



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

Meeting Date: January 7, 2020
Meeting Time: 6:30 p.m.
42 N. Courthouse St., Pembroke GA.
Commissioner's Meeting Room

I. CALL TO ORDER

II. ELECTION OF OFFICERS

III. APPROVAL OF MINUTES

IV. BOARD OF ADJUSTMENT

V#341-19, Ryan Kikolski, requesting a variance for a 400 square foot accessory building for property located on 643 Mill Run Rd., Richmond Hill, Zoned R-1, PIN# 061-034-01.

V. PLANNING COMMISSION

CUP#163-19, Ricky Jeffcoat, requesting a Conditional Use for three borrow pits for property located on Highway 204, Ellabell, Zoned A-5 Conditional, PIN# 037-006.

CUP#164-19, Larry Galbreath, requesting a Conditional Use for a borrow pit for property located on 1486 Belfast River Rd., Richmond Hill, Zoned A-5, PIN#056-047.

VI. OTHER BUSINESS

Discussion on the UDO and the permitted uses tables

VII. ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Planning at ayoung@bryan-county.org or (912) 653-5252. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Planning at (912) 653-5252. This information can be made in alternative format as needed for persons with disabilities. **Posted: December 30, 2019**



**BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MINUTES**

**Meeting Date: December 3, 2019
Meeting Time: 6:30 p.m.**

Attendees: Boyce Young
Stacy Watson
Joseph Pecenka, II
Ronald Carswell

Absent: Steve Scholar
Alex Floyd

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

I. CALL TO ORDER

Chairman Carswell called the meeting to order at 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Pecenka made a motion to approve the November 5th 2019 Minutes, and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.

III. BOARD OF ADJUSTMENT

1. V#339-19, Alan Siefker, requesting a variance for an 864 square foot accessory building for property located on 185 Old Mill Rd. West, Richmond Hill, Zoned R-1, PIN# 0571-160.
 - a. Commissioner Watson made a motion to open the public hearing as the Board of Adjustment, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.
 - b. Ms. Farr-Newman presented the Board with the application, stating the request for an accessory structure located in the front yard of a parcel in the Belfast Estates subdivision. She stated that although a hardship was not found for the size variance, they did find a hardship for the location since the home was located close to the water's edge of the property. She also noted that similar accessory structures did exist on neighboring

Richmond Hill

- properties. She concluded that staff recommended denial for the size variance, but approval for the location variance.
- c. Alan Siefker, applicant, stated he did have an existing accessory structure that was damaged by a storm. He intended to replace the structure; however, in attempt to comply with the ordinance, he adjusted the location.
 - d. Commissioner Young made a motion to close the public hearing, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 - e. Commissioner Young made a motion to approve the variance request V#339-19 for both the size and location, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
2. V#340-19, Matthew McLeod, requesting a variance to exceed fifty percent of the building floor area for an accessory structure of 2,988 square feet for property located on 7328 Belfast Keller Rd., Richmond Hill, Zoned AR-1, PIN# 0631-015
- a. Commissioner Pecenka made a motion to open the public hearing, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 - b. Ms. Farr-Newman presented the Board with the application for a detached garage with two overhangs. She stated the garage would exceed the ordinance criteria by 630 square feet. She concluded that staff recommended denial because the applicant could reduce or eliminate the overhangs to decrease the square footage.
 - c. Matthew McLeod, applicant, spoke about his property and his intent to keep it visually pleasing by requesting to build only one structure instead of two smaller structures. He stated that the neighbors on the west side of his property would need special consideration as their home is built closer to the property line and he intended to build the garage on the west side of his property. In response to Commissioner Pecenka's question on buffers, Mr. McLeod stated that the power line located on the west property line would prevent a vegetative buffer.
 - d. Luke and Tracy Demarest, 338 Cranston Bluff Rd., stated their concerns, as the east side of their property view would be blocked by the proposed garage. Tracy stated that they hoped to come to an agreement with Mr. McLeod to position the garage in another location so that it would not block sunlight from their view of the east.
 - e. Discussion was made between the Commissioners, staff, and applicant of the possibility and requirements if the applicant were to adjust the location inside a side setback.
 - f. Commissioner Pecenka made a motion to close the public hearing, and a 2nd was made by Commissioner Watson. Vote 3:0, motion carried.
 - g. Commissioner Young made a motion to deny the variance request for V#340-19, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

VI. PLANNING COMMISSION

Commissioner Watson made a motion to open as the Planning Commission, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

1. Z#217-19, Dilip Patel, requesting to rezone from current zoning of A-5 to B-2 for property located on the corner of Fort McAllister Rd. and Highway 144 consisting of 9.3 acres, Richmond Hill, PIN#s 055-60-022-001 and 055-60-022-002.
 - a. Commissioner Watson made a motion to open the public hearing, and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.
 - b. Ms. Clement presented the Board with the rezoning request, stating a detailed description of the surrounding areas and the two proposed parcels consisting of 8.75 acres combined. She stated the application for rezoning from A-5 to B-2 was for the purpose of a service station, car wash, and conditional use requests for a shopping center and storage/parking for recreational vehicles and boats. She stated that staff noticed a mix of uses and gave descriptions of the surrounding developed areas with the Comprehensive plan and future land use in mind. She continued by stating the infrastructure and public facilities were assessed and the county had no capacity issues with providing water and sewer in support of the proposed rezoning request. She stated that as part of the rezoning request, the applicant provided a traffic impact and access study that found the intersection of Highway 144 and Spur 144 (Fort McAllister Road) was currently at a level D in the AM peak hours and level F during PM peak hours. She continued by stating based on the same study under the 2021 no build condition which did take into account the widening of Highway 144 and any approved developments, it showed the intersection would be failing for both AM and PM hours. She added that the County had anticipated the need for improvements to the intersection; however, the future project to be funded by the South Bryan Transportation Impact Fees will not take place for engineering work until 2029. In conclusion, Ms. Clement stated that if the rezoning were approved, it should be subject to the following conditions:
 1. No site development plan approvals or building permits will be issued until the signal at the intersection of Highway 144 and Spur 144 (Fort McAllister Road) is installed or an alternative mitigation plan is proposed and approved by the Georgia Department of Transportation and Bryan County.
 2. The developer shall construct the site specific transportation improvements as recommended in the Traffic Impact and Analysis Study prepared by David D. Brewer, P.E. and finalized October 17, 2019.
 3. The developer shall dedicate a strip of land to Bryan County along the east property line in accordance with the recommendations of the County's environmental consultant. The final dimensions of the dedicated area shall be approved by the County consultant and the Georgia Environmental Protection Division.
 - c. Discussion was made between Ms. Clement and the Planning Board about the access strip requested for the County monitoring well.

- d. Ray Pittman, representative for Dilip Patel, recounted a meeting held with Dilip Patel, County staff, the County Engineer and some Commissioners in 2017 to propose a master plan that included a gas station, carwash, shopping center, package store, boat, and RV storage area. Mr. Pittman stated the plan is the same today as it was proposed in 2017 and there was no indication from the County of having to wait 10 years before the owner could develop the property. Mr. Pittman stated that during the 2017 meeting the owner was instructed to obtain approval for the curb cuts from the Department of Transportation (DOT). He reported that the DOT approved the submitted plan with curb cuts and turning lane locations, but they were to get an encroachment permit. He also spoke on the traffic improvements. He stated that the intersection of Highway 144 and the Spur was currently failing and that the County should prioritize the intersection and install improvements prior to 2030. He informed the Commission that the owner would be willing to delay the construction of the gas station until 2021, and the project would benefit the transportation improvements with impact fees and splost funding. In conclusion, he stated that Mr. Patel did record an easement in 2017 for access to the monitoring well located in the South East corner of the site; accessible from the county landfill and that the request for more property would highly restrict the usage of the property for development.
 - e. Commissioner Pecenka made a motion to close the public hearing, and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.
 - f. Commissioner Pecenka made a motion to recommend approval of the rezoning for Z#217-19 with the second staff condition for site improvements, and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.
2. CUP# 160-19, Dilip Patel, requesting Conditional Use for the use of a service station, car wash, shopping center, accessory buildings, and outdoor storage for property located on the corner of Fort McAllister Rd. and Highway 144 consisting of 9.3 acres, Richmond Hill, PIN#s 055-60-022-001 and 055-60-022-002.
 - a. Commissioner Young made a motion to open the public hearing, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.
 - b. Ms. Clement described the three conditional uses. She stated the first use as a shopping center, which staff found to achieve the goals of the B-2 zoning and the comprehensive plan to incorporate a mix of uses. However, Ms. Clement noted that although staff recommended approval, it would be subject to the condition that the applicant should specify the types of retail uses so that appropriate parking ratios could be determined. The second use as Ms. Clement stated was for off street parking for boat and RV storage. She stated that staff did recommend approval with two conditions. The first condition would be for the applicant to submit a buffer plan prior to the site development plans to provide a visual screening from adjacent properties and the public right-of-way. The second condition would be for the final location of the boat and RV storage area to generally conform to the size and location as shown on the concept plan. She described the third conditional use for customary accessory

Richmond Hill

buildings and uses incidental to any approved conditional uses. She stated that staff recommended denial for lack of information on the range of uses and that they should be considered on a case-by-case basis.

- c. Ray Pittman, representative for Dilip Patel, stated that they would agree to all the recommendations except the buffer requirement along the landfill.
- d. Commissioner Pecenka made a motion to recommend approval with the staff recommendations for CUP#160-19 to specify uses for parking ratios, provide buffers along adjoining roads except the buffer along the landfill, the final location of storage to be as shown on the concept plan, and not to approve the customary accessory building conditional uses, and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.

VII. OTHER BUSINESS

1. Discussion on the UDO and the permitted uses tables.

Ms. Clement gave a brief discussion on the UDO and the permitted uses tables. She presented a draft table of authorized uses by zoning districts to the Board. She stated that the Commission and staff would revisit the permitted tables in January to discuss the proposed zoning districts.

2. Adoption of the 2020 Calendar.

Ms. Clement presented the 2020 Calendar and described changes due to voting and holidays.

Commissioner Young made a motion to adopt the calendar for 2020, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

VII. ADJOURNMENT

Commissioner Watson made a motion to adjourn the meeting at 7:53 p.m., and a 2nd was made by Commissioner Young. Vote 3:0, motion carried.

BRYAN COUNTY BOARD OF ADJUSTMENT

CASE V#341-19

Public Hearing Date: January 7, 2020

REGARDING THE APPLICATION OF: Ryan Kikolski, requesting a variance for property located at 643 Mill Run Road, PIN 061 034 01. The applicant is requesting a variance in order to increase the size of an accessory structure.	Staff Report By: Sara Farr-Newman Dated: December 31, 2019
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I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Ryan Kikolski for 643 Mill Run Road, PIN 061 034 01, for a 400 square foot accessory building in an R-1 zoning district. Accessory buildings are limited to 200 square feet in R-1 zoning districts.

Applicant or Representative: Ryan Kikolski
643 Mill Run Road
Richmond Hill, GA 31340

Owner: Same as Applicant

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Appendix B – Zoning, Article V. – Appeals, Variances, and Administrative Relief, Section 501. - Variances, Bryan County Code of Ordinances. Per the County Ordinance, a 4/5 majority is required to approve a variance.
- Appendix B – Zoning, Article X. – Development Standards of General Applicability, Section 1000 (h), Bryan County Code of Ordinances.

II. General Information

1. Application: A variance application was submitted by Ryan Kikolski on November 21, 2019. After reviewing the application, the Director certified the application as being generally complete on November 25, 2019.

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

A. Legal notice was published in the Bryan County News on **December 19, 2019**.

B. Notice was mailed on **December 13, 2019** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **December 20, 2019**.

3. Background:

The Applicant is requesting approval of a variance to increase the size of an accessory building at 643 Mill Run Road. The property is zoned R-1, which permits accessory buildings to be a maximum of 200 square feet. The applicant is proposing a 400 square foot carport. The carport will be placed on an existing concrete slab. There was previously a garage on the concrete slab, but the structure burned down in 2019. Per the current interpretation of the Ordinance, a carport is not included in the definition of a garage, which must be enclosed, so it falls under the 200 square foot limit for accessory structures.

4. Requested Variance: Per Appendix B, Article X, Section 1000(h) of the Bryan County Code of Ordinances, in any R district, accessory buildings other than detached garages or authorized guest houses, shall not exceed 15 feet in height or 200 square feet in floor area. The applicant is proposing to exceed the permitted 200 square feet by 200 square feet (total building size is 400 square feet).

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on November 21, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Variance Application

“B” Exhibits- Agency Comments:

B-1 Engineering (12/9/2019)

B-2 Fire Chief (12/9/2019)

B-3 Health Director (12/12/2019)

B-4 Public Works Director (12/12/2019)

“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:

None received

**III. Analysis Under Article V. – Appeals, Variances and Administrative Relief,
Section 501. - Variances:**

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

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

Staff Findings: The applicant identified the burning down of the garage and existing slab as hardships that necessitate the increase in size. Staff does not identify this as a hardship. The size of the slab does not preclude constructing an accessory building that meets the ordinance. Additionally, a garage of the same size as the previous garage would be permitted.

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

Staff Findings: Staff did not identify any hardships. The property is similarly situated to neighboring properties.

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

Staff Findings: The fire that destroyed the previous garage was not the fault of the applicant; however, a different type of accessory building is being proposed. Therefore, staff does not identify the fire and resulting slab as a hardship.

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

Staff Findings: The requested variance is not in keeping with the purpose and intent of the ordinance, which is to limit the size of accessory buildings in R-1 districts.

IV. Staff Recommendation

Staff recommends denial of the variance to increase the size of an accessory structure.

V. Board of Adjustment Decision

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

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

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

“A” Exhibits – Application

Bryan County
Board of Commissioners

Community Development Department



VARIANCE APPLICATION

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

Application Fee: \$150.00

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: Ryan Kikolski
 Address: 643 Mill Run Road
 City: Richmond Hill State: GA Zip: 3134
 Phone: 912-659-3314 Email: Ryan.Kikolski@gmail.com

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

Property Information: General Location: Residential
 PIN Number (Map & Parcel): Parcel: 06103401 Current Zoning District(s): R-1
Lot 35B PB 667/PG 4A

What section of the Subdivision or Zoning Code are you requesting a variance for? Ordinance
2018-04, Article X, Section 1000 (n)
 Description of Variance Requested: Requesting larger accessory size:

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

[Signature]
 Applicant Signature

11-20-19
 Date

FOR OFFICE USE ONLY

Case #: V#341-19 Date Received: 11/21/19 Fee Paid Initial: SF

Variance Review and Timing

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

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

Variance Application Checklist

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

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

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



Applicant Signature

11-20-19

Date

Variance Criteria

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

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

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

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

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

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: 11/25/19 *dfj* P&Z Public Hearing Date: Jan 7, 2020 ~~2019~~ *DEC* Dec 5, 2019

1. A variance from the subject ordinance is requested to increase the allowable area of the detached structure from 200sf to 400sf. The variance would permit the repurposing of a concrete slab that remains from a pre-existing detached garage that was recently destroyed by a fire.
2. The requested variance would re-use existing structure to provide environmental protection for two vehicles, which the aforementioned garage previously provided. The topography and geometry of the property precludes relocation of the structure.
3. The hardship necessitating the submission of this variance did not result from the actions of the property owners. The aforementioned garage was ignited by an unknown cause and completely destroyed.
4. A variance from the ordinance would permit re-use of existing structure. The proposed 400sf structure would be dimensionally consistent with the previous structure. A single 400sf structure would be more environmentally friendly and aesthetically pleasing than multiple smaller structures that cumulatively provide the same utility.

Bryan County
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

rk 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.

rk 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.

06103401

Parcel Identification Number

[Signature]
Signature of Applicant

11-20-19
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Tiffany Diehl

Title: Tax Clerk

Signature: [Signature]

Date: 11/20/19

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

Ryan KIKOLSKI
Applicant (Print)

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

This 25th day of November 2019

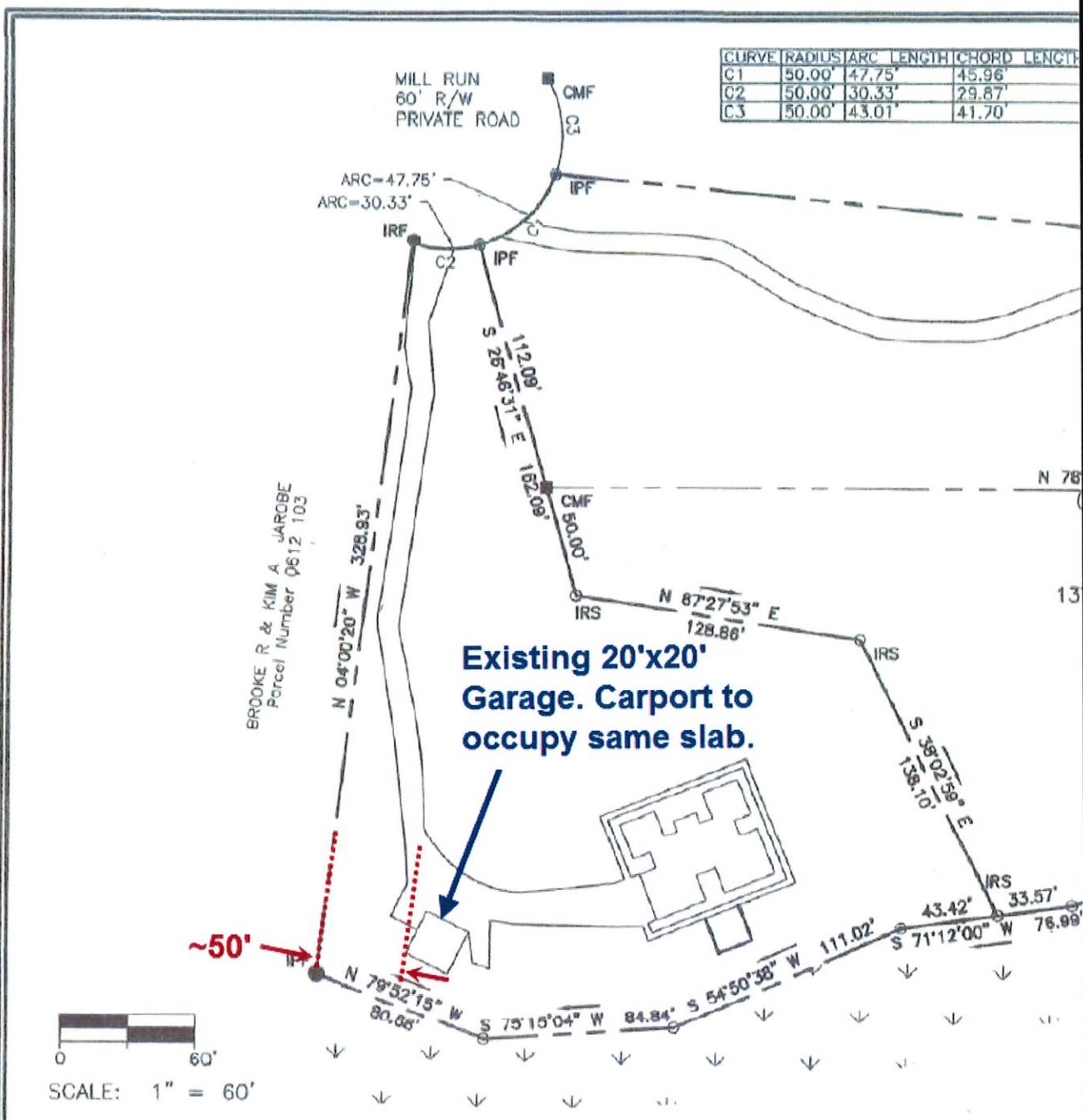


Notary Public



(Notary Seal)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	50.00'	47.75'	45.96'
C2	50.00'	30.33'	29.87'
C3	50.00'	43.01'	41.70'



THIS WILL CERTIFY THAT 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.

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

- REFERENCE:
1. PS 407, PG
 2. PS 517, PG
 3. PC K, PG.



**Former 20'x20'
Garage**

643 Mill Run Road

“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 # V#341-19

Zoning Request: Variance for a 400 square foot accessory building.

Filed by: Ryan Kikolski

Owners: Ryan Kikolski

Property address: 643 Mill Run Rd., Richmond Hill

Map and Parcel # 061-034-01

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jan. 7, 2020 and the Board of Commissioners on Jan. 14, 2020 .

Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019 .

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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Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019.

Comments: No issue

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 12/9/2019



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
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Comments: _____

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: *Steph Y...*

Date: 12/12/19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019.

Comments: No Comments

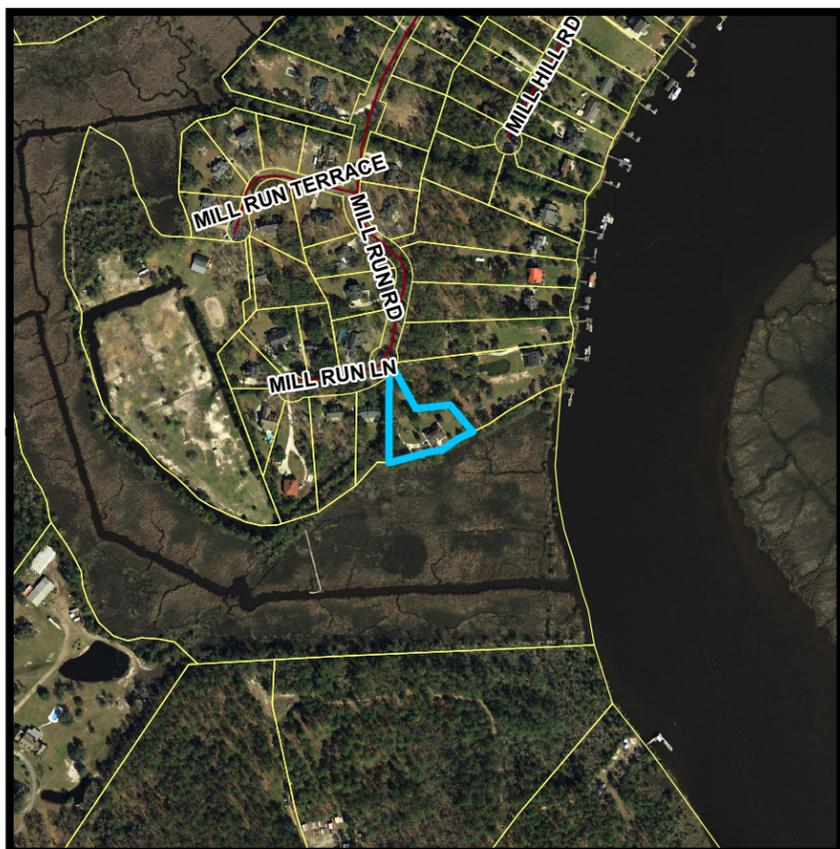
Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: G. Allen

Date: 12-12-19

“C” Exhibits – Bryan County Supplements

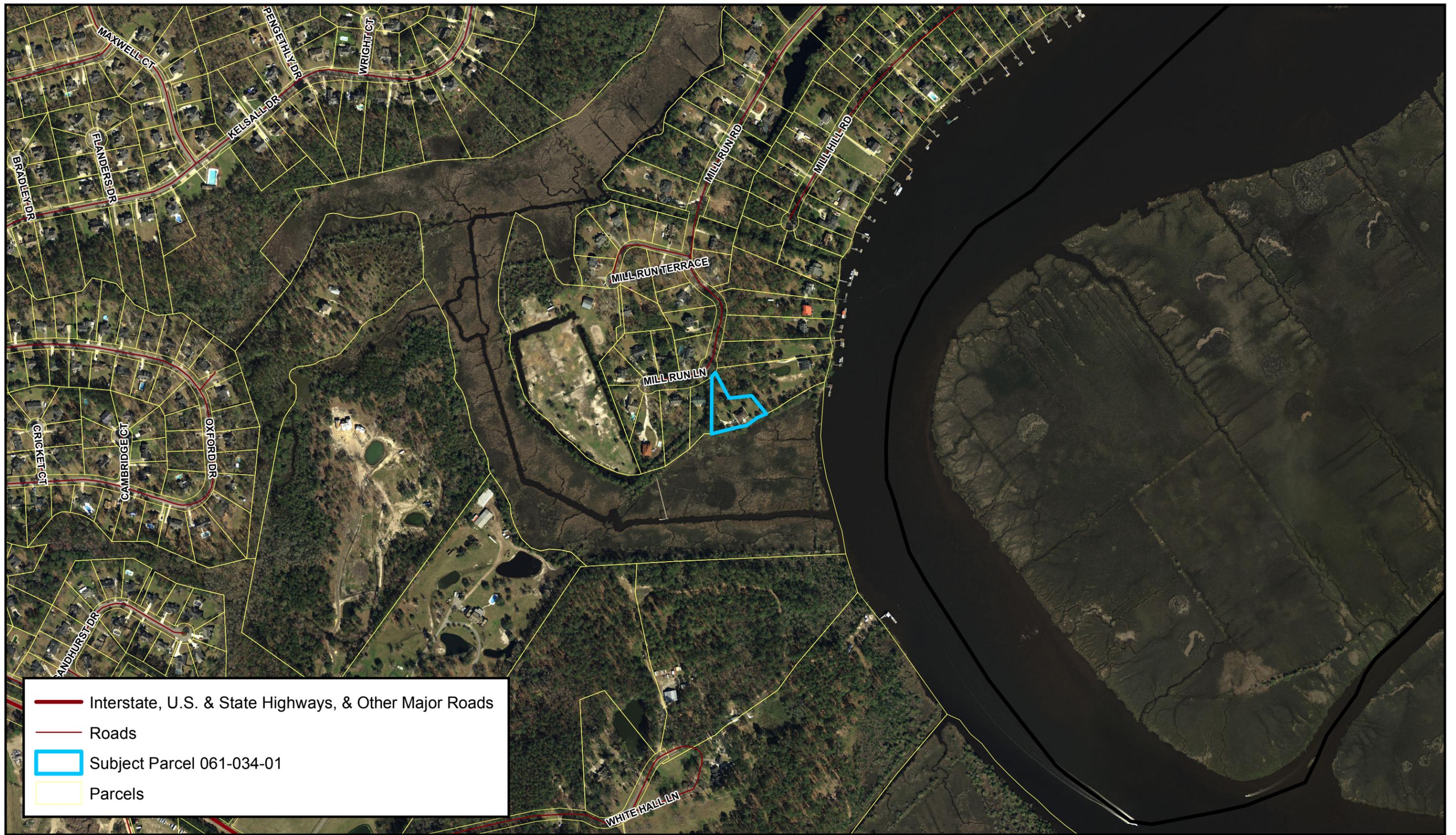


- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 061-034-01
- Surrounding Parcels

**Overview Map
Ryan Kikolski
Case V# 341-19**

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



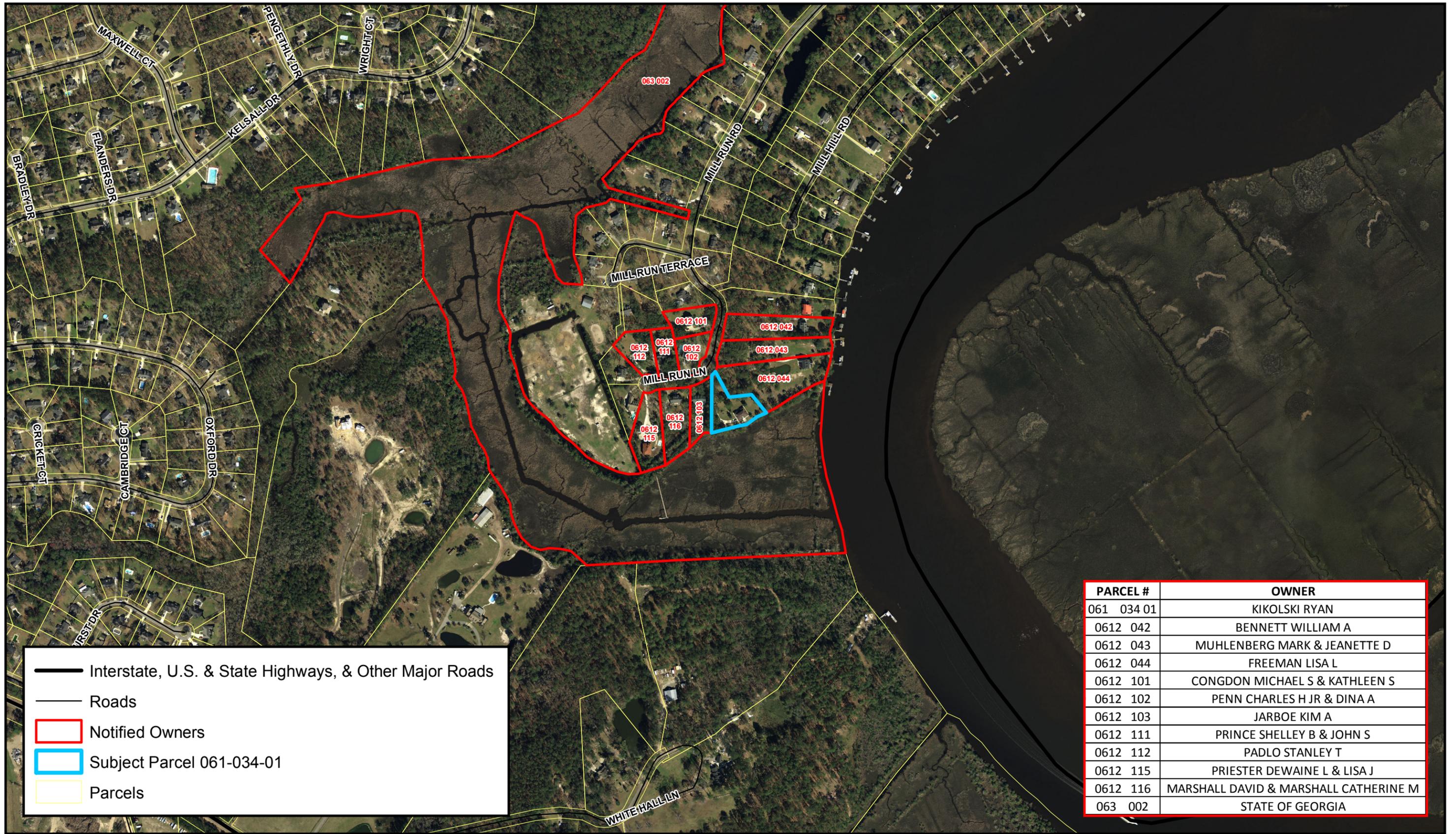


— Interstate, U.S. & State Highways, & Other Major Roads
— Roads
 Subject Parcel 061-034-01
 Parcels



Location Map
Ryan Kikolski
Case V# 341-19

DISCLAIMER
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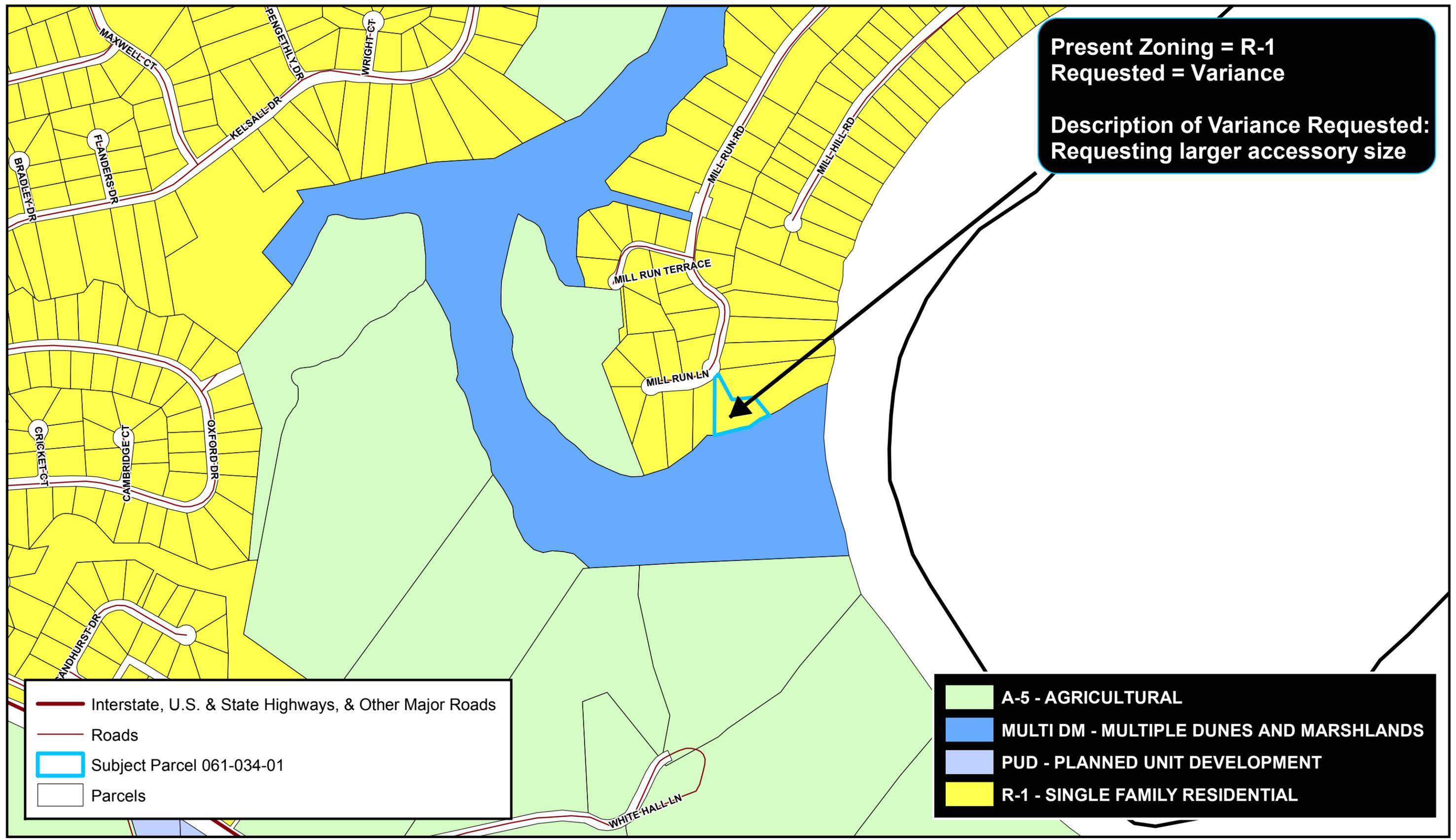
Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Notified Owners
 Subject Parcel 061-034-01
 Parcels

PARCEL #	OWNER
061 034 01	KIKOLSKI RYAN
0612 042	BENNETT WILLIAM A
0612 043	MUHLENBERG MARK & JEANETTE D
0612 044	FREEMAN LISA L
0612 101	CONGDON MICHAEL S & KATHLEEN S
0612 102	PENN CHARLES H JR & DINA A
0612 103	JARBOE KIM A
0612 111	PRINCE SHELLEY B & JOHN S
0612 112	PADLO STANLEY T
0612 115	PRIESTER DEWAIN E L & LISA J
0612 116	MARSHALL DAVID & MARSHALL CATHERINE M
063 002	STATE OF GEORGIA



Notification Map
Ryan Kikolski
Case V# 341-19

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Present Zoning = R-1
Requested = Variance

Description of Variance Requested:
Requesting larger accessory size

-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel 061-034-01
-  Parcels

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



“D” Exhibits – Public Comment

BRYAN COUNTY PLANNING AND ZONING COMMISSION

CASE CUP#163-19

Public Meeting Date: January 7, 2020

REGARDING THE APPLICATION OF: Ricky Jeffcoat, requesting a conditional use for PIN# 037 006 in unincorporated Bryan County, Georgia. The applicant is requesting the conditional use for borrow pits in the A-5 district.	Staff Report By: Sara Farr-Newman Dