerk*

Signature: *Mania Beckler*

Date: *8-2-19*

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 MR Date 2019 08 02 Sequence 140333

8/02/19
14:06:00

Bill Number . . .	2018 001105 Acct	3551R18	Fair Mkt Val	55,750
Taxpayer Name . .	BATH KEITH & BATH ERICA		Bill Date	2018 08 24
Additional Name .			Due Date	2018 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	220 POWERS CIRCLE RD		Lender Code	
City ST Zip 4 . .	ELLABELL	GA 31308	Under Appeal	
Loctn/Desc . . .	LT 1-A E T BATH S/D	09/33/65	Bankruptcy	
Map Blk Par Sub .	0341 139	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
565.86		565.86-	Taxes	.....
			Assessment Pen	.....
			Interest	.....
			Costs	.....
			Late Penalty	.....
			Other Penalty	.....
565.86		565.86-	TOTALS	.....
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2018 11 14	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

“B” Exhibits – Agency Comments



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

66 Capt. Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # Z#219-19 and CUP#161-19

Zoning Request: Request to rezone property from AR-1 to A-5, with conditional use for excavation/mining (borrow pit)
Filed by: Joel Hussey, McLendon Enterprises, Inc, 2365 Aimwell Road, Vidalia, GA
Owners: Keith and Erica Bath, 220 Powers Circle Rd, Ellabell, GA 31308
Property address: 300 Power Circle Road
Map and Parcel # 0341-139

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: • PROVIDE ACCESS LETTER FROM ALL PROPERTY OWNERS
ALLOWING ACCESS TO THE SITE FROM POWERS CIRCLE RD.
• CONTRACTOR SHALL AGREE TO CONTINUAL MAINTENANCE
OF POWER CIRCLE RD RELATED TO ANY IMPACTS CAUSED
AS A RESULT OF MINING OPERATIONS.
• CONTRACTOR SHALL AGREE TO SET WORK HOURS.
• PROVIDE DNR MINING PERMIT OR DOCUMENTATION FROM
STATE THAT A MINING PERMIT IS NOT REQUIRED.

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Kirk D. Coan Date: 8.12.19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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Comments:

Engineering Director **Fire Chief** **County Health Director**

Public Works Director **Bryan County Schools (optional)**

Signature: _____ **Date:** _____



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: No Issues with this!

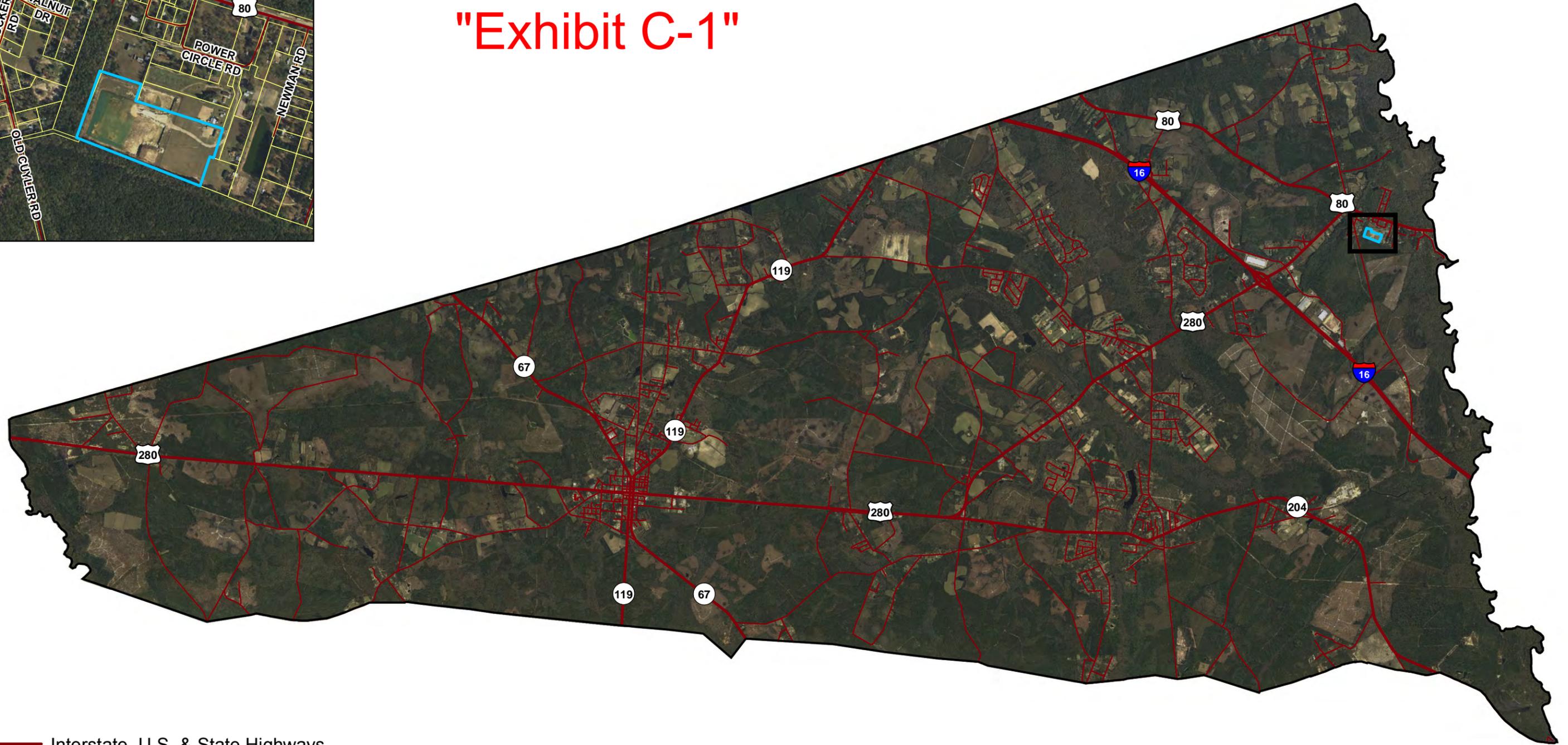
- | | | |
|--|--|---|
| <input type="checkbox"/> Engineering Director | <input checked="" type="checkbox"/> Fire Chief | <input type="checkbox"/> County Health Director |
| <input type="checkbox"/> Public Works Director | <input type="checkbox"/> Bryan County Schools (optional) | |

Signature: Freddy Howell

Date: 08/23/19

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 0341-139
- Surrounding Parcels



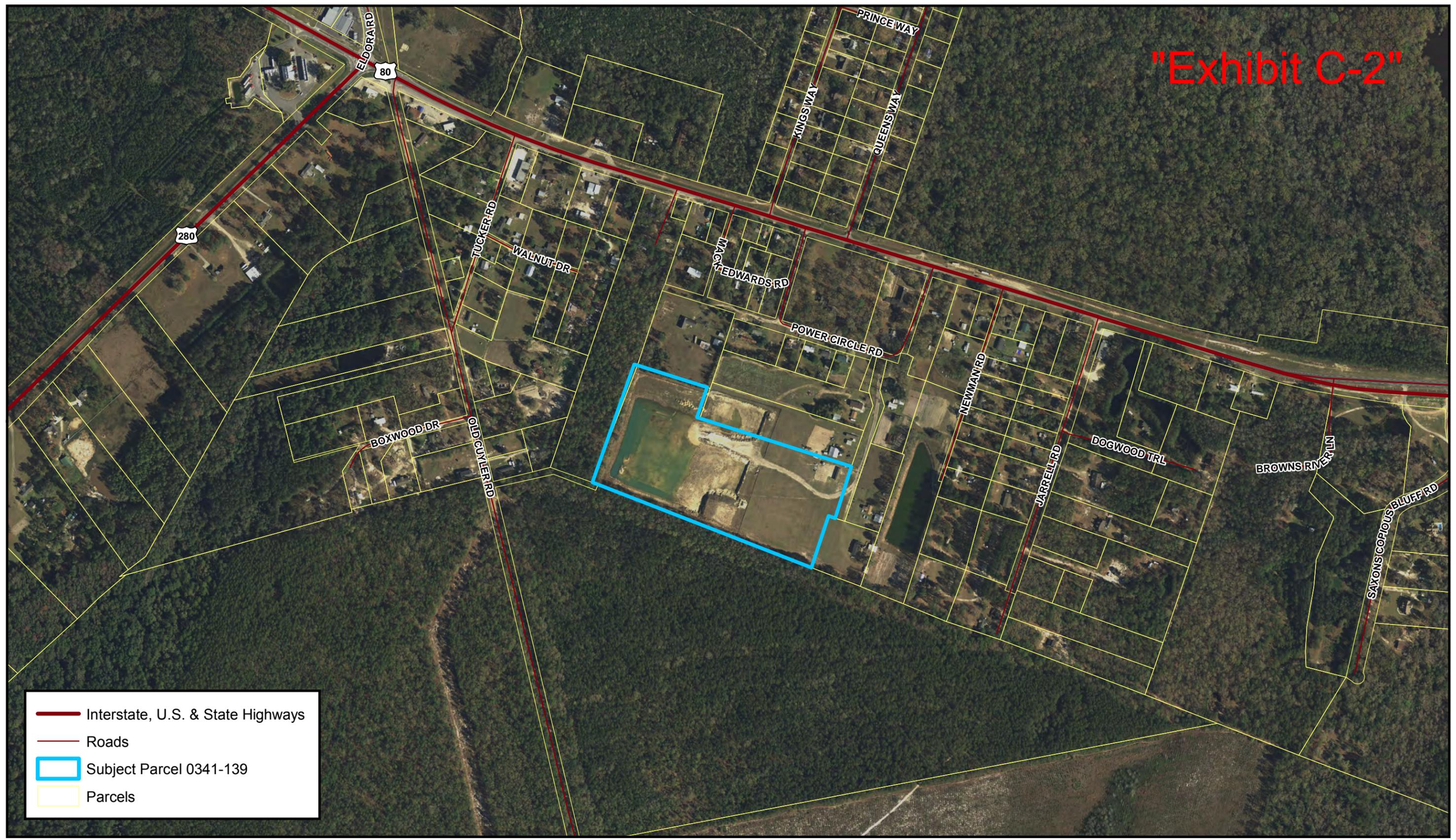
Produced by Bryan County GIS
August 2019



Overview Map
Joel Hussey for McLendon Enterprises, Inc.
Case Z# 219-19

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 0341-139
 Parcels



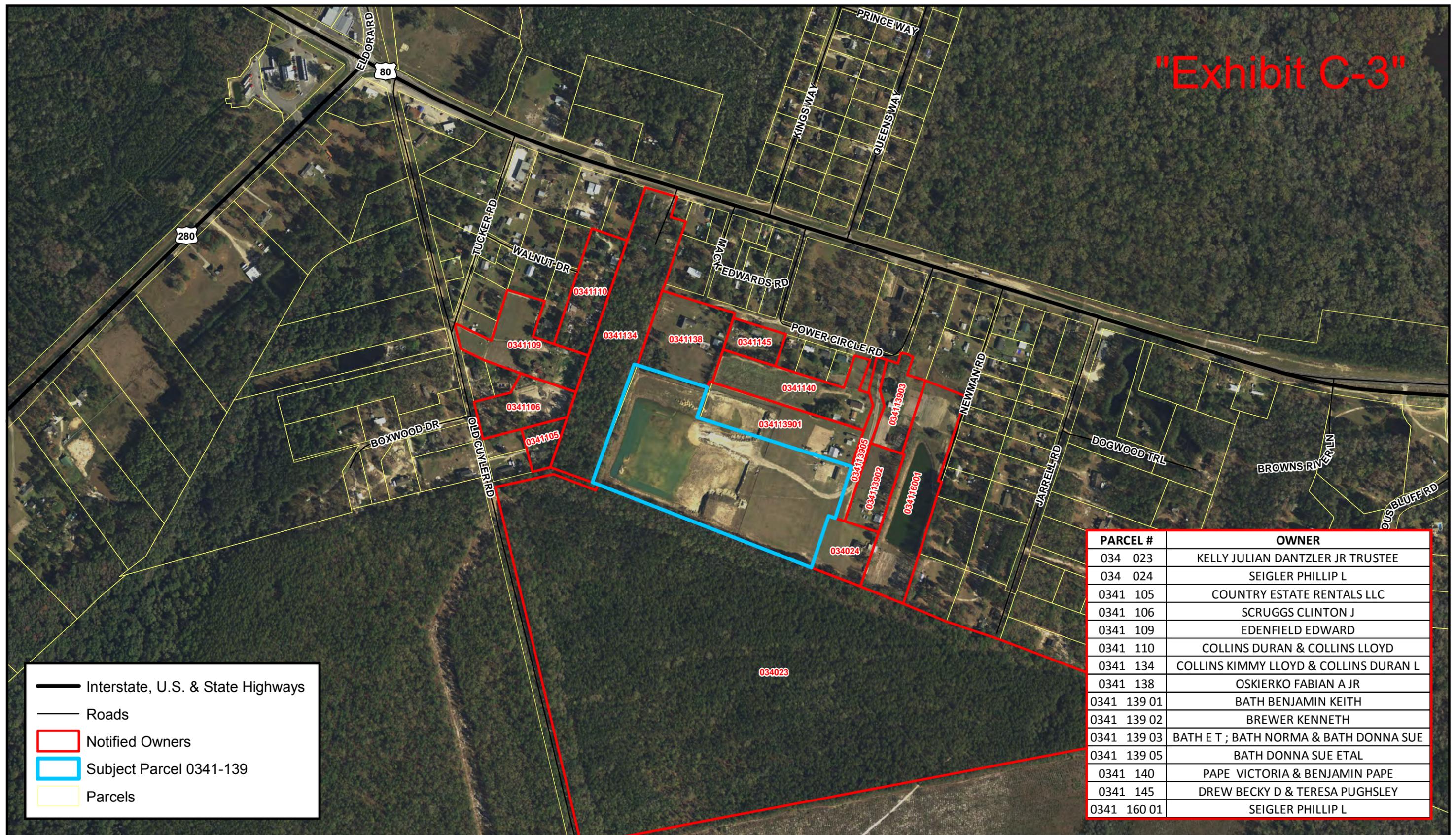
Produced by Bryan County GIS
August 2019



Location Map
Joel Hussey for McLendon Enterprises, Inc.
Case Z# 219-19

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-3"



Interstate, U.S. & State Highways
 Roads
 Notified Owners
 Subject Parcel 0341-139
 Parcels

PARCEL #	OWNER
034 023	KELLY JULIAN DANTZLER JR TRUSTEE
034 024	SEIGLER PHILLIP L
0341 105	COUNTRY ESTATE RENTALS LLC
0341 106	SCRUGGS CLINTON J
0341 109	EDENFIELD EDWARD
0341 110	COLLINS DURAN & COLLINS LLOYD
0341 134	COLLINS KIMMY LLOYD & COLLINS DURAN L
0341 138	OSKIERKO FABIAN A JR
0341 139 01	BATH BENJAMIN KEITH
0341 139 02	BREWER KENNETH
0341 139 03	BATH E T ; BATH NORMA & BATH DONNA SUE
0341 139 05	BATH DONNA SUE ETAL
0341 140	PAPE VICTORIA & BENJAMIN PAPE
0341 145	DREW BECKY D & TERESA PUGHSLEY
0341 160 01	SEIGLER PHILLIP L

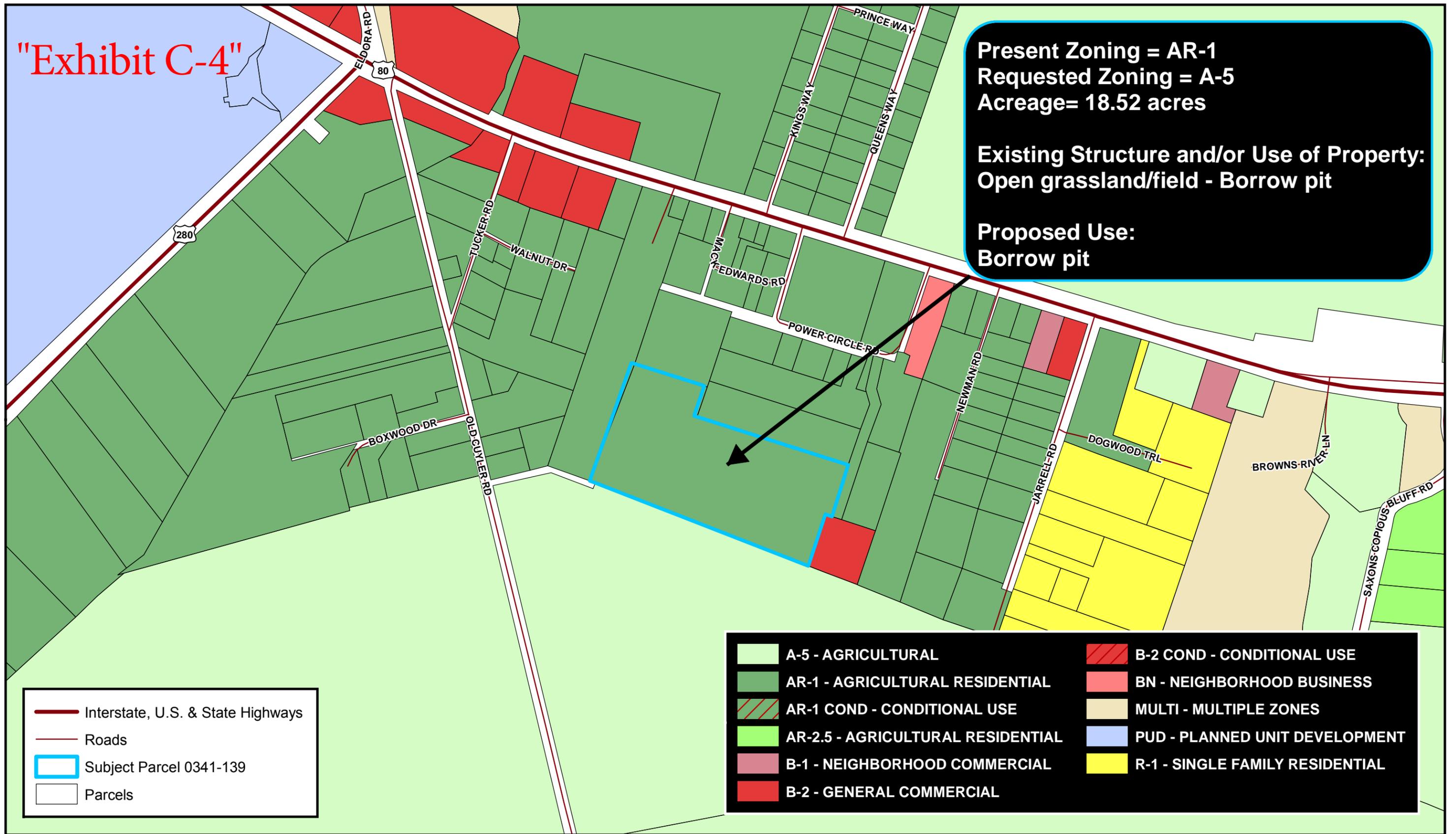


"Exhibit C-4"

Present Zoning = AR-1
Requested Zoning = A-5
Acreage = 18.52 acres

Existing Structure and/or Use of Property:
Open grassland/field - Borrow pit

Proposed Use:
Borrow pit



— Interstate, U.S. & State Highways
— Roads
 Subject Parcel 0341-139
 Parcels

A-5 - AGRICULTURAL	B-2 COND - CONDITIONAL USE
AR-1 - AGRICULTURAL RESIDENTIAL	BN - NEIGHBORHOOD BUSINESS
AR-1 COND - CONDITIONAL USE	MULTI - MULTIPLE ZONES
AR-2.5 - AGRICULTURAL RESIDENTIAL	PUD - PLANNED UNIT DEVELOPMENT
B-1 - NEIGHBORHOOD COMMERCIAL	R-1 - SINGLE FAMILY RESIDENTIAL
B-2 - GENERAL COMMERCIAL	



“D” Exhibits – Public Comment

BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

CASE CUP#161-19

Public Meeting Date: September 3, 2019

REGARDING THE APPLICATION OF: McLendon Enterprises, Inc, is requesting a conditional use for property located at 300 Power Circle Road parcel, PIN# 0341 139 in unincorporated Bryan County, Georgia.	Staff Report by Amanda Clement Dated: August 27, 2019
---	---

I. Application Summary

Requested Action: Public hearing and consideration of a conditional use application. The application by McLendon Enterprises, Inc., proposes the *excavation or mining of sand, gravel or other natural materials* (borrow pit) on property located at 300 Power Circle Road (parcel PIN# 0341 139), in unincorporated Bryan County, Georgia.

Representative: Joel Hussey, McLendon Enterprises, Inc.
2365 Aimwell Road
Vidalia, GA 30474

Owner: Keith and Erica Bath
220 Powers Circle Road
Ellabell, GA 31308

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Chapter 12, Article VII, Conditional Use Districts, Sec. 702. Conditions to approval of petition

II. General Information

1. Application: A Conditional use application was received by the Administrator on August 2, 2019. After reviewing the application, the Administrator certified the application as being generally complete on August 8, 2019.

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

A. Legal notice was published in the Bryan County News on August 15, 2019.

B. Notice was mailed on August 19, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on August 19, 2019.

3. Background: The subject property is located on the south side of Highway 80, near its intersection with Highway 280. Power Circle Road provides access to the site from Highway 80 via a 60' wide private road. The site is developed with a single-family home and a partially mined borrow pit. The applicant has requested a rezoning to "A-5" Agricultural District (Z#219-19) with this Conditional Use application which would permit the *excavation or mining of sand, gravel or other natural materials* as a conditional use. The applicant is requesting a Conditional Use application to permit the completion and extension of the existing pit.

The applicant has submitted a concept plan denoting the limits of the proposed borrow pit and has indicated an approximate mining duration of 4 years (45 weeks per year). The mining activity is proposed to occur six days a week, Monday through Friday 7:00 am to 5:30 pm and Saturdays 8:00 am to 5:30 pm. The borrow pit is expected to generate a total volume of 194,493 cubic yards (1,081 cubic yards per week or 181 cubic yards per day). This should generate +/- 15 trucks (181 cubic yards / 12 cubic yards per truck) or 30 traffic trips per day. A specific re-use or future development plan for the subject area has not been submitted.

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

"A" Exhibits- Application:

A-1 Conditional Use Application

A-2 Borrow Pit Schedule & Hours of Operation Summary

A-3 Vicinity and Concept Maps

A-4 Private Access approval letter dated 8/8/2019

A-5 Copy of DNR, EPD Notice of Intent

A-6 Copy of Storm Water Pollution Prevention Plan

“B” Exhibits- Agency Comments:

B-1 Engineering Director comments dated 8/12/2019

B-2 County Health Director comments dated 8/15/2019

B-3 Fire Chief comments dated 8/23/2019

“C” Exhibits- Bryan County Supplements

C-1 Location Map

C-2 Notification Map

C-3 Overview Map

“D” Exhibits- Public Comment:

None presented

III. Analysis under Ch. 12, Sec. 702 Standards Governing Conditions to Approval of Conditional Use Petitions:

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

Staff findings: The use *Excavation or mining of sand, gravel or other natural materials* is a listed conditional use for lots zoned A-5.

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

Staff findings: The proposed borrow pit is located on the south side of Highway 80. Power Circle Road provides access to and from the site from Highway 80 via a connection to an existing 60' wide private

road. A review of FEMA issued maps and the National Wetlands Inventory generalized map show that there are no environmentally sensitive areas to include Special Flood Hazard Areas and potential wetlands.

Although the *excavation or mining of sand, gravel or other natural materials* is identified as a permitted conditional use within the "A-5" district, the proposed site's proximity to existing residential development could potentially produce negative impacts to the surrounding residents if not properly conditioned.

IV. Staff Recommendation

To mitigate the potential for negative impacts, staff recommends approval only if the following conditions can be met:

(1) The applicant shall either obtain a state mining permit from the Department of Natural Resources, Environmental Protection Division or documentation from the state stating a mining permit is not required. A copy of the approved state mining permit or exemption therefrom, must be submitted to the Community Development office prior to commencing any excavation activities.

(2) The side slopes of any excavated area must be constructed at a 3:1 slope (three feet of horizontal distance per one foot in vertical drop) from the top of the excavation to the bottom at all times during construction and at completion of the excavation.

(3) The edge of the borrow pit may not be located at any one point, closer than fifty (50) feet to any property line.

(4) A natural vegetative buffer within the 50-foot setback area shall be maintained for the duration of the conditional use.

(5) The mining activity shall be limited to Monday through Friday 7:00 am to 5:30 pm, and Saturdays 8:00 am to 5:30 pm

(6) The size of the borrow pit shall not exceed the 13 acres as shown. Any proposed expansion of the pit shall require an additional conditional use approval.

(7) Contractor shall agree to continual maintenance of Power Circle Road related to any impacts caused as a result of mining operations.

V. Planning & Zoning Commission Recommendation

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

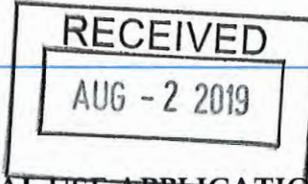
The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

► **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

Bryan County
Board of Commissioners

Community Development Department



CONDITIONAL USE APPLICATION

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

Application Fee: \$150.00

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: Joel Hussey for McLEAND ENTERPRISES, INC.
 Address: 2365 AIMWELL ROAD
 City: VIDALIA State: GA Zip: 30474
 Phone: 912-257-1873 Email: JOEL@MCLEANDENTERPRISES.COM

Property Owner (if not applicant): KEITH & ERICA BATH
 Address: 220 POWERS CIRCLE RD
 City: ELLABEL State: GA Zip: 31308 Phone: 912-321-7326

PROPERTY INFORMATION

Property Address or General Location: 300 POWER CIRCLE ROAD
 PIN Number (Map & Parcel): 0341 139 Current Zoning District(s): AR-1

CONDITIONAL USE REQUESTED:

REQUESTING AS CONDITIONAL USE FOR A BORROW PIT. MEI DOES NOT FORESEE ANY ADVERSE IMPACTS TO THE SURROUNDING AREA.

FOR OFFICE USE ONLY

Case #: CUP#161-19 Date Received: 8-2-19 Fee Paid Initial: SF

Conditional Use Review and Timing

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

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

Conditional Use Application Checklist

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

- Completed Application
- Proof of Ownership
- Verification of Paid Taxes
- Disclosure Statement
- Authorization by Property Owner
- Written narrative describing the proposed conditional use and its impact on the surrounding area
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed site plan in conformance with Section 701(a)
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

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

Paul M. Fry
Applicant Signature

8/01/2019
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 Cr'd: 8/8/2019 DRC Meeting Date: 8/8/2019 P&Z Hearing Date: 9/13/19
BOC Hearing Date: 9/10/19

1214 0388

QUITCLAIM DEED
2016 MAR 31 AM 11:45

Erica Bath

BOOK # _____ PAGE # _____
Agreement set forth this 19 day of March, 2016
in the county of Bryan in the state of Georgia

Indenture is made between Keith Bath, of the city and state of _____
who shall be identified as GRANTOR,

and
* Erica Bath who is identified as the GRANTEE.

The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of \$ _____ conveys and quit claims the current possession of the following property that bears the legal description of: Exhibit A Conveying 19% interest

to the GRANTEE

Keith Bath Dated this 19 day of March, 2016
GRANTOR's Signature

I, Clifford J. Underwood Notary Public in and for the state of Georgia
do hereby certify that on this 19 day of March, 2016, personally appeared before me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.

NP
NOTARY PUBLIC in and for the State of Georgia

My commission expires 9-03-16

Phillip I. Seitz
Witness

05-2016-000530
Bryan County, Georgia
Real Estate Transfer Tax.
PAID _____
DATE 3-31-16
K. Webb
Clerk of Superior Court



1214 0389

2016 MAR 31 AM 10:56

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

EXhibit A

All that certain lot, tract or parcel of land situated, lying, and being in the 1380th G. M. District of Bryan County, Georgia, containing 18.623 acres, being shown as "Lot 1-A" on a plat of survey dated December 18, 2010, prepared by Robert D. Smith, Jr., Georgia Registered Land Surveyor No. 2768, said plat being recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia in Plat Slide 627, Page 8, said plat of survey being incorporated herein by specific reference thereto for purposes of further description of the herein conveyed real property.

Said property is bounded now or formerly as follows: on the northeast by lands of Fabian A. Oskierko, Jr., and Grantee herein; on the southeast by property identified on the Incorporated survey plat as "Bath Lane," and by lands of Carol Bath; on the southwest by lands of Julian D. Kelly, Jr.; and on the northwest by lands of Bernice Yarbrough.

Subject to all valid reservations, restrictions, easements, mortgages, and rights of way of record; together with all improvements located thereon.

Bryan County
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

K.B. JmH 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.

K.B. JmH 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.

0341 139
Parcel Identification Number

[Signature]
Signature of Applicant

8/01/2019
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. 2019-Tax pd.

Name: manu hodary Title: Tax chll

Signature: [Signature] Date: 8-2-19

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



AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: JOEL HUSSEY FOR McLEOD ENTERPRISES, INC.

Address: 2365 ASHWELL ROAD

City: VIDALIA State: GA Zip Code: 30474

Telephone Number: 912-257-1873 Email: JOEL@MCLEODENTERPRISES.COM

Signature of Owner: [Signature] Date: 8/1/2019

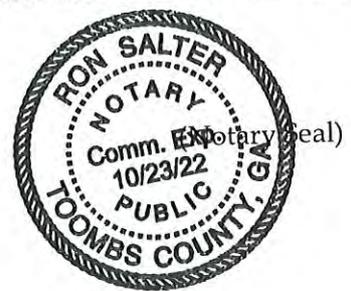
Owners Name (Print): JOEL HUSSEY

Personally appeared before me
Owner (Print): KEITH BATH

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 August, 2019

Notary Public: [Signature]



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.

Joel Hussey
Signature of Applicant

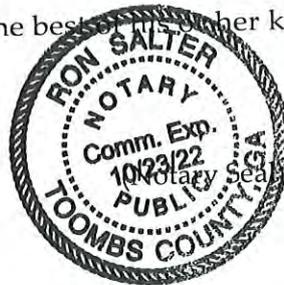
Personally appeared before me

Joel Hussey
Applicant (Print)

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

This 1st day of August 2019

Ron Salter
Notary Public





2365 Aimwell Road
Vidalia, GA 30474
Phone: (912) 537-7887
Fax: (912) 538-7967

August 07, 2019

Bryan County
RE: Keith Batch Borrow Pit
Borrow Pit Schedule & Hours of Operation Summary

To whom it may concern,

Keith Bath Borrow Pit operation will commence on or about September 6, 2019 with estimated build out on or about September 6, 2023 (4 years total).

Keith Bath Borrow Pit normal hours of operation will be from 7:00 AM to 5:30 PM, Monday through Friday and 8:00 AM to 5:30 PM on Saturdays, 45 weeks per year. This accounts for 2 weeks of vacation time, 1 week of holidays, and an estimated 4 weeks of weather days per year based on company rain days for year 2018.

Keith Bath Borrow Pit will generate a total volume of 194,493 CY of sand/clay fill material.

194,493 CY divided by 180 total weeks = 1,081 CY/week

1,081 CY/week divided by 6 days /week = 181 CY/Day

181 CY divided by 12 CY/Truck = 15 Trucks/Day

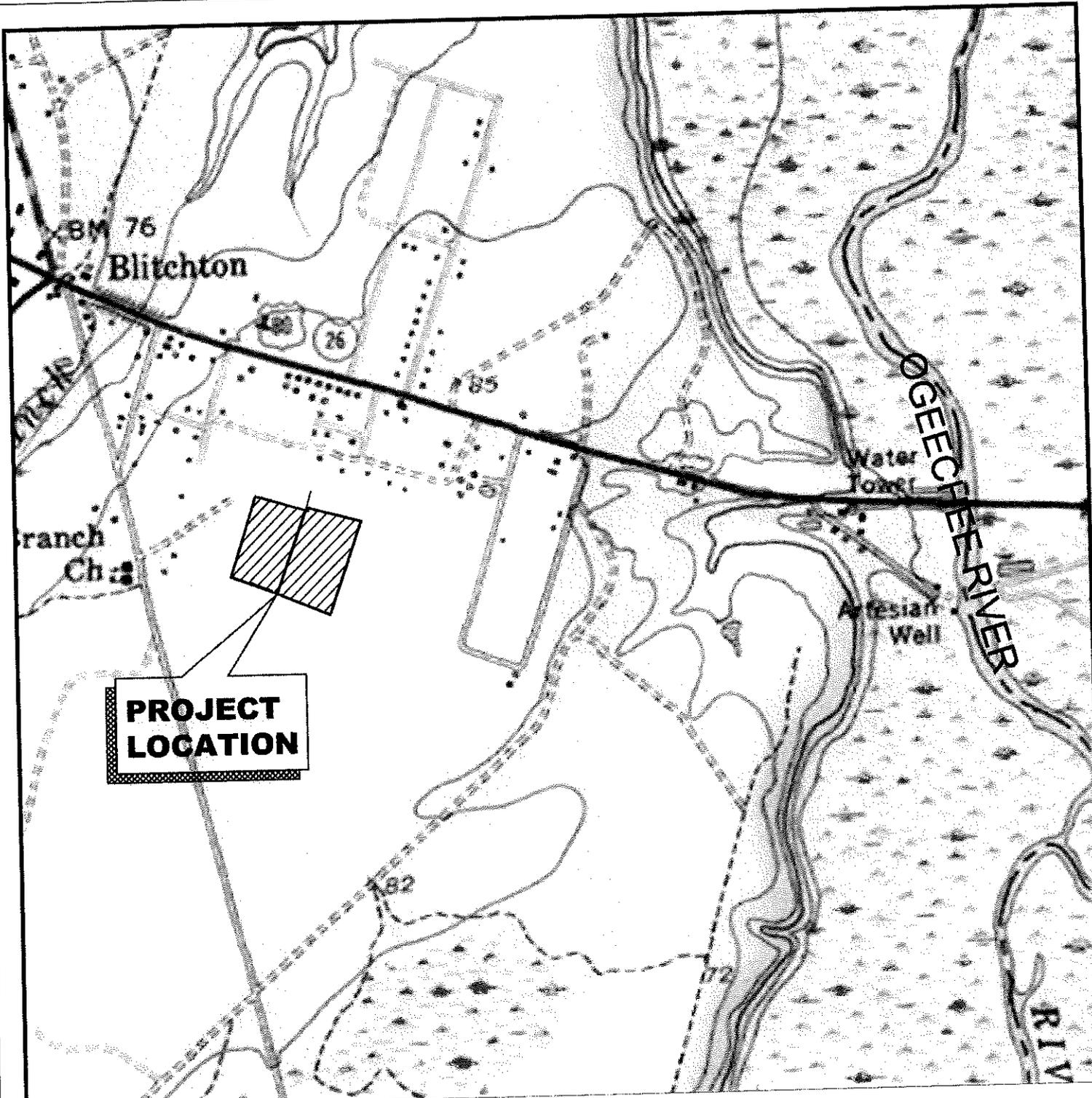
15 Trucks/Day divided by 10 Hours/Day = 1.5 Trucks/Hour

If any additional information is needed please call me at (912) 257-1873.

A handwritten signature in blue ink, appearing to read "Joel Hussey", is written over a white background.

Joel Hussey
Project Manager

Cc: Sean Scott, McLendon Enterprises, Inc.
Adam Lee, McLendon Enterprises, Inc.
Rusty Williams, McLendon Enterprises, Inc.
Mark Yarborough, McLendon Enterprises, Inc.

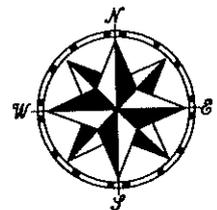


GRAPHIC SCALE

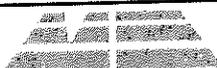


(IN FEET)

1 inch = 1000ft.



OFFICE (912) 537-7887
FAX (912) 538-79672



McLENDON
ENTERPRISES, INC.
HEAVY CIVIL
CONTRACTOR/ENGINEERING

2365 AIMWELL ROAD
VIDALIA, GEORGIA 30474

LOCATION MAP:

KEITH BATH
BORROW PIT EXTENSION
VICINITY & DRAINAGE MAP
BRYAN COUNTY, GA

Untitled Map

Write a description for your map.



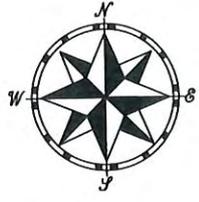
Google earth

© 2013 Google
© 2013 Europa Technologies

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



OFFICE (912) 537-7887
FAX (912) 538-79672



McLENDON
ENTERPRISES, INC.
HEAVY CIVIL
CONTRACTOR/ENGINEERING

2365 AIMWELL ROAD
VIDALIA, GEORGIA 30474

LOCATION MAP:

KEITH BATH
BORROW PIT EXTENSION
BRYAN COUNTY, GA



"Exhibit A-4"

8-8-19

Donna Bath and Keith Bath,
give permission to McLeadon
Enterprise, to use Bath Lane,
a private lane (drive) for their use.

Donna Bath
Keith Bath

D. STORM WATER DISCHARGE INFORMATION

1. Name of river basin where facility is located: Ogeechee
2. Name of receiving waters: Unnamed Tributary of the Ogeechee River
3. Does the facility discharge storm water to, or within one (1) linear mile upstream of, and inside the watershed of, any portion of an impaired waterbody listed as impaired on Georgia's most current finalized 305(b)/303(d) list documents? Yes No

The following impaired waters were identified within one mile of your facility based on the coordinates. Please verify this information as it is possible that you do not discharge into the listed streams or that you are downstream of the impairment.

4. Permittees that answered "Yes" to #3, mark the impairment(s) for which the receiving stream is impaired:

- As (Arsenic)
- Bio M (Biota Impacted Macroinvertebrate Community)
- 1,1-DCE (1,1- Dichloroethylene)
- FC (Fecal Coliform Bacteria)
- P (Phosphorus)
- SB (shell fishing ban)
- TCA (1,1,2 – Trichloroethane)
- TWR (trophic weighted residue Value of mercury)

For each of the impairments marked above, indicate whether the pollutant(s) of concern for the impaired waterbody may be exposed to storm water as a result of current or previous industrial activity at the facility during the term of the 2017 IGP. **New permittees must check either C.1.1, C.1.2 or C.1.3** if you answered "Yes" to answer #3 above.

- C.1.1: Prevents all exposure.
- C.1.2: Documents pollutant is not present.
- C.1.3: Submits certified data, as stated in C.1.4 of the 2017 IGP, that the discharge will not cause or contribute.

If C.1.3 is checked above, indicate discharge will not cause or contribute by checking one of the following:

- C.1.3.1: Discharges to waters without EPA-approved TMDL, discharge will not exceed in-stream water quality.
- C.1.3.2: Discharges to waters with EPA-approved TMDL, sufficient wasteload allocation to allow discharge.
- C.1.3.3: Performs benchmark or composite sampling prescribed in C.2 of the 2017 IGP.

- Algae (Objectionable Algae)
- Cd (Cadmium)
- DO (Dissolved Oxygen)
- FCG (Fish Consumption Guidance)
- Pb (Lead)
- Se (Selenium)
- TCE (Trichloroethylene)
- Zn (Zinc)
- Bio F (Biota Impacted Fish Community)

- Cu (Copper)
- CFB (Commercial Fishing Ban)
- Hg (Mercury)
- PCE (Tetrachloroethylene)
- Temp (Temperature)
- Tox (Toxicity Indicated)
- pH (potential of hydrogen)

(Note: Those facilities that have not filed previously are not eligible for coverage under the 2012 IGP to discharge to an impaired waterbody, unless the permittee satisfies the requirements of C.1 of the 2017 IGP.)

5. **Previous permittees** that discharge to an impaired waterbody that were subject to the impaired stream segment sampling contained in Part C. of Georgia's 2012 Industrial Stormwater General Permit (GAR050000) are required to indicate which of the sampling requirements stated in C.2 of 2017 IGP (GAR050000) the facility is subject to by checking the appropriate box below:

- C.6: Previous permittees that met the impaired waters benchmark for the POC.
- C.7: Previous permittees that have not completed the second year of impaired waters sampling.
- C.8: Previous permittees that exceeded the impaired waters benchmark in the first year sampling.
- C.11: Previous permittees that discharge into a newly listed impaired waterbody but have not completed their first year of sampling.

6. Does the facility discharge into a Municipal Separate Storm Sewer System (MS4), as defined in Appendix A? Yes No

If yes, name of MS4 Operator:

NOI submitted to the local MS4 required in Part 1.3.3. (If you discharge to an MS4 you are required to submit a copy of your NOI to the MS4.)

7. Is quantitative data of storm water discharges available? Yes No
Most recent year data collected:

8. Other NPDES Permit Numbers:

Total number of stormwater out falls: 1

Total impervious surface area of the facility: 0

E. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) INFORMATION

Identifier (001,002,etc...)	Latitude	Longitude	Receiving Waterbody Name	Part of Substantially Identical Outfall?	Benchmark Sampling?	Impaired Waters (AppC) Sampling?	Effluent Limit Sampling?
1	32.1906	-81.4339	Unnamed Tributary of the Ogeechee River	No	Yes	Yes	No

SWPPP Contact Name: Sean Scott Email: sean@mclendonenterprises.com

Industrial Stormwater Pollution Prevention Plan (SWPPP) Checklist. Both new and existing permittees must complete this checklist. Marking a box on this sheet means the activity has been completed by new permittees. For existing permittees, marking a box on this sheet indicates they will update the SWPPP within 90 days and fully implement the SWPPP within 180 days of the effective date of the 2017 IGP.

Stormwater pollution prevention team (in accordance with Part 5.1.1 of the 2017 IGP):

- Identify the staff members that comprise the facility's storm water pollution prevention team as well as their individual responsibilities.

Site description (in accordance with Part 5.1.2 of the 2017 IGP):

- Activities at the facility. Provide a description of the nature of the industrial activities at your facility, including any co-located activities.
- General location map. Provide a general location map with enough detail to identify the location of your facility and identify all receiving waters for your storm water discharges.
- Site map. Provide a map containing the components contained in Part 5.1.2.3 of the 2017 IGP.

Summary of potential pollutant sources (in accordance with Part 5.1.3 of the 2017 IGP):

- List of industrial activities exposed to stormwater.
- List of pollutant(s) associated with each identified activity.
- Documentation of where potential spills and leaks could occur or have occurred in the past 3 years and note occurrences in annual report.
- Annual Non-Stormwater Discharge Certification evaluation documentation for annual report.
- Document the location of storage piles containing salt used for deicing and areas where deicing is expected to occur.
- Sampling data and retention of records from Georgia's 2012 Industrial Storm Water General Permit GAR050000.

Description of control measures (in accordance with Part 5.1.4 of the 2017 IGP):

- Document the location and type of control measures you have installed and implemented at your site. Describe control measures used to achieve the non-numeric effluent limits in Part 2.1.2, and where applicable in Part 8, the effluent limitations in Part 2.2, and the water quality-based effluent limits in Part 2.3. Describe how you addressed the control measure selection and design considerations in Part 2.1.1 of the 2017 IGP.

Schedules and procedures (in accordance with Part 5.1.5 of the 2017 IGP):

- Minimize exposure (in accordance with Part 2.1.2.1 of the 2017 IGP).
- Good housekeeping (in accordance with Part 2.1.2.2 of the 2017 IGP).
- Maintenance (in accordance with Part 2.1.2.3 of the 2017 IGP).
- Spill prevention and response procedures (in accordance with Part 2.1.2.4 of the 2017 IGP).
- Erosion and sediment controls (in accordance with Part 2.1.2.5 of the 2017 IGP).
- Management of runoff (in accordance with Part 2.1.2.6 of the 2017 IGP).
- Salt storage and pavement deicing (in accordance with Part 2.1.2.7 of the 2017 IGP).
- Dust generation and vehicle tracking of industrial materials (in accordance with Part 2.1.2.8 of the 2017 IGP).
- Waste, garbage, and floatable debris (in accordance with Part 2.1.2.9 of the 2017 IGP).
- Employee training – A schedule for necessary training (in accordance with Part 5.1.1.2 of the 2017 IGP).
- Procedures for conducting the four types of analytical monitoring specified by the 2017 IGP, where applicable (in accordance with Part 5.1.5.2 of the 2017 IGP).
- Procedures for performing the three types of inspections specified by the 2017 IGP (in accordance with Parts 4.1, 4.2 and 4.3 of the 2017 IGP).

F. COMMENTS

G. CERTIFICATION: I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name : Joel Hussey

Title : Porject Engineer /Project Manager

Signature: _____

Date : 07/28/2017

"Exhibit A-6"

**KEITH BATH
BORROW PIT EXTENSION
BRYAN COUNTY, GEORGIA**

**STORM WATER
POLLUTION PREVENTION PLAN**

PREPARED FOR:

**McLENDON ENTERPRISES, INC.
2365 AIMWELL ROAD
VIDALIA, GA 30474**

OFFICE (912) 537-7887
FAX (912) 538-79672



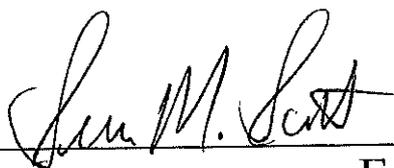
2365 AIMWELL ROAD
VIDALIA, GEORGIA 30474

McLENDON
ENTERPRISES, INC.
HEAVY CIVIL
CONTRACTOR/ENGINEERING

STORMWATER POLLUTION PREVENTION PLAN (SWP3)
For Stormwater Discharges Associated with Industrial Activity GAR 050000

**KEITH BATH
BORROW PIT EXTENSION
McLENDON ENTERPRISES, INC.
BRYAN COUNTY, GEORGIA**

" I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."



Engineer
McLendon Enterprises, Inc.

OFFICE (912) 537-7887
FAX (912) 538-79672



McLENDON
ENTERPRISES, INC.
HEAVY CIVIL
CONTRACTOR/ENGINEERING

2365 AIMWELL ROAD
VIDALIA, GEORGIA 30474

LOCATION MAP:

**KEITH BATH
BORROW PIT EXTENTION
BRYAN COUNTY, GA**

Untitled Map

Write a description for your map.



Google earth

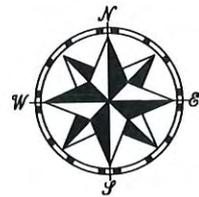
© 2013 Google
© 2013 Europa Technologies

GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.



OFFICE (912) 537-7887
FAX (912) 538-7972



McLENDON
ENTERPRISES, INC.
HEAVY CIVIL
CONTRACTOR/ENGINEERING

2365 AIMWELL ROAD
VIDALIA, GEORGIA 30474

LOCATION MAP:

**KEITH BATH
BORROW PIT EXTENSION
BRYAN COUNTY, GA**

State of Georgia
Department of Natural Resources, Environmental Protection
Division
National Pollutant Discharge Elimination System
General Permit No. GAR050000
Summary of the SWP3

Plan Preparation

The plan has been prepared by McLendon Enterprises, Inc.

Inspections

- 1) Equipment-all equipment used on the site will be visually inspected before operation.
- 2) Erosion Control Measures and Stormwater Samples-all BMP inspection and sample gathering shall be accomplished by qualified personnel of McLendon Enterprises, Inc.

Record Keeping

All records of the above mentioned inspections will be kept for at least one year past the date that coverage under the permit ends and shall include:

- 3) Date of Inspection
- 4) Name of personnel making inspection
- 5) Status of devices inspected
- 6) Observations
- 7) Actions taken, if any
- 8) Incidents of non-compliance
- 9) Signature of personnel making inspection

Routine Maintenance/Corrective Work

All items in the inspection report that require routine maintenance or corrective work shall be completed by the contractor with in 24 hours of notification. Failure to perform routine maintenance and/or corrective work will result in ceasing all land disturbing activities until all routine maintenance and/or corrective work is completed.

OFFICE (912) 537-7887
FAX (912) 538-79672



McLENDON
ENTERPRISES, INC.
HEAVY CIVIL
CONTRACTOR/ENGINEERING

2365 AIMWELL ROAD
VIDALIA, GEORGIA 30474

KEITH BATH
BORROW PIT
BRYAN COUNTY, GA

State of Georgia
Department of Natural Resources, Environmental Protection Division
National Pollutant Discharge Elimination System
General Permit No. GAR050000
Summary of the SWP3

Part 5.1.1 Pollution Prevention Team

- 1) Team Leader Sean Scott - Company Engineer, McLendon Enterprises, Inc.
- 2) Asst. Team Leader Adam Lee - Project Engineer, McLendon Enterprises, Inc.
- 3) Team Members Project Superintendents, McLendon Enterprises, Inc.

All team leaders and members have GSWCC Level 1A training. Records of employee training and completion can be obtained at the office of McLendon Enterprises, inc. in Vidalia, GA. (Part 5.1.1.2)

Part 5.1.2 Site Description

Site is to be used as a borrow pit for a near by project requiring fill dirt, as shown in the provided plan view. Location map as been provided.

Part 5.1.3 Description of Potential Pollutant Sources

The only expected pollutant would be sediment dislodged by rainfall activities. This is addressed in the Erosion and Sedimentation Control Plan. Any Fuel/Oil Spills would be un-expected pollutants and addressed on a per case situation if they occur.

Part 5.1.4 Sediment and Erosion Control

Included in the Erosion and Sedimentation Control Plan.

Part 5.1.5 Schedules and Procedures

To minimize exposure, all equipment will be located inside the protective perimeter fence as shown on the erosion plan. (Part 2.1.2.1)

All equipment will be inspected daily for cleanliness and maintenance issues in order to prevent spills. Any spills will be handled case by case and delt with immediately. (Part 2.1.2.1, 2.1.2.3 & 2.1.2.4)

BMPs will be installed according to the provided erosion control plan. The site will be grassed and mulched upon completion. (Part 2.1.2.5)

Runoff will be contained with the use of a sidement/stilling basin as shown. (Part 2.1.2.6)

Dust generation will be maintained with the use of a water truck. A construction exit will be at the entrance to the site to reduce off-site tracking. (Part 2.1.2.8)

Site will be kept free of all waste, garbage and floatable debris to insure these are not discharged into the recieving waters. (Part 2.1.2.9)

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FAX (912) 538-79672



McLENDON
ENTERPRISES, INC.
HEAVY CIVIL

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VIDALIA, GEORGIA 30474

KEITH BATH
BORROW PIT
BRYAN COUNTY, GA

State of Georgia
Department of Natural Resources, Environmental Protection Division
National Pollutant Discharge Elimination System
General Permit No. GAR050000
Summary of the SWP3

Part 5.1.5 Schedules and Procedures (Con.)

In order to meet the required benchmark monitoring for Sector J of 100 mg/L of TSS, all storm water will be pumped through a GA DOT approved silt filter bag. (Part 5.1.5.2)

Routine inspection of equipment and erosion/storm water control measures must be conducted at least once every quarter. One inspection per year must be done during storm water discharge. Each report must be documented and will be kept available at the office of McLendon Enterprises, Inc. in Vidalia, GA. Reports do not have to be submitted to the EPD unless requested by the EPD. Reports must include the following: (Part 4.1)

- Inspection time and date
- Name and signature of inspector
- Weather information and description of discharges during inspection
- Any unidentified discharges of pollutants within the past 3 years
- Maintenance needed
- Replacements need due to failed controls
- Incidents of noncompliance observed
- Additional control measures needed

Quarterly visual inspections must be completed for length of permit. A storm water sample must be collected and visually inspected. Sample must be collected within 30 minutes of discharge. Inspection must be documented and will be kept available at the office of McLendon Enterprises, Inc. in Vidalia, GA. Reports must include the following: (Part 4.2)

- Sample location
- Collection date and time
- Visual assessment date and time
- Person collecting sample and visual inspection
- Signature
- Nature of runoff
- Results
- Probable source of contamination, if any
- If applicable, why it was not possible to collect sample within first 30 minutes

Annual comprehensive site inspection must be completed once each year. Report must be filled out on the annual comprehensive inspection report form and kept available at the office of McLendon Enterprises, Inc. in Vidalia, GA. All criteria specified on report form must be addressed. (Part 4.3)

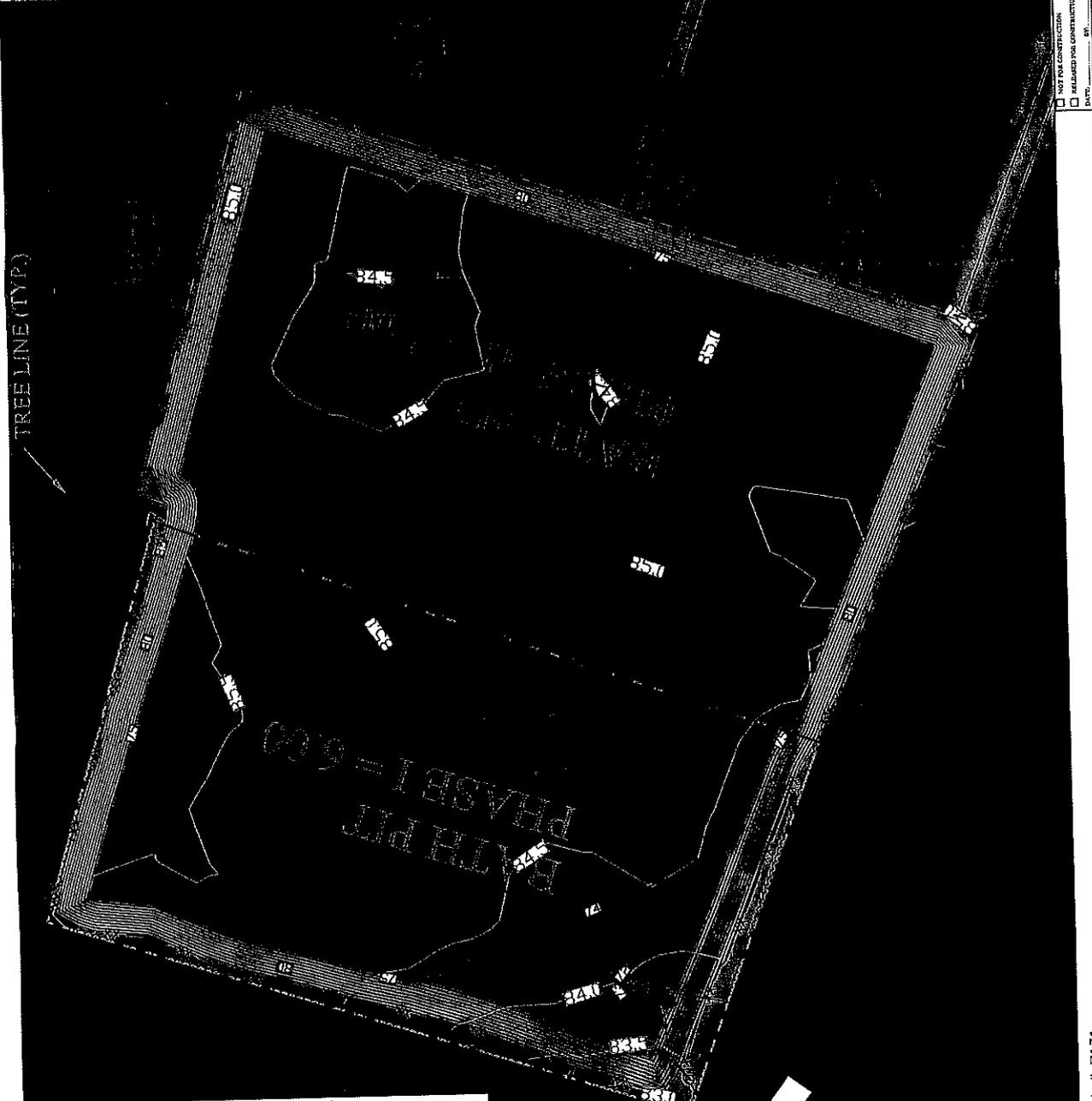
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ENTERPRISES, INC.
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2365 AIMWELL ROAD
VIDALIA, GEORGIA 30474

KEITH BATH
BORROW PIT
BRYAN COUNTY, GA



Taken from Silt Pumping-Diversion Guidelines (December, 2009)
 The Contractor performing the site preparation activity will follow one of the following alternatives, or a modification of one, as noted.

Diversion Alternative #1:
 The normal stream flow of non-treat water streams flowing on uniform beds having a grade of less than 2% being between 1' and 1.5' deep, with the water surface by no more than 1' deep, while work is taking place in the work area, may be diverted into a temporary sand bagged in the channel upstream of the work area. Maintaining of the stopped inflow to prevent damage to private property or create safety concerns shall dictate the ability to continue work. A minimum of one per way 2 hours of stoppage shall be allowed to allow for normal stream flow. The stoppage shall be maintained for more than 8 hours. Release of impounded water shall occur following the removal of all construction debris and the stabilization of all bare areas exposed by excavation or other construction activities.

Diversion Alternative #2:
 A diversion pump may be used, as necessary, to convey stream flow around the work area. The pump intake must be situated in a manner that prevents ingestion of streambed materials. The pump outlet must discharge into a stable, non-erosible material such as rip rap, downstream of the work area.

Diversion Alternative #3:
 Temporary Sand Bags may be placed as necessary in the channel to divert the stream flow into one barrel of a multi-barrel box culvert. When the work is to take place on one side of the channel, the flow shall be diverted to the opposite side as necessary.

GSWCC LEVEL II DESIGN PROFESSIONAL #7131
 Sean M. Scott
 SEAN M. SCOTT, P.E. EXP 10/31/15

**SILT FILTER BAG
 ON UNDISTURBED
 GROUND**

Modified Alternative #2:
 Downstream of the excavation/grading operation, the water shall be pumped into a silt filter bag, location of which will be determined by the contractor.

GSWCC CERTIFICATION # 7131

SEAN SCOTT

“B” Exhibits – Agency Comments



BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

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

66 Capt. Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # Z#219-19 and CUP#161-19

Zoning Request: Request to rezone property from AR-1 to A-5, with conditional use for excavation/mining (borrow pit)

Filed by: Joel Hussey, McLendon Enterprises, Inc, 2365 Aimwell Road, Vidalia, GA

Owners: Keith and Erica Bath, 220 Powers Circle Rd, Ellabell, GA 31308

Property address: 300 Power Circle Road

Map and Parcel # 0341-139

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: • PROVIDE ACCESS LETTER FROM ALL PROPERTY OWNERS ALLOWING ACCESS TO THE SITE FROM POWERS CIRCLE RD.
• CONTRACTOR SHALL AGREE TO CONTINUAL MAINTENANCE OF POWER CIRCLE RD RELATED TO ANY IMPACTS CAUSED AS A RESULT OF MINING OPERATIONS.
• CONTRACTOR SHALL AGREE TO SET WORK HOURS.
• PROVIDE DNR MINING PERMIT OR DOCUMENTATION FROM STATE THAT A MINING PERMIT IS NOT REQUIRED.

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Kirk D. Coan Date: 8.12.19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
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Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments:

Engineering Director **Fire Chief** **County Health Director**

Public Works Director **Bryan County Schools (optional)**

Signature: _____ **Date:** _____



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
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This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: No Issues with this!

Engineering Director **Fire Chief** **County Health Director**

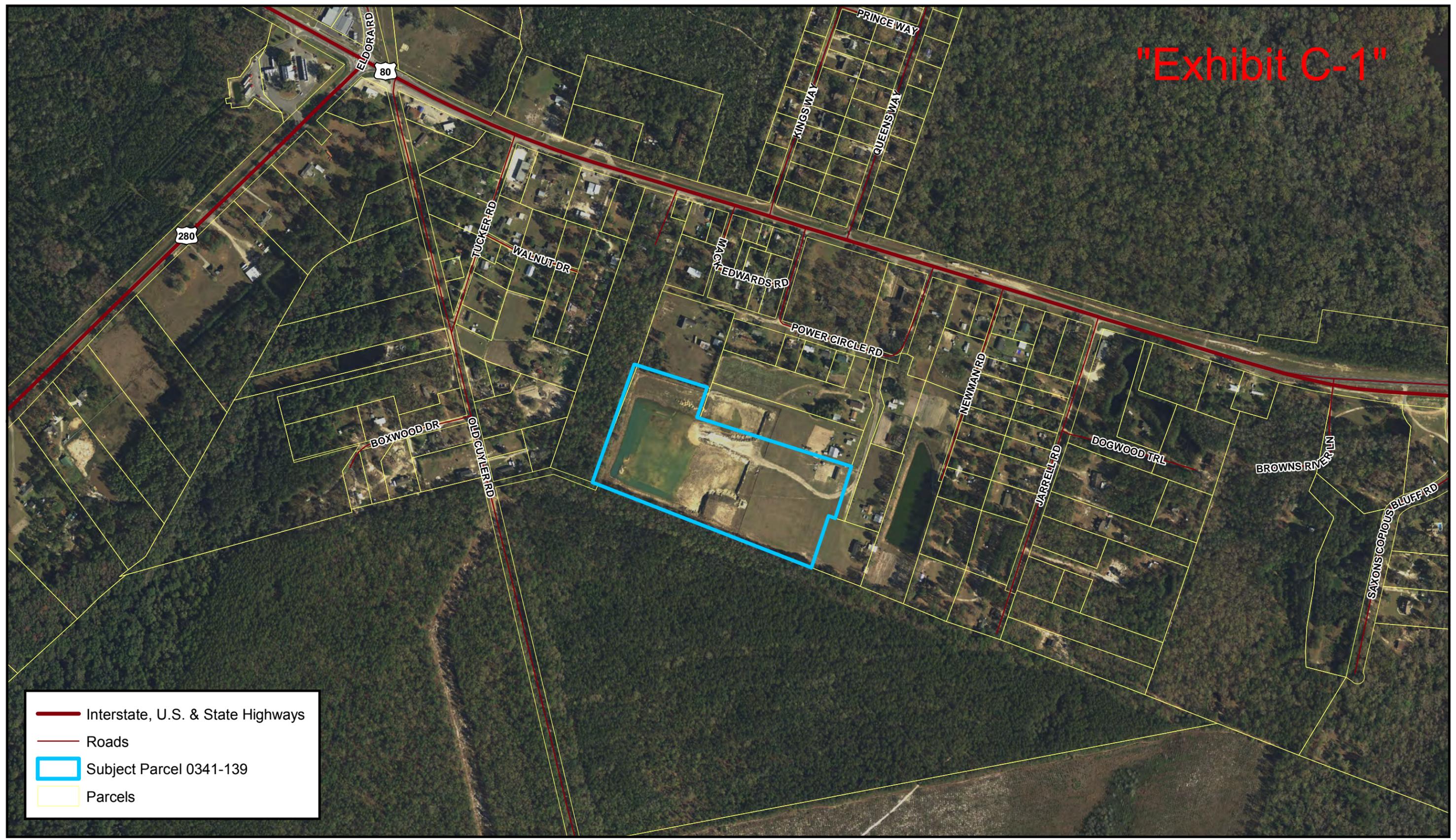
Public Works Director **Bryan County Schools (optional)**

Signature: Freddy Howell

Date: 08/23/19

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



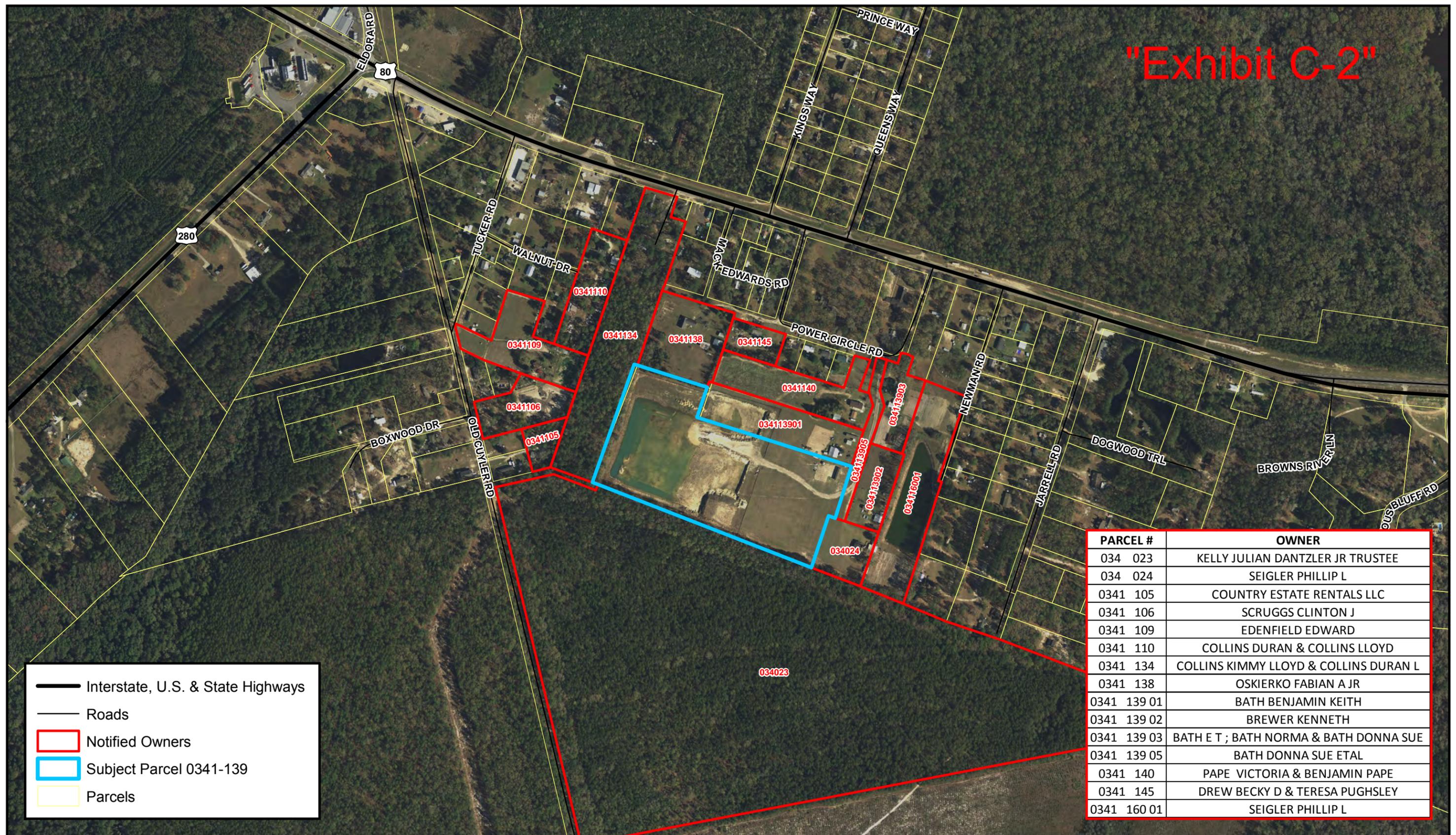
— Interstate, U.S. & State Highways
— Roads
□ Subject Parcel 0341-139
□ Parcels



Location Map
Joel Hussey for McLendon Enterprises, Inc.
Case CUP# 161-19

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"

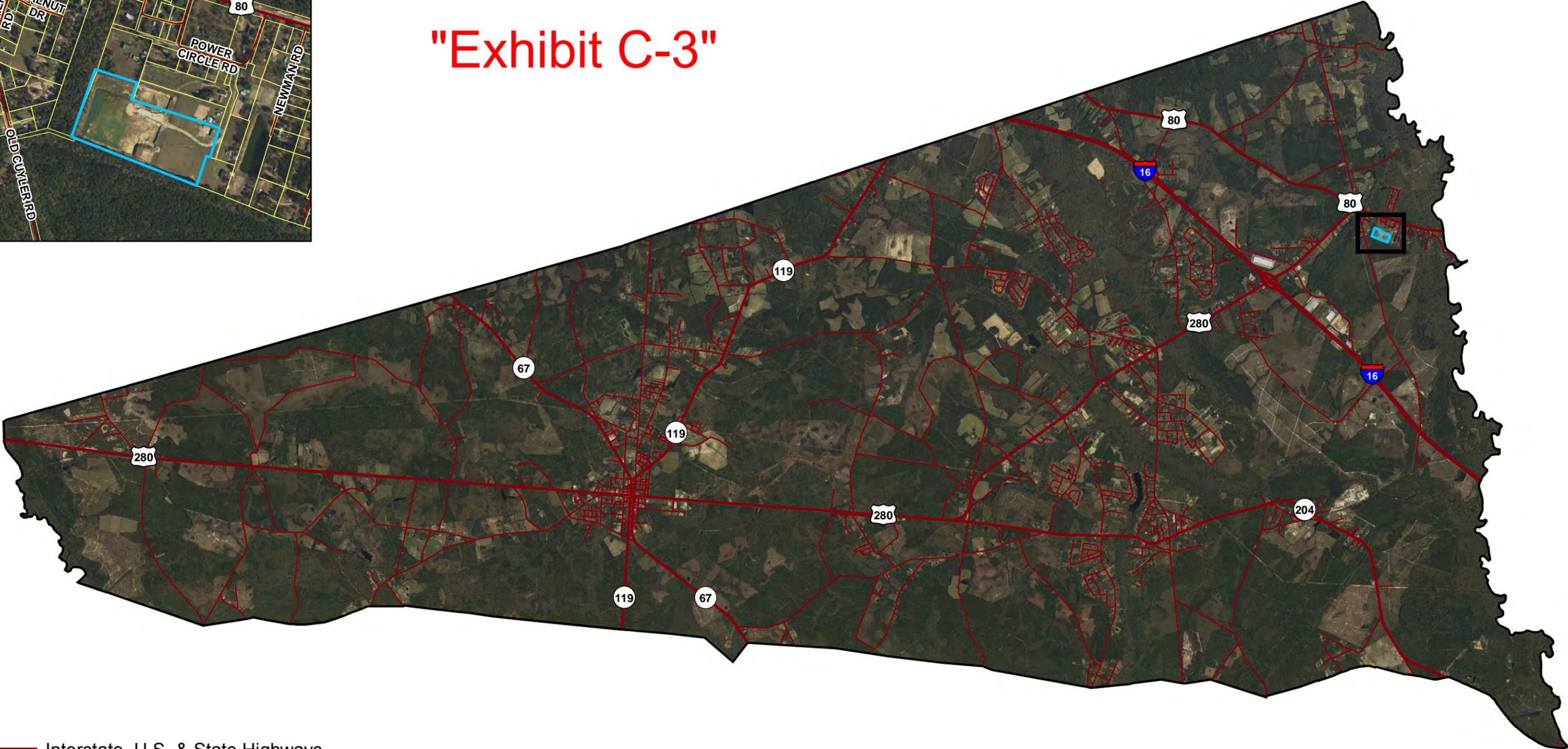


-  Interstate, U.S. & State Highways
-  Roads
-  Notified Owners
-  Subject Parcel 0341-139
-  Parcels

PARCEL #	OWNER
034 023	KELLY JULIAN DANTZLER JR TRUSTEE
034 024	SEIGLER PHILLIP L
0341 105	COUNTRY ESTATE RENTALS LLC
0341 106	SCRUGGS CLINTON J
0341 109	EDENFIELD EDWARD
0341 110	COLLINS DURAN & COLLINS LLOYD
0341 134	COLLINS KIMMY LLOYD & COLLINS DURAN L
0341 138	OSKIERKO FABIAN A JR
0341 139 01	BATH BENJAMIN KEITH
0341 139 02	BREWER KENNETH
0341 139 03	BATH E T ; BATH NORMA & BATH DONNA SUE
0341 139 05	BATH DONNA SUE ETAL
0341 140	PAPE VICTORIA & BENJAMIN PAPE
0341 145	DREW BECKY D & TERESA PUGHSLEY
0341 160 01	SEIGLER PHILLIP L



"Exhibit C-3"



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 0341-139
- Surrounding Parcels



Produced by Bryan County GIS
August 2019



Overview Map
Joel Hussey for McLendon Enterprises, Inc.
Case CUP# 161-19

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“D” Exhibits – Public Comment

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE Z#220-19

Public Hearing Date: September 3, 2019

REGARDING THE APPLICATION OF: McLendon Enterprises, Inc., is requesting the rezoning of property located at 711 Groveland Nevils Road parcel, PIN# 002 061 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned A-5, from its current AR-1 zoning.	Staff Report by Amanda Clement Dated: August 27, 2019
--	---

I. Application Summary

Requested Action: Public hearing and consideration of a rezone map amendment for Bryan County. The application by McLendon Enterprises, Inc., proposes to change the “AR-1”, Agricultural Residential zoning for a 12.48-acre parcel PIN# 002 061, in unincorporated Bryan County, Georgia, to “A-5”, Agricultural District.

Representative: Joel Hussey, McLendon Enterprises, Inc.
2365 Aimwell Road
Vidalia, GA 30474

Owner: Carson Sands
PO Box 26
Daisy, GA 30423

Applicable Regulations:

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

II. General Information

1. Application: A rezoning application was placed by Joel Hussey with McLendon Enterprises, on August 2, 2019. After reviewing the application, the Director certified the application as being generally complete on August 8, 2019.

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

A. Legal notice was published in the Bryan County News on August 15, 2019.

B. Notice was sent to Surrounding Land Owners on August 19, 2019.

C. The site was posted for Public Hearing on August 19, 2019.

3. Background: The subject property is located on the west side of Groveland Nevils Road, just south of its intersections with Ponderosa Road. This site encompasses 12.48 acres, with approximately 651 feet of frontage along Ponderosa Road and 640 feet of frontage along Groveland Nevils Road. The applicant is requesting a rezoning to "A-5" Agricultural District with an associated Conditional Use application (CUP#160-19) to permit the *excavation or mining of sand, gravel or other natural materials* for approximately 4.3 acres proposed for use as a borrow pit.

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

"A" Exhibits- Application:

A-1 Rezone Application

"B" Exhibits- Agency Comments:

B-1 Engineering Director comments dated 8/12/2019

B-2 County Health Director comments dated 8/26/2019

B-3 Fire Chief comments dated 8/23/2019

"C" Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

"D" Exhibits- Public Comment:

No Public Comments Received

III. Sec. 610 Standards Governing the Exercise of Zoning Power for A Rezone:

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

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

► **Staff comment:** The Comprehensive Plan Character Area Map of North Bryan County shows that future development in the area is projected to be Agricultural Low Density Residential.

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

► **Staff comment:** The intent of the existing and surrounding “AR-1” zoning district is to provide for large lot single-family home development in a rural environment, and to limit non-commercial agricultural activity. The requested “A-5” zoning district is intended to conserve natural resources and open space of land while permitting low-density residential development and providing for general farming and forestry growth activities. Both zoning districts are compatible with the overall zoning scheme of the area and help to carry out the purpose of 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 properties within the immediate vicinity of the site are of a rural character comprised of low-density residential development and agricultural lands, with the exception of the property immediately to the west, which is zoned “B-2”. Within one (1) mile of the site, the properties are predominately zoned for agricultural and residential uses, with a few sporadically zoned commercial sites and a large industrial site off Highway 280.

(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:** Rezoning the subject property from “AR-1” to “A-5” results in a generally less intense use of the property, which should not burden the adequacy of the existing public facilities and services more than what is currently permitted.

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

► **Staff comment:** The Georgia Natural, Archaeological, and Historic Resources map does not reveal any known archeological, historical, or cultural resources; the National Wetlands Inventory map does not show any wetlands; and according to the FEMA F.I.R.M. maps, this site does not lie within a Special Flood Hazard Area. Therefore, the proposed reclassification should not adversely affect any known historical, cultural, or environmental resource.

(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:** Rezoning the subject property from “AR-1” to “A-5” results in a generally less intense use of the property; this should not affect the existing uses or usability of adjacent or nearby lots.

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

► **Staff comment:** There has been no evidence or research presented either in support of or in opposition to this request, which would suggest that the proposed use would 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;

► **Staff comment:** The proposed reclassification would result in a less dense zoning district, which should not require an increase in existing levels of public services.

(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:** The area surrounding the subject site was identified for Agricultural Low Density Residential development on the County’s Future Land Use Map adopted in June of 2018, and is not likely to experience development pressures or changing conditions which would affect the existing or proposed use of the lot.

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

► **Staff comment:** Adjacent properties to the north, east, and south are zoned “AR-1” Agricultural Residential District and the property to the west is zoned “B-2” General Commercial.

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

► **Staff comment:** The existing lot encompasses approximately 12.48 acres and is zoned “AR-1”, which provides for minimum lot sizes of 1-acre. The site has adequate frontage along both Ponderosa Road and Groveland Nevils Road. It does not appear that the value of the lot is diminished by its existing zoning restrictions as it can be utilized in compliance with, and further subdivided, under the the”AR-1” regulations.

(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:** Neither staff nor the applicant identified any diminishment of the property value resulting from its existing zoning restrictions.

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

► **Staff comment:** There was no identified relative gain to the public for the subject property to remain agriculturally and residentially zoned as opposed to agricultural.

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

► **Staff comment:** The subject lot is approximately 12.48 acres in size, meeting the minimum lot size requirements of both the current “AR-1” zoning district and the proposed “A-5” zoning districts. The lot is suitable for both its current and proposed zoned purposes.

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

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

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

► **Staff comment:** The majority of the properties along Groveland Nevils Road from Highway 280 to the Bulloch County line have been rezoned to “AR-1”. A brief search of County records suggests that these rezonings took place in the 1980’s and 1990’s to allow for the further subdivision of land. This has resulted in smaller lots ranging in size from 1 to 5 acres, that are primarily used for residential purposes with limited non-commercial agricultural uses. Despite this, the general character of the area remains rural and agricultural, and the rezoning of this tract to “A-5” would not create an isolated district unrelated to these adjacent uses.

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

► **Staff comment:** The site is approximately 12.48 acres in size and has adequate frontage along Ponderosa Road and Groveland Nevils Road. There was no substantial reason presented as to why the lot cannot be used as it is currently zoned.

(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 has provided specific plans to utilize the site for the *excavation or mining of sand, gravel or other natural materials* for approximately 4.3 acres proposed for use as a borrow pit.

IV. Staff Recommendation

Staff recommends approval of the rezoning.

V. Planning & Zoning Commission Recommendation

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

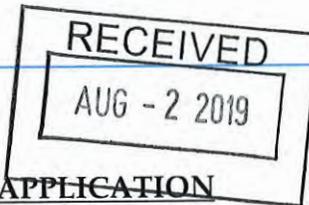
The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

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

“A” Exhibits – Application

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 [x] Authorized Agent
Applicant Name: JOEL HUSSEY for MCLEOD ENTERPRISES, INC.
Address: 2365 AIMWELL ROAD
City: VIDALIA State: GA Zip: 30474
Phone: 912-257-1873 Email: JOEL@MCLEODENTERPRISES.COM

Property Owner (if not applicant): CARSON SANDS
Address: P.O. BOX 26/180 RAEL ROAD STREET
City: DASSY State: GA Zip: 30423 Phone: 912-687-1280

PROPERTY INFORMATION

Property Address or General Location: 711 GROVELAND - NEVILS RD
PIN Number(s) (Map & Parcel): 002 061 Total Acreage: 12.48
Current Zoning District(s): AR-1 Proposed Zoning District(s): A5

Existing Use of Property: HOMESITE WITH TIMBERLAND
Proposed Use of Property: HOMESITE WITH TIMBERLAND AND BORROW PIT

FOR OFFICE USE ONLY

Case #: 220-2#2019 Date Received: 8-2-19 [x] 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	<u>5</u> business days after Application Submittal
Development Review Committee	Within <u>30</u> days of following Completeness Certification
Planning & Zoning (P&Z) Commission Public Hearing	<u>30-60</u> days following Development Review Committee
Board of Commissioners (BOC) Public Hearing	Within <u>31</u> 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
- 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 ½ x 11 inch, and One (1) full size copy of the proposed concept plan
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

I hereby certify that I am the owner or authorized agent of the property being proposed for 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

8/01/2019
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 Crt'd: 8/8/2019 *K* DRC Meeting Date: 8/8/2019 P&Z Hearing Date: 9/3/2019
 BOC Hearing Date: 9/10/2019

Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, CARSON SANDS, 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 Rezoning 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: JOEL HUSSEY FOR MCLEDDON ENTERPRISES, INC.

Address: 2365 AIMWELL ROAD

City: VIDALIA State: GA Zip Code: 30474

Telephone Number: 912-257-1873 Email: JOEL@MCLEDDONENTERPRISES.COM

[Signature]
Signature of Owner

8/01/2019
Date

JOEL HUSSEY
Owners Name (Print)

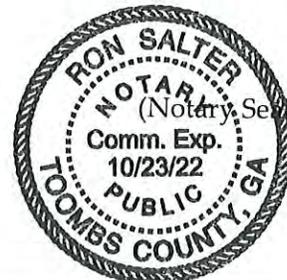
Personally appeared before me

CARSON SANDS
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 AUGUST, 2019

[Signature]
Notary Public



DEED BOOK
FILED IN OFFICE
4/22/2019 11:46 AM
BRYAN COUNTY
CLERK OF SUPERIOR
COURT
BRYAN COUNTY
GEORGIA
REAL ESTATE TRANSFER
TAX 0.1% 500.00

PT-01 015-2019-00794

RETURN TO:
CALLAWAY, NEVILLE & BRINSON
Attorneys At Law
P.O. Box 667
Claxton, GA 30417
File No.

STATE OF GEORGIA
COUNTY OF BRYAN

LIMITED WARRANTY DEED

This Indenture, made this 16 day of April, 2019,
between **TIPPINS BANK, a division of Glennville Bank**, Grantor, and
CHARLES CARSON SANDS, Grantee,

: W I T N E S S E T H :

That Grantor, for and in consideration of the sum of Ten and
No/100 (\$10.00) Dollars, and other valuable considerations, receipt
whereof is hereby acknowledged, has granted, bargained, sold,
aliened, conveyed and confirmed, and does hereby grant, bargain,
sell, alien, convey and confirm unto Grantee, his successors and
assigns, the following described property:

All that certain lot, tract or parcel of land situate, lying
and being in the 19th G.M. District of Bryan County, Georgia,
containing 12.48 acres, more or less, and being designated as Parcel
B on that certain plat of survey prepared by Michael J. Gardner,
Georgia Registered Land Surveyor, dated January 31, 2014, and being
recorded in Plat Book 652, Page 10, in the Office of the Clerk of
Superior Court of Bryan County, Georgia. Said plat is hereby
incorporated by specific reference thereto for descriptive and all
other legal purposes. Said property is bounded, now or formerly, as
follows: on the Northeast by the right of way of a public road known
as Groveland-Nevils Highway; on the Southeast by Parcel D shown on
the referenced survey plat; on the South by property of Daniel R.
DeLoach; on the West by property of Robert E. Shuman, Jr., and
Bonnie W. Shuman, and by property of Donald Driggers; and on the
north by the right of way of a private road known as Ponderosa Road,
all as shown on the incorporated survey plat.

Subject to all valid reservations, restrictions, easements,
and rights of way of record; together with all improvements located
thereon.

TO HAVE AND TO HOLD the property unto Grantee and unto his successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being and belonging or in any wise, appertaining, to the only proper use, benefit and behoof of Grantee and his successors and assigns forever, **IN FEE SIMPLE.**

AND GRANTOR WILL WARRANT and forever defend said title to the property against all lawful claims and encumbrances claiming by, through or under Grantor, but against none other.

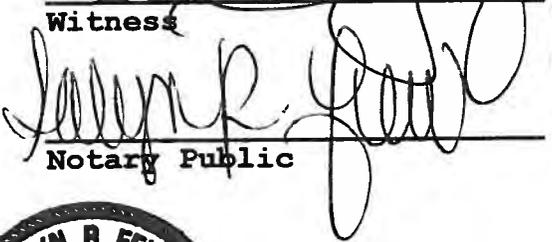
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal and delivered these presents, by and through its proper corporate officers, the day and year first above written.

Signed, sealed and delivered in the presence of:

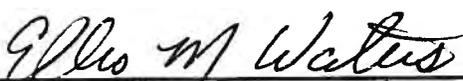
**TIPPINS BANK, a division of
Glennville Bank**



Witness



Notary Public



BY: *Mark H. Waters* President (L.S.)



ATTEST *credit officer* (L.S.)



Bryan County
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

CS, JMH 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.

CS, JMH 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.

002 061
Parcel Identification Number

[Signature]
Signature of Applicant

8/01/2019
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.

2019-Tax pd.

Name: Mania Anderson

Title: Tax Clerk

Signature: [Signature]

Date: 8-7-19

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 M Date 2019 08 02 Sequence 140333

8/02/19
14:04:00

Bill Number . . .	2018 007689	Acct	18445R18	Fair Mkt Val	30,300
Taxpayer Name. .	GRAY JOSEPH			Bill Date	2018 08 24
Additional Name.	% TIPPINS BANK			Due Date	2018 11 15
Address Line 1 .				H/S Code	
Address Line 2 .	P O BOX 157			Lender Code	
City ST Zip 4. .	CLAXTON		GA 30417	Under Appeal	
Loctn/Desc . . .	PARCEL B PB 652 / PG 10 FOR 20			Bankruptcy	
Map Blk Par Sub.	002 061		Dist 03	Check Notes	Y
Original Bill	Adj & Charges	Payments		Descriptions	This Tran
307.55		307.55-		Taxes	.....
	12.55	12.55-		Assessment Pen	.....
	22.00	22.00-		Interest	.....
	15.37	15.37-		Costs	.....
307.55	49.92	357.47-		Late Penalty	.....
				Other Penalty	.....
				TOTALS	.....
		Last T/A Date		Payment/Adjust	(P/A) P
		PP 2019 04 19		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.

Signature of Applicant

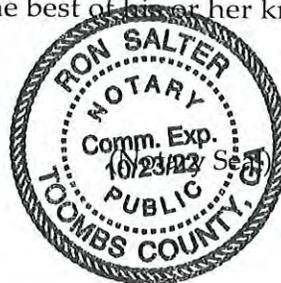
Personally appeared before me

Joel Hussey
Applicant (Print)

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

This 15th day of August 20 19

Ron Salter
Notary Public



“B” Exhibits – Agency Comments



BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

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

66 Capt. Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # Z#220-19 and CUP#162-19

Zoning Request: Request to rezone property from AR-1 to A-5, with condition use for excavation/mining (borrow pit)

Filed by: Joel Hussey, McLendon Enterprises, Inc. 2365 Aimwell Road, Vidalia, Ga

Owners: Carson Sands, P.O. Box 26, 180 Rail Road St, Daisy, GA

Property address: 711 Groveland-Nevils Road

Map and Parcel # 002-061

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: • PROVIDE DNR MINING PERMIT OR DOCUMENTATION FROM STATE THAT A MINING PERMIT IS NOT REQUIRED.

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Kirk J Coan Date: 8.12.19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
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Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments:

Engineering Director **Fire Chief** **County Health Director**

Public Works Director **Bryan County Schools (optional)**

Signature: _____ **Date:** _____



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
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Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: No Issues with this!

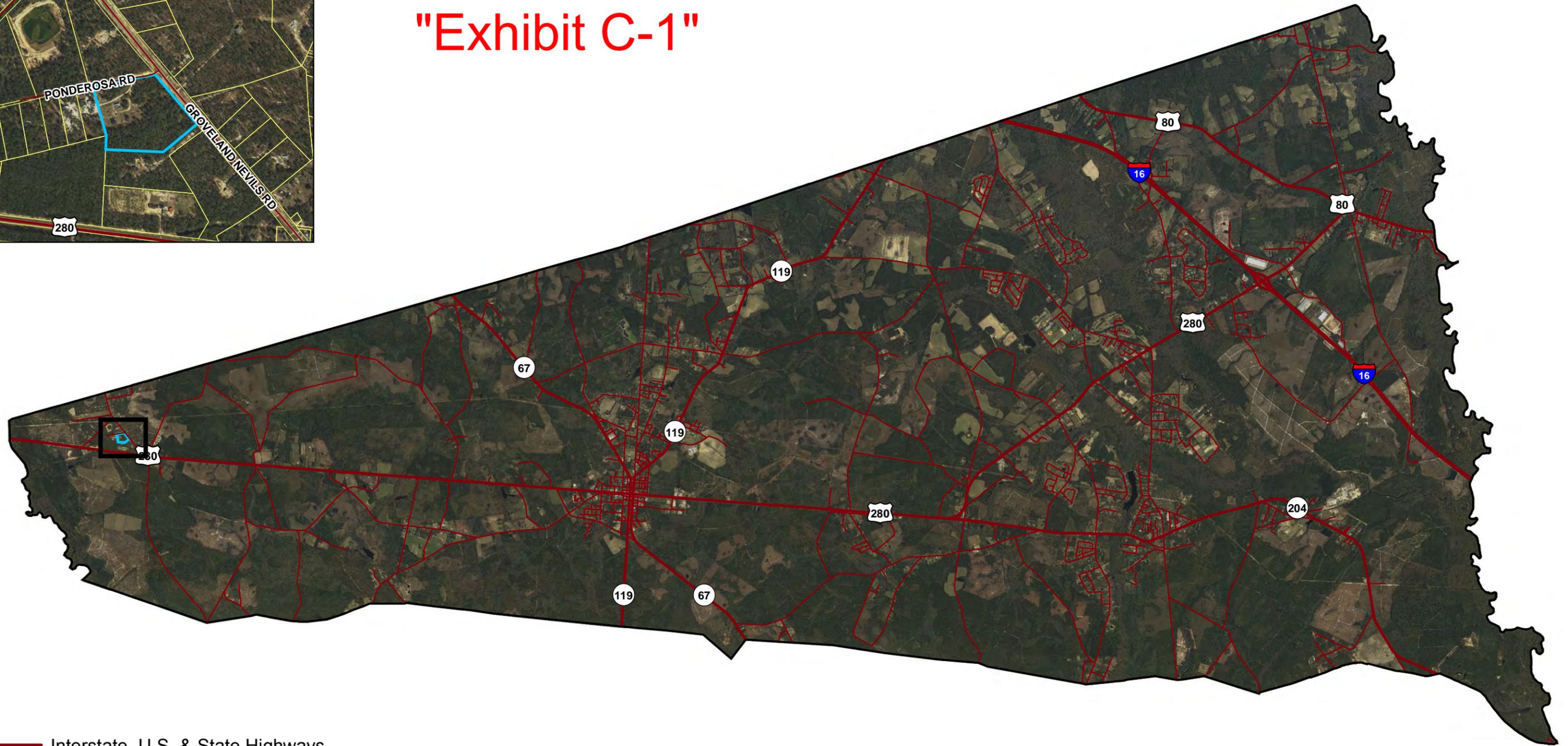
- | | | |
|--|--|---|
| <input type="checkbox"/> Engineering Director | <input checked="" type="checkbox"/> Fire Chief | <input type="checkbox"/> County Health Director |
| <input type="checkbox"/> Public Works Director | <input type="checkbox"/> Bryan County Schools (optional) | |

Signature: Freddy Howell

Date: 08/23/2019

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 002-061
- Surrounding Parcels



Produced by Bryan County GIS
August 2019



Overview Map
Joel Hussey for McLendon Enterprises, Inc.
Case Z# 220-19

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 002-061
- ▭ Parcels



Produced by Bryan County GIS
August 2019

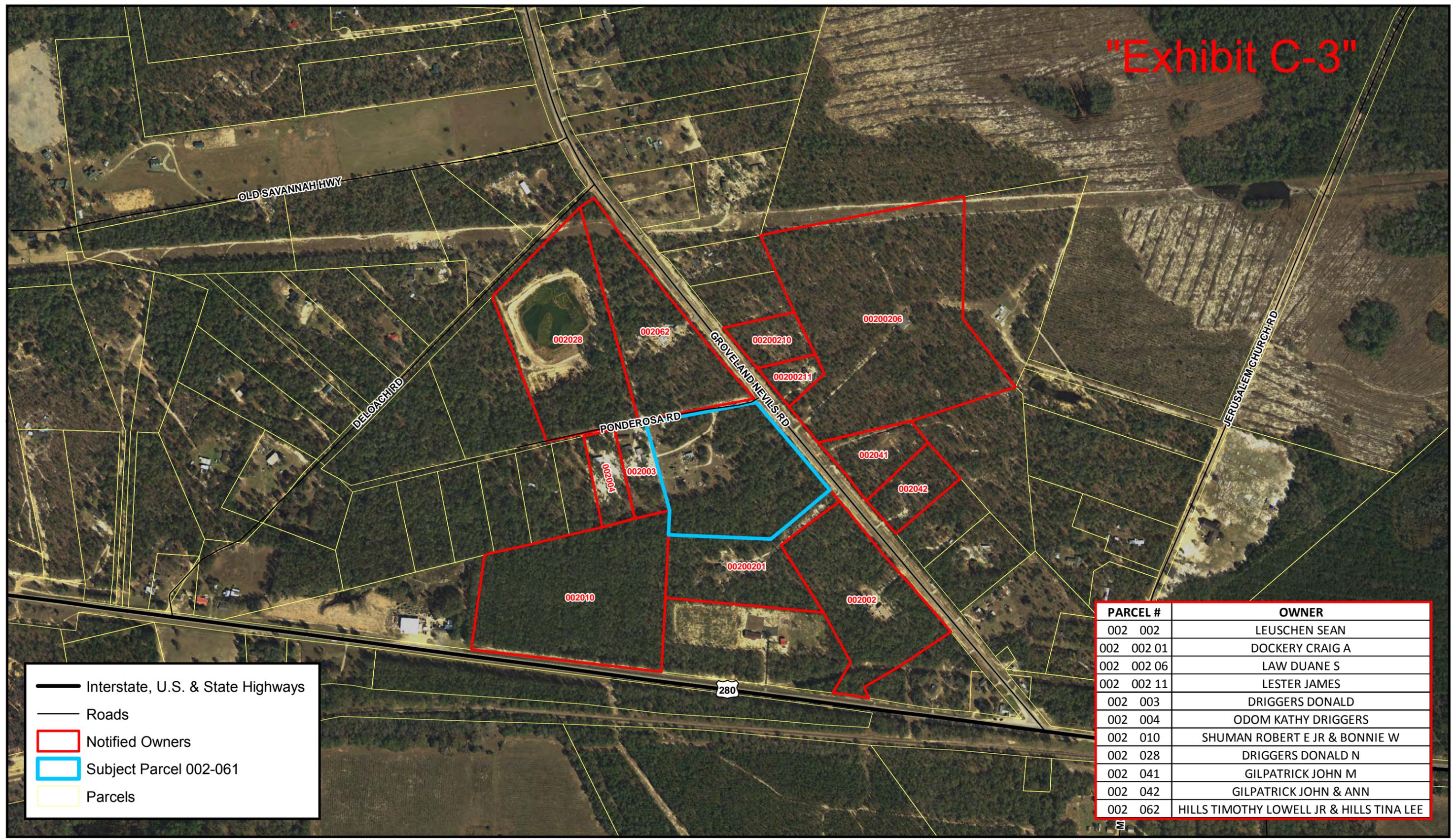


Location Map
Joel Hussey for McLendon Enterprises, Inc.
Case Z# 220-19

372

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"Exhibit C-3"



-  Interstate, U.S. & State Highways
-  Roads
-  Notified Owners
-  Subject Parcel 002-061
-  Parcels

PARCEL #	OWNER
002 002	LEUSCHEN SEAN
002 002 01	DOCKERY CRAIG A
002 002 06	LAW DUANE S
002 002 11	LESTER JAMES
002 003	DRIGGERS DONALD
002 004	ODOM KATHY DRIGGERS
002 010	SHUMAN ROBERT E JR & BONNIE W
002 028	DRIGGERS DONALD N
002 041	GILPATRICK JOHN M
002 042	GILPATRICK JOHN & ANN
002 062	HILLS TIMOTHY LOWELL JR & HILLS TINA LEE



Notification Map
Joel Hussey for McLendon Enterprises, Inc.
Case Z# 220-19

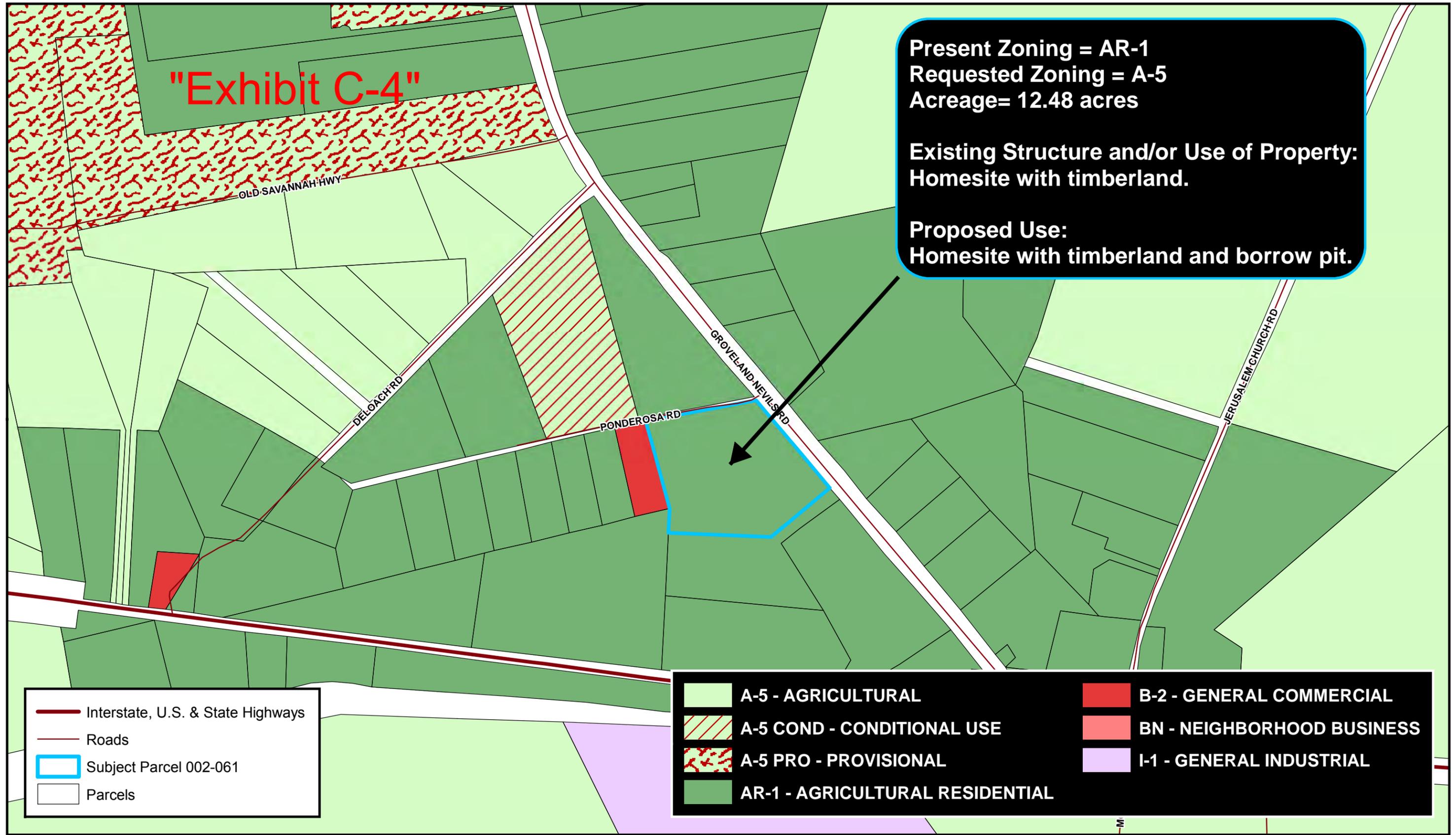
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"Exhibit C-4"

Present Zoning = AR-1
 Requested Zoning = A-5
 Acreage = 12.48 acres

Existing Structure and/or Use of Property:
 Homesite with timberland.

Proposed Use:
 Homesite with timberland and borrow pit.



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 002-061
- Parcels

- A-5 - AGRICULTURAL
- A-5 COND - CONDITIONAL USE
- A-5 PRO - PROVISIONAL
- AR-1 - AGRICULTURAL RESIDENTIAL
- B-2 - GENERAL COMMERCIAL
- BN - NEIGHBORHOOD BUSINESS
- I-1 - GENERAL INDUSTRIAL



“D” Exhibits – Public Comment

BRYAN COUNTY BOARD OF COUNTY COMMISSIONERS

CASE CUP#162-19

Public Meeting Date: September 3, 2019

REGARDING THE APPLICATION OF: McLendon Enterprises, Inc., is requesting a conditional use for property located at 711 Groveland Nevils Road parcel, PIN# 002 061 in unincorporated Bryan County, Georgia.	Staff Report by Amanda Clement Dated: August 27, 2019
---	---

I. Application Summary

Requested Action: Public hearing and consideration of a conditional use application. The application by McLendon Enterprises, Inc., proposes the *excavation or mining of sand, gravel or other natural materials* (borrow pit) on property located at 711 Groveland Nevils Road (parcel PIN# 002 061), in unincorporated Bryan County, Georgia.

Representative: Joel Hussey, McLendon Enterprises, Inc.
2365 Aimwell Road
Vidalia, GA 30474

Owner: Carson Sands
PO Box 26
Daisy, GA 30423

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Chapter 12, Article VII, Conditional Use Districts, Sec. 702. Conditions to approval of petition

II. General Information

1. Application: A Conditional use application was received by the Administrator on August 2, 2019. After reviewing the application, the Administrator certified the application as being generally complete on August 8, 2019.

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

A. Legal notice was published in the Bryan County News on August 15, 2019.

B. Notice was mailed on August 19, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on August 19, 2019.

3. Background: The subject property is located on the west side of Groveland Nevils Road, just south of its intersection with Ponderosa Road. This site encompasses 12.48 acres, with approximately 651' of frontage along Ponderosa Road and 640' of frontage along Groveland Nevils Road. The applicant has requested a rezoning to "A-5" Agricultural District (Z#220-19) with this Conditional Use application which would permit the *excavation or mining of sand, gravel or other natural materials* as a conditional use. The applicant is requesting this approval to allow for the excavation of approximately 4.3 acres to be used as a borrow pit.

The applicant has submitted a concept plan denoting the limits of the proposed borrow pit and has indicated an approximate mining duration of 2 years (45 weeks per year). The mining activity is proposed to occur six days a week, Monday through Friday 7:00 am to 5:30 pm, and Saturdays 8:00 am to 5:30 pm. The borrow pit is expected to generate a total volume of 31,976 cubic yards of sand material (356 cubic yards per week or 60 cubic yards per day). This should generate +/- 5 trucks (60 cubic yards / 12 cubic yards per truck) or 10 traffic trips per day. The borrow pit will be accessed by a haul road via Ponderosa Road. A specific re-use or future development plan for the subject area has not been submitted.

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

"A" Exhibits- Application:

A-1 Conditional Use Application

A-2 Sand Pit Schedule and Hours of Operation Summary

A-3 Concept Plans

"B" Exhibits- Agency Comments:

- B-1 Engineering Director comments dated 8/12/2019
- B-2 County Health Director comments dated 8/26/2019
- B-3 Fire Chief comments dated 8/23/2019

“C” Exhibits- Bryan County Supplements

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

“D” Exhibits- Public Comment:

None presented

III. Analysis under Ch. 12, Sec. 702 Standards Governing Conditions to Approval of Conditional Use Petitions:

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

Staff findings: The use *Excavation or mining of sand, gravel or other natural materials* is a listed conditional use for lots zoned “A-5” Agricultural District. The applicant has submitted an associated application requesting to rezone this property from “AR-1” to “A-5.

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

Staff findings: The proposed borrow pit is located on the west side of Groveland Nevils Road. A review of FEMA issued maps and the National Wetlands Inventory generalized map show that there are no environmentally sensitive areas.

Although the *excavation or mining of sand, gravel or other natural materials* is identified as a permitted conditional use within the “A-5” district, the proposed site’s proximity to existing residential development, could potentially produce negative impacts to the surrounding residents if not properly conditioned.

IV. Staff Recommendation

To mitigate the potential for negative impacts, staff recommends approval only if the following conditions can be met:

(1) The applicant shall either obtain a state mining permit from the Department of Natural Resources, Environmental Protection Division or documentation from the state stating a mining permit is not required. A copy of the approved state mining permit or exemption therefrom, must be submitted to the Community Development office prior to commencing any excavation activities.

(2) The side slopes of any excavated area must be constructed at a 3:1 slope (three feet of horizontal distance per one foot in vertical drop) from the top of the excavation to the bottom at all times during construction and at completion of the excavation.

(3) The edge of the borrow pit may not be located at any one point, closer than fifty (50) feet to any property line.

(4) A natural vegetative buffer within the 50-foot setback area shall be maintained for the duration of the conditional use.

(5) The mining activity shall be limited to Monday through Friday 7:00 am to 5:30 pm, and Saturdays 8:00 am to 5:30 pm

(6) The size of the borrow pit shall not exceed the 4.3 acres as shown. Any proposed expansion of the pit shall require an additional conditional use approval.

V. Planning & Zoning Commission Recommendation

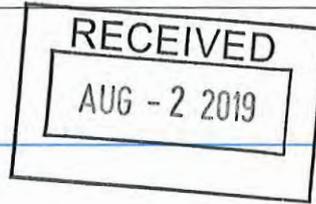
Recommendation: The Commission may recommend that the amendment be granted as requested, or it may recommend approval of the amendment requested subject to provisions, or it may recommend that the amendment be denied.

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

Bryan County
Board of Commissioners
Community Development Department



CONDITIONAL USE APPLICATION

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

Application Fee: \$150.00

JOEL HUSSEY
FOR

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: MCLEOD ENTERPRISES, INC.
 Address: 2365 AIMWELL ROAD
 City: VIDALIA State: GA Zip: 30474
 Phone: 912-257-1873 Email: JOEL@MCLEODENTERPRISES.COM

Property Owner (if not applicant): CARSON SANDS
 Address: P.O. BOX 26/180 RAIL ROAD STREET
 City: DAISY State: GA Zip: 30423 Phone: 912-687-1280

PROPERTY INFORMATION

Property Address or General Location: 711 GROVELAND - NEVILS RD
 PIN Number (Map & Parcel): 002 061 Current Zoning District(s): 12.4B

CONDITIONAL USE REQUESTED:

REQUESTING AS CONDITIONAL USE FOR A BORROW PIT. MEI DOES NOT FORESEE ANY ADVERSE IMPACTS TO THE SURROUNDING AREA.

FOR OFFICE USE ONLY

Case #: CUP#162-19 Date Received: 8-2-19 Fee Paid Initial: SF

Conditional Use Review and Timing

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

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

Conditional Use Application Checklist

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

- Completed Application
- Proof of Ownership
- Verification of Paid Taxes
- Disclosure Statement
- Authorization by Property Owner
- Written narrative describing the proposed conditional use and its impact on the surrounding area
- One (1) 8 ½ x 11 inch, and One (1) full size copy of the proposed site plan in conformance with Section 701(a)
- Traffic Impact Analysis – Required for proposed uses generating more than 1,000 average daily trips or will concentrate 300 or more average daily trips per day through a single access point
- Traffic Design Analysis – Required for proposed uses that do not meet the threshold for a Traffic Impact Analysis but will generate 200 or more average daily trips

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

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

Jul m Fry
Applicant Signature

8/01/2019
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 Cr't'd: 8/8/2019 DRC Meeting Date: 8/8/2019 P&Z Hearing Date: 9/13/19
BOC Hearing Date: 9/10/19

DEED BOOK
FILED IN OFFICE
4/22/2019 11:46 AM
BRYAN COUNTY
CLERK OF SUPERIOR COURT
BRYAN COUNTY
GEORGIA
REAL ESTATE TRANSFER
TAX FEE \$36.00

PT-01 015-2019-00794

RETURN TO:
CALLAWAY, NEVILLE & BRINSON
Attorneys At Law
P.O. Box 667
Claxton, GA 30417
File No.

STATE OF GEORGIA
COUNTY OF BRYAN

LIMITED WARRANTY DEED

This Indenture, made this 16 day of April, 2019,
between **TIPPINS BANK, a division of Glennville Bank**, Grantor, and
CHARLES CARSON SANDS, Grantee,

: W I T N E S S E T H :

That Grantor, for and in consideration of the sum of Ten and
No/100 (\$10.00) Dollars, and other valuable considerations, receipt
whereof is hereby acknowledged, has granted, bargained, sold,
aliened, conveyed and confirmed, and does hereby grant, bargain,
sell, alien, convey and confirm unto Grantee, his successors and
assigns, the following described property:

All that certain lot, tract or parcel of land situate, lying
and being in the 19th G.M. District of Bryan County, Georgia,
containing 12.48 acres, more or less, and being designated as Parcel
B on that certain plat of survey prepared by Michael J. Gardner,
Georgia Registered Land Surveyor, dated January 31, 2014, and being
recorded in Plat Book 652, Page 10, in the Office of the Clerk of
Superior Court of Bryan County, Georgia. Said plat is hereby
incorporated by specific reference thereto for descriptive and all
other legal purposes. Said property is bounded, now or formerly, as
follows: on the Northeast by the right of way of a public road known
as Groveland-Nevils Highway; on the Southeast by Parcel D shown on
the referenced survey plat; on the South by property of Daniel R.
DeLoach; on the West by property of Robert E. Shuman, Jr., and
Bonnie W. Shuman, and by property of Donald Driggers; and on the
north by the right of way of a private road known as Ponderosa Road,
all as shown on the incorporated survey plat.

Subject to all valid reservations, restrictions, easements,
and rights of way of record; together with all improvements located
thereon.

TO HAVE AND TO HOLD the property unto Grantee and unto his successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being and belonging or in any wise, appertaining, to the only proper use, benefit and behoof of Grantee and his successors and assigns forever, **IN FEE SIMPLE.**

AND GRANTOR WILL WARRANT and forever defend said title to the property against all lawful claims and encumbrances claiming by, through or under Grantor, but against none other.

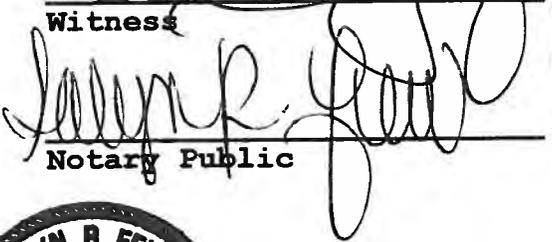
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal and delivered these presents, by and through its proper corporate officers, the day and year first above written.

Signed, sealed and delivered in the presence of:

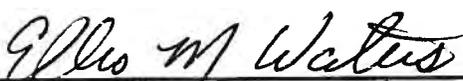
**TIPPINS BANK, a division of
Glennville Bank**



Witness



Notary Public



BY: *Mark M. Waters* President (L.S.)



ATTEST *credit officer* (L.S.)



Bryan County
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

CS, JMH 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.

CS, JMH 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.

002 061
Parcel Identification Number

[Signature]
Signature of Applicant

8/01/2019
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: Mania Kodun

Title: Tax Clerk

Signature: [Signature]

Date: 8-2-19

2018 Stamp

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.

Joe Hussey

Signature of Applicant

Personally appeared before me

JOEL HUSSEY

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 August 2019

R. Salter

Notary Public



Bryan County
Board of Commissioners



Community Development Department

AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: JOEL HUSSEY FOR MCLEOD ENTERPRISES, I.C.

Address: 2365 AIMWELL ROAD

City: VIDALIA State: GA Zip Code: 30474

Telephone Number: 912-257-1873 Email: JOEL@MCLEODENTERPRISES.COM

Signature of Owner [Handwritten Signature]

Date 8/01/2019

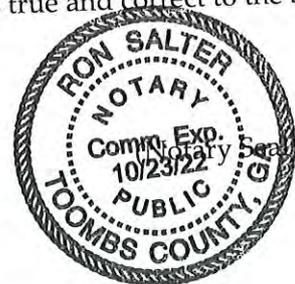
Owners Name (Print) JOEL HUSSEY

Personally appeared before me
CARSON SANDS
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 AUGUST, 2019

Notary Public [Handwritten Signature]





2365 Aimwell Road
Vidalia, GA 30474
Phone: (912) 537-7887
Fax: (912) 538-7967

August 07, 2019

Bryan County
RE: Carson Sands Sand Pit
Sand Pit Schedule & Hours of Operation Summary

To whom it may concern,

Carson Sands Sand Pit operation will commence on or about September 6, 2019 with estimated build out on or about September 6, 2021 (2 years total).

Carson Sands Pit normal hours of operation will be from 7:00 AM to 5:30 PM, Monday through Friday and 8:00 AM to 5:30 PM on Saturdays, 45 weeks per year. This accounts for 2 weeks of vacation time, 1 week of holidays, and an estimated 4 weeks of weather days per year based on company rain days for year 2018.

Carson Sands Sand Pit will generate a total volume of 31,976 CY of sand material.

31,976 CY divided by 90 total weeks = 356 CY/week

356 CY/week divided by 6 days /week = 60 CY/Day

60 CY divided by 12 CY/Truck = 5 Trucks/Day

5 Trucks/Day divided by 10 Hours/Day = 0.5 Trucks/Hour

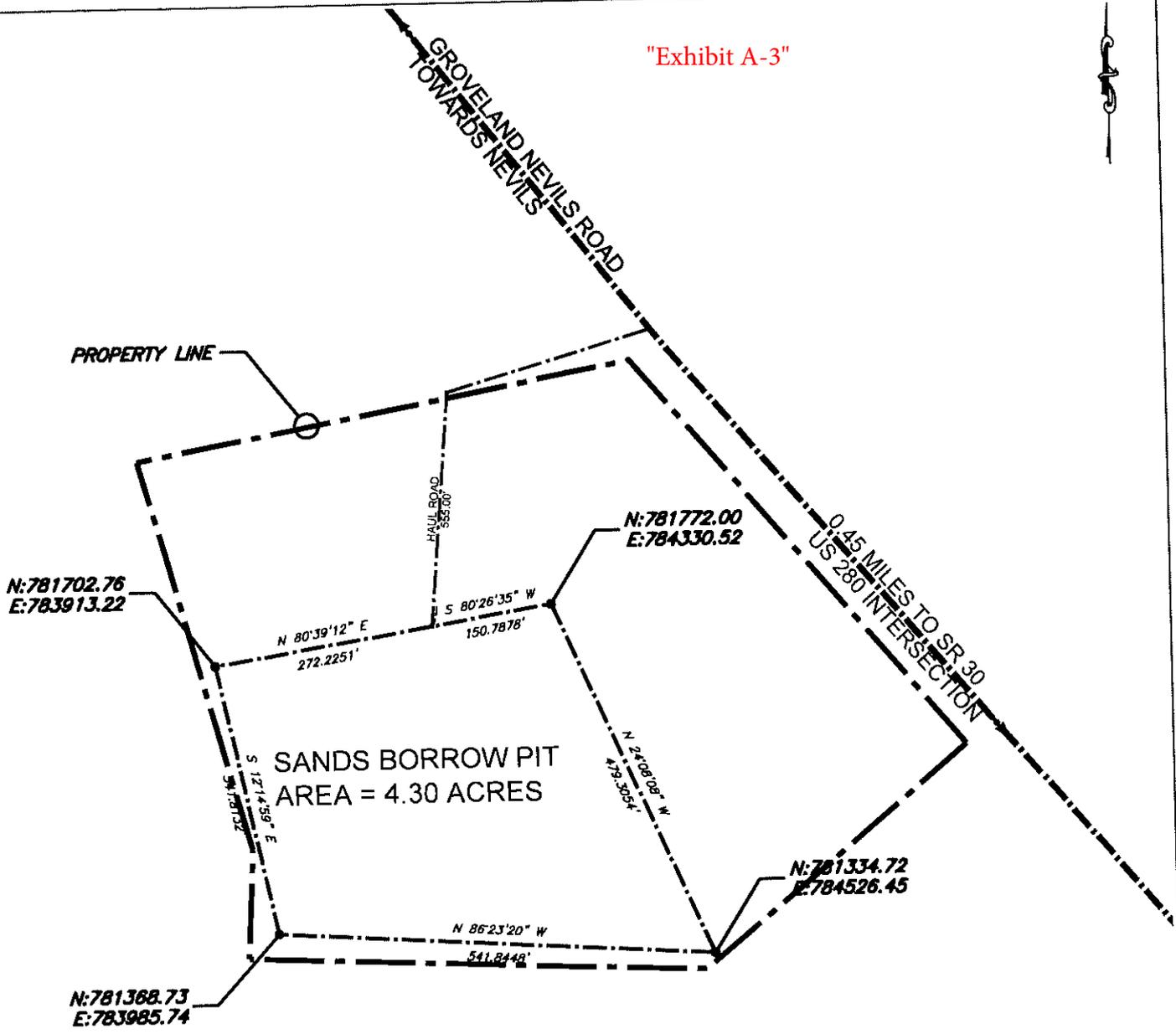
If any additional information is needed please call me at (912) 257-1873.

A handwritten signature in blue ink, appearing to read "Joel Hussey".

Joel Hussey
Project Manager

Cc: Sean Scott, McLendon Enterprises, Inc.
Adam Lee, McLendon Enterprises, Inc.
Rusty Williams, McLendon Enterprises, Inc.
Mark Yarborough, McLendon Enterprises, Inc.

"Exhibit A-3"



PROJECT No: DISTRICT WIDE ASPHALT SAND
 CONTRACT ID: N/A
 P.I. No.: N/A
 COUNTY: BRYAN



DRAWING NUMBER 1 1 OF 2 SHEETS	CARSON SANDS ASPHALT SAND & BORROW PIT BRYAN COUNTY, GA	GA SON AND WATER CONSERVATION COUNCILS LEVEL CERTIFICATION # 7131 EXEMPT APRIL 19, 2017. ISSUED FOR ASPHALT SAND AND BORROW PIT APPROVAL	McLENDON ENTERPRISES, INC HEAVY CIVIL CONTRACTOR/ENGINEERING 2365 ANHWELL ROAD VIDALIA, GEORGIA 30474 OFFICE (912) 537-7842 FAX (912) 538-78672 EMAIL: steel@mcclendon.com	 McLENDON ENTERPRISES, INC.	<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>DATE: APR. 19, 2018</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">SCALE: AS SHOWN</td> </tr> </table>	DATE	BY	DATE	BY	DATE: APR. 19, 2018				SCALE: AS SHOWN				
	DATE	BY	DATE	BY														
DATE: APR. 19, 2018																		
SCALE: AS SHOWN																		
	SANDS BORROW PIT																	



DRAWING NUMBER
2
2 OF 2 SHEETS

**CARSON SANDS
ASPHALT SAND & BORROW PIT
BRYAN COUNTY, GA
SANDS BORROW PIT**

GA SOLID AND WATER CONSERVATION COMMISSION (HW) 1 (CER) CANON 4 (23)	
REVISIONS	
DATE	DESCRIPTION
APRIL 19, 2019	ISSUED FOR ASPHALT SAND AND BORROW PIT APPROVAL

McLENDON ENTERPRISES, INC
HEAVY CIVIL
CONTRACTOR/ENGINEERING

2345 AMMUELL ROAD
VIDALIA, GEORGIA
30474

OFFICE (912) 537-7887
FAX (912) 538-7922
EMAIL: hccottme@betoath.com

**McLENDON
ENTERPRISES, INC.**

DATE: APR. 19, 2019
JOB NO: N/A
SCALE: AS SHOWN



“B” Exhibits – Agency Comments



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

66 Capt. Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # Z#220-19 and CUP#162-19

Zoning Request: Request to rezone property from AR-1 to A-5, with condition use for excavation/mining (borrow pit)

Filed by: Joel Hussey, McLendon Enterprises, Inc. 2365 Aimwell Road, Vidalia, Ga

Owners: Carson Sands, P.O. Box 26, 180 Rail Road St, Daisy, GA

Property address: 711 Groveland-Nevils Road

Map and Parcel # 002-061

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: • PROVIDE DNR MINING PERMIT OR DOCUMENTATION FROM STATE THAT A MINING PERMIT IS NOT REQUIRED.

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: Kirk J Coan Date: 8.12.19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

66 Capt. Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # Z#220-19 and CUP#162-19

Zoning Request: Request to rezone property from AR-1 to A-5, with condition use for excavation/mining (borrow pit)

Filed by: Joel Hussey, McLendon Enterprises, Inc. 2365 Aimwell Road, Vidalia, Ga

Owners: Carson Sands, P.O. Box 26, 180 Rail Road St, Daisy, GA

Property address: 711 Groveland-Nevils Road

Map and Parcel # 002-061

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments:

Engineering Director **Fire Chief** **County Health Director**

Public Works Director **Bryan County Schools (optional)**

Signature: _____ **Date:** _____



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

66 Capt. Matthew Freeman Drive
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912-756-7953
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Property address: 711 Groveland-Nevils Road

Map and Parcel # 002-061

This issue is scheduled for a public hearing with the Planning and Zoning Commission on 9/3/2019 and the Board of Commissioners on 9/10/2019.

Please return this completed form with any comments/attachments to the Community Development Department by 8/16/2019.

Comments: No Issues with this!

Engineering Director **Fire Chief** **County Health Director**

Public Works Director **Bryan County Schools (optional)**

Signature: Freddy Howell

Date: 08/23/2019

“C” Exhibits – Bryan County Supplements

"Exhibit C-1"



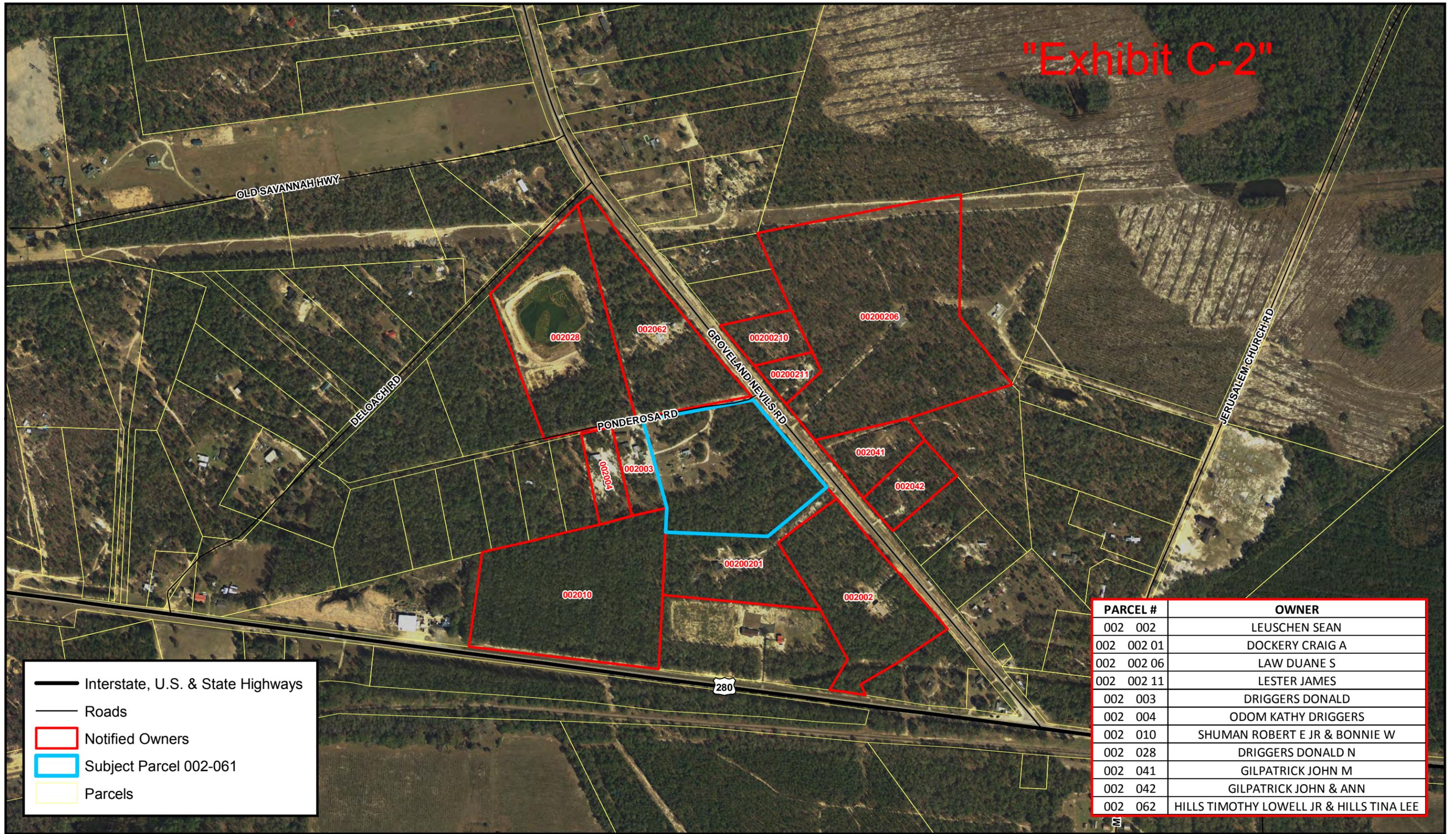
— Interstate, U.S. & State Highways
— Roads
 Subject Parcel 002-061
 Parcels



Location Map
Joel Hussey for McLendon Enterprises, Inc.
Case CUP# 162-19

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
- Notified Owners
- Subject Parcel 002-061
- Parcels

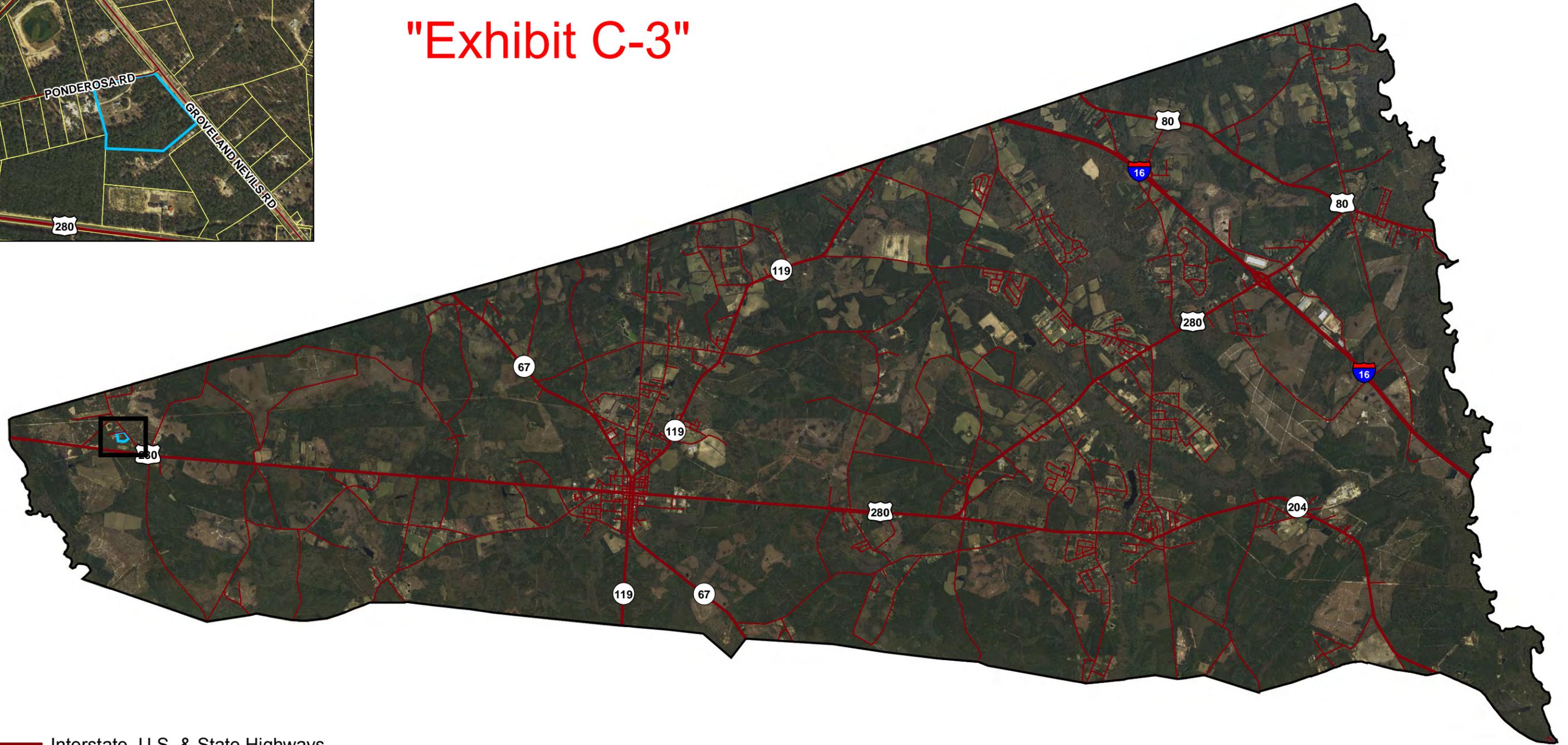
PARCEL #	OWNER
002 002	LEUSCHEN SEAN
002 002 01	DOCKERY CRAIG A
002 002 06	LAW DUANE S
002 002 11	LESTER JAMES
002 003	DRIGGERS DONALD
002 004	ODOM KATHY DRIGGERS
002 010	SHUMAN ROBERT E JR & BONNIE W
002 028	DRIGGERS DONALD N
002 041	GILPATRICK JOHN M
002 042	GILPATRICK JOHN & ANN
002 062	HILLS TIMOTHY LOWELL JR & HILLS TINA LEE



Notification Map
Joel Hussey for McLendon Enterprises, Inc.
Case CUP# 162-19

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"Exhibit C-3"



- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 002-061
- Surrounding Parcels



Produced by Bryan County GIS
August 2019



Overview Map
Joel Hussey for McLendon Enterprises, Inc.
Case CUP# 162-19

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

“D” Exhibits – Public Comment

BRYAN COUNTY PLANNING & ZONING COMMISSION

Case SP#03-19

Planning & Zoning Commission Meeting Date: September 3, 2019

REGARDING THE APPLICATION OF: CZM, requesting waivers and modifications for site and building design, for property located at 962 Interstate Centre Blvd, PIN# 029 025 001 005 in unincorporated Bryan County, Georgia. The applicant is requesting modifications to the Building and Site Design Guidelines.	Staff Report by Sara Farr-Newman Dated: August 27, 2019
---	---

I. Application Summary

Requested Actions: Consideration for one waiver to the County’s Site Design Guidelines and one modification to the Building Design Guidelines. The Planning and Zoning Commission renders the final decision.

Applicant **Chad Zittrouer, Kern & Co. LLC**
PO Box 15179
Savannah, GA 31416

Owner: **CZM Foundation Equipment**
145 East Industrial Blvd
Pembroke, GA 31321

Applicable Regulations:

- Bryan County Ordinance, Subpart B Land Development, Appendix A Subdivisions, Article XVII: Site Plan
- Bryan County Ordinance, Subpart B Land Development, Appendix B Zoning, Article III Administration, Section 302 – Development Review Committee

II. General Information

1. Application: An application for site plan approval was submitted by CZM on July 2, 2019. After reviewing the application, the Director certified the application as being generally complete on July 9, 2019.

2. Notice: Public notice was not required

3. Background:

The site is located in the Interstate Centre Boulevard. This site is surrounded largely by industrial uses, which are included within the Bryan County Development Authority Industrial Park.

The project is proposed to consist of an assembly center with offices with an associated parking lot and an outdoor storage area for equipment. The parking is located in the front of the building and provides access to the building entrance. The outdoor storage is to the rear of the building and will be by fencing and landscaping.

4. Exhibits: The following Exhibits are attached hereto as referenced. All design guideline waiver and modification application documents were received at the Bryan County Community Development office on August 22, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Site Plan Application

A-2 Proposed Site Plan

A-3 Proposed Building Elevations

“B” Exhibits- Agency Comments:

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

“C” Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Site and Building Design Review Checklist

III. Bryan County Ordinance, Subpart B Land Development, Appendix B Zoning, Article III, Section 302: Site and Building Design Guidelines:

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

- a. Section 302.6.e.iii. - *Access drives for all non-residential developments with more than 25 parking spaces shall have a minimum driveway throat depth of 25 feet (colored and textured pavement), measured from public right-of-way along adjacent roadway. The county may increase this minimum depth on a case-by-case basis considering use and scale, as well as vehicle trip generation and distribution of the proposed project.*
- b. Section 302.6.u - *Windows and other openings shall be provided along all facades that face a public road. Windows and doors shall comprise at least 20 percent of the wall area below the roofline, lowest point of canopy, bottom of porch fascia or other architectural features defining the middle of the building.*

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

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

Staff Findings: The building site is located in an industrial park surrounded by other industrial facilities. This location limits the pedestrian activity and desire to provide pedestrian amenities, as well as building placement. Waiving or modifying building design guidelines meant to enhance the pedestrian experience and building aesthetics is appropriate for this building type and location. This includes different types of pavement on the throat depth and openings. This industrial building will not be accessed by pedestrians.

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

Staff Findings: The design waivers requested will protect property values and result in a well-planned industrial development. This site will be appropriately designed for its purpose and location, which will not be heavily trafficked by outside customers and/or the public. The inclusion of different pavement on the throat depth or additional openings would not enhance the value of an industrial building, and the applicant is providing additional building detail to add interest.

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

Staff Findings: The applicant agreed to modifications to the building that would better fit into the architectural context of the community.

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

Staff Findings: This development will provide a positive contribution to the area. The landscaping and overall design will enhance the site for the employees, who are most likely to make use of the amenities such as the outside seating and pedestrian path to the building.

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

Staff Findings: The scale of the buildings is appropriate for the location in an industrial park, which generally include larger scale buildings with limited openings and public access.

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

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

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

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

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

Staff Findings: The materials proposed, which include metal paneling and concrete panels, will be durable in Bryan County's environment.

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

Staff Findings: While walking is limited due to the site location and lack of sidewalks, there are pedestrian pathways located internally as well as site amenities. Bike racks are also located next to main entry.

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

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

IV. Staff Recommendation

Staff recommends approval of the requested site plan waivers.

V. Planning and Zoning Commission Decision

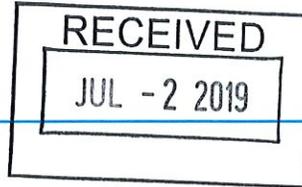
Recommendation: The Commission may approve the modifications as requested, approve the modifications requested subject to conditions, or deny the requested modifications.

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

“A” Exhibits – Application

Bryan County
Board of Commissioners

Community Development Department



SITE PLAN APPLICATION

Refer to Section 7 of the Interim Development Ordinance for additional information regarding Site Plan requirements.

Application Fee: Minor Site Plan - \$100.00 Major Site Plan - \$200.00

Applicant: Property Owner Authorized Agent
Applicant Name: Kern & Co. , LLC - Chad Zittrouer
Address: PO Box 15179
City: Savannah **State:** Ga **Zip:** 31416
Phone: 912.354.8400 **Email:** czittrouer@kernengineering.com

Property Owner (if not applicant): CZM Foundation Equipment
Address: 145 E. Industrial Boulevard
City: Pembroke **State:** Ga **Zip:** 31321 **Phone:** 912.200.7654

Property Information: General Location: Lot 2 - B, Interstate Centre II - Interstate Centre Boulevard
PIN Number (Map & Parcel): 02-025-001-005 **Current Zoning District(s):** I-L
Acreage: 27.72 Acres **Site Total** 27.72 Acres **Area to be Disturbed** 8.9 Acres

Does the proposed development abut a state maintained roadway? Yes No

Project Name: CZM Foundation Equipment
Proposed Project Description: A new 38,000 sf assembly facility including office space with associated parking, utilities, stormwater infrastructure, etc.

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

Applicant Signature _____ Date 7.2.19

FOR OFFICE USE ONLY
Case #: SP# 03-19-219 Date Received: 7/2/19 Fee Paid Initial: SF

Site Plan Review and Timing

The typical process and timeframe for reviewing site plans is as follows. The 20-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 <u>20</u> days following Completeness Certification

Site Plan 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
- Tree protection plan in accordance with Article 18 of the Bryan County Engineering Standards
- N/A* Any proposed site development which meets or exceeds the thresholds established by the Department of Community Affairs for a Development of Regional Impact (DRI), must have their project reviewed through the Coastal Regional Commission prior to approval.
- One (1) digital, two (2) 11x17 inch, and two (2) full size copies of the proposed site plan prepared in accordance with the Site 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

7-2-19

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 Certified: 7/9/19 *JK* Site Plan Approval Received: _____

**BOUHAN
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW

One West Park Avenue
Savannah, GA 31401

Leamon R. Holliday
912.644.5750
lrholliday@bouhan.com

June 12, 2019

To Whom It May Concern

Re: Lot 2B as Appears on a Plat Entitled Major Subdivision of Lot 1B
Interstate Centre II Dated February 6, 2019
Recorded in Plat Book 2019, Page 55 Bryan County Records

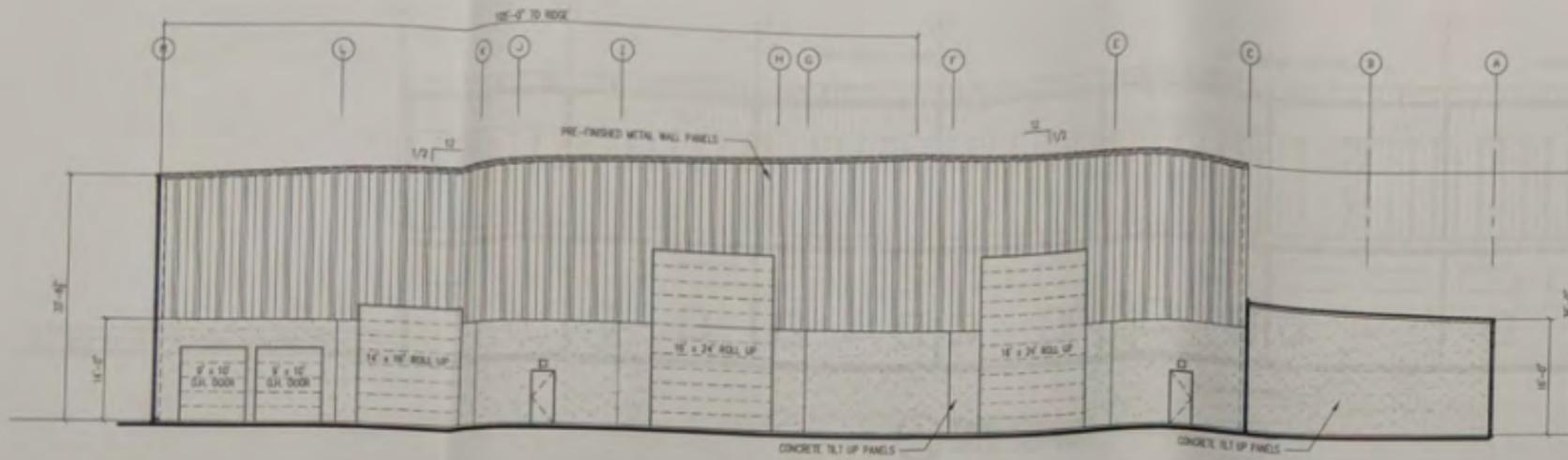
We represent the Development Authority of Bryan County, which recently transferred the property described above to CR Estate, LLC.

The Development Authority's property is not subject to ad valorem tax, and no prior taxes were due on the property. We trust this information is satisfactory for your purposes.

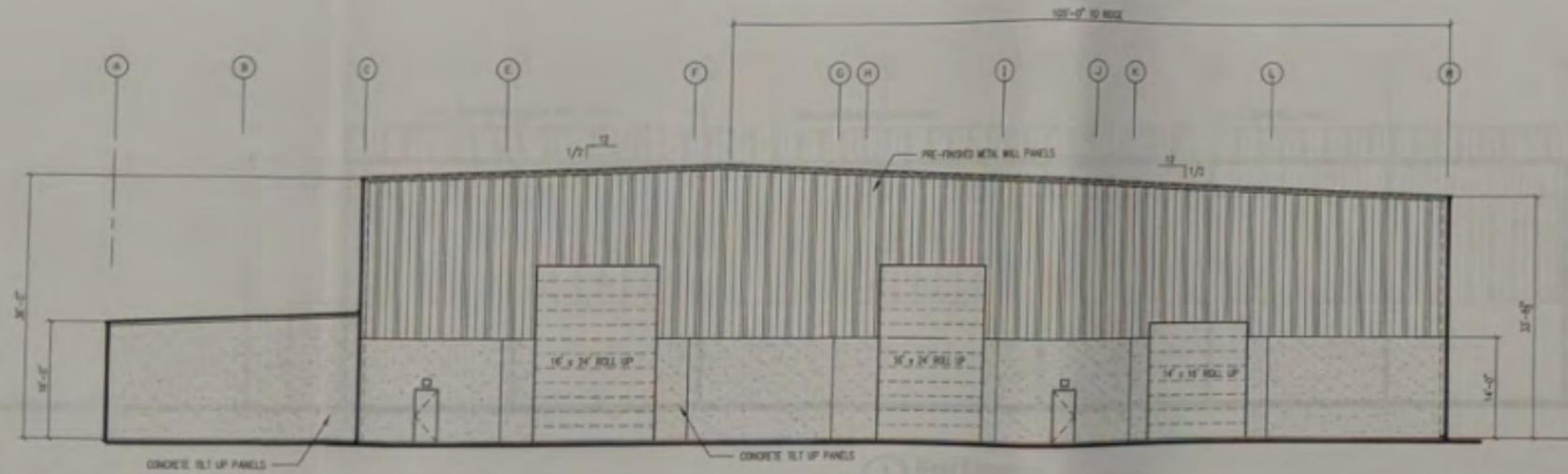
Sincerely,

Bouhan Falligant LLP

By: 



1 Side Elevation
SCALE: 3/32" = 1'-0"



2 Side Elevation
SCALE: 3/32" = 1'-0"

SEWEE COUNTY BUILDING INSPECTIONS
REVIEW FOR CODE COMPLIANCE

Drawings shall be under the control of the architect. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

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**PROPOSED NEW FACILITY FOR
CZM FOUNDATION EQUIPMENT
INTERSTATE CENTRE BLVD**

DRAWING TITLE	
EXTERIOR ELEVATIONS	
PROJECT NO.	1000000
DATE:	04/10/2014
DRAWN BY:	KL
CHECKED BY:	KL
SHEET NO.	A2.0

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION
 DATE: 04/10/2014 BY: KL

Kern & Co., LLC.
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists

1010 Peachtree Street, N.E., Suite 1000, Atlanta, Georgia 30309
 Phone: 404.525.1000 Fax: 404.525.1001 Email: info@kernco.com

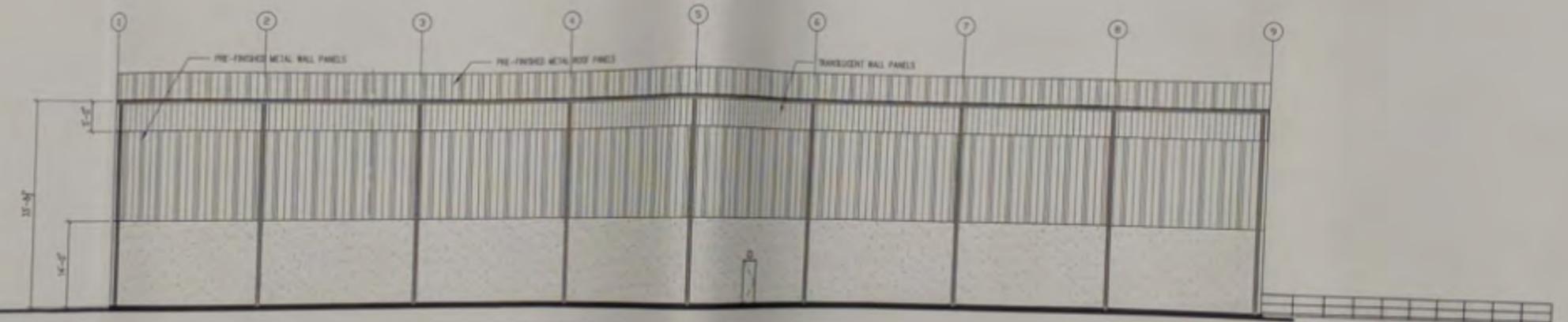


NO.	DATE	REVISION

Kern & Co., LLC. 1010 Peachtree Street, N.E., Suite 1000, Atlanta, Georgia 30309. Phone: 404.525.1000. Fax: 404.525.1001. Email: info@kernco.com



1 Front Elevation
 ALL SCALE: 3/32" = 1'-0"



2 Rear Elevation
 ALL SCALE: 3/32" = 1'-0"

Kern & Co., LLC.
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists
 1001 Greenway • P.O. Box 10100 • Raleigh, North Carolina 27602
 Phone: 919.876.1000 Fax: 919.876.1001 Email: info@kernco.com



NO.	DATE	REVISION

PROPOSED NEW FACILITY FOR
 CZM FOUNDATION EQUIPMENT
 INTERSTATE CENTRE BLVD
 FAYETTEVILLE, GEORGIA

PROJECT NO.	880004
DATE	8/15/2018
DESIGN BY	J.C.
DRAWN BY	J.C.
CHECKED BY	J.C.
SHEET NO.	1

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION
 DATE: 08/15/2018 BY: J.C.

A2.1

2,250 SF TOTAL FACE = 2,250.0 SF
 2,000 SF TRANSLUCENT WALL PANELS = 2,000.0 SF
 11 WINDOWS @ 11.5 SF (GLASS) EACH = 126.5 SF
 2 FULL GLASS DOORS @ 15 SF (GLASS) EACH = 30.0 SF
 OPENINGS COMPRISE 25.5% OF THE WALL AREA



1
A2.1B Front Elevation - Alternate
 SCALE: 3/32" = 1'-0"

USE CITY BUILDING INSPECTIONS
 DIVISION FOR OER COMPLIANCE
 These plans have been made in strict compliance with
 the provisions of the Georgia Building Code and are intended to comply with
 all applicable laws and regulations. The undersigned hereby certifies that
 the information furnished herein is true and correct to the best of his knowledge
 and belief.

CS 8/28/19

Kern & Co., LLC.
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists
 1 Mid Lane (1045) • P.O. Box 10779 • Smyrna, Georgia 30080
 Phone (770) 424-2400 Fax (770) 424-2401 Email info@kernco.com



NO.	DATE	REVISIONS

**PROPOSED NEW FACILITY FOR
 CZM FOUNDATION EQUIPMENT
 INTERSTATE CENTRE BLVD
 PEMBERVILLE, GEORGIA**

DRAWING TITLE:
**ALTERNATE
 EXTERIOR
 ELEVATIONS**

PROJECT NO: 18010101
 DATE: 06/10/2019
 DESIGN BY: TMO/CT
 DRAWN BY: DLW
 CHECKED BY: TMO/CT

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION
 DATE: 8/27/2019 TMO

A2.1B

“C” Exhibits – Bryan County Supplements



	Subject Parcel 029-025-001-005
	Interstate, U.S. & State Highways
	Roads
	Parcels



Location Map
CZM
Design Guideline Waiver
 416

"Exhibit C-1"

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



**Bryan County
 Non-Residential Design Guidelines
 Interim Development Ordinance
 Staff Report**

"Exhibit C-2"

Application Information

Address:
Applicant:
Project:
Parcel:
Description:

Design Guidelines

Building Placement (11.6.d.i.1-5) Note:	Met	Not Met	Lacks Information	Not Applicable
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Village Design (11.6.d.ii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Neighborhood Connections (11.6.d.iii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Natural Features (11.6.d.iv) Note:	Met	Not Met	Lacks Information	Not Applicable
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Pedestrian Access (11.6.d.v.1-3) Note:	Met	Not Met	Lacks Information	Not Applicable
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Use Conflict (11.6.d.vi.1-3) Note:	Met	Not Met	Lacks Information	Not Applicable
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Neighborhood Access (11.6.e.i.1-4) Note:	Met	Not Met	Lacks Information	Not Applicable
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Avoid Conflict (11.6.e.ii.) Note:	Met	Not Met	Lacks Information	Not Applicable
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Throat Depth (11.6.e.ii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Pedestrian Path (11.6.e.iv) Note:	Met	Not Met	Lacks Information	Not Applicable
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Special Paving (11.6.e.v.1-7) Note:	Met	Not Met	Lacks Information	Not Applicable
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Pedestrian Features (11.6.e.vi.1-3) Note:	Met	Not Met	Lacks Information	Not Applicable
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Shared Access Drives (11.6.e.vii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Bike Racks (11.6.e.viii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Surface Parking (11.6.f.i) Note:	Met	Not Met	Lacks Information	Not Applicable
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Small Parking Areas (11.6.f.ii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Parking Location (11.6.f.iii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Parking Connection (11.6.f.iv) Note:	Met	Not Met	Lacks Information	Not Applicable
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Landscape Corridor (11.6.g.i) Note:	Met	Not Met	Lacks Information	Not Applicable
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Street Trees (11.6.g.ii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Accent Trees (11.6.g.iii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Tree Type (11.6.g.iv) Note:	Met	Not Met	Lacks Information	Not Applicable
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General Landscape (11.6.g.v) Note:	Met	Not Met	Lacks Information	Not Applicable
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Tree Spacing (11.6.h.i) Note:	Met	Not Met	Lacks Information	Not Applicable
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Parking Coverage (11.6.h.ii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Screening (11.6.i) Note:	Met	Not Met	Lacks Information	Not Applicable
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Project Entry (11.6.j) Note:	Met	Not Met	Lacks Information	Not Applicable
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Building Front (11.6.k) Note:	Met	Not Met	Lacks Information	Not Applicable
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Service Area (11.6.l) Note:	Met	Not Met	Lacks Information	Not Applicable
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Outdoor Displays (11.6.m) Note:	Met	Not Met	Lacks Information	Not Applicable
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Trashing/Recycling (11.6.n) Note:	Met	Not Met	Lacks Information	Not Applicable
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Lighting (11.6.o) Note:	Met	Not Met	Lacks Information	Not Applicable
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Building Design (11.6.p.i-vi) Note:	Met	Not Met	Lacks Information	Not Applicable
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Mass, Scale, and Form (11.6.q.1-vii) Note:	Met	Not Met	Lacks Information	Not Applicable
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Mass, Scale, and Form (11.6.viii.1-3) Note:	Met	Not Met	Lacks Information	Not Applicable
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Materials/Finishes (11.6.r) Note:	Met	Not Met	Lacks Information	Not Applicable
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Rooflines (11.6.s) Note:	Met	Not Met	Lacks Information	Not Applicable
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Entries
(11.6.t)
Note:

Met

Not Met

Lacks Information

Not Applicable

Windows/Openings
(11.6.u)
Note:

Met

Not Met

Lacks Information

Not Applicable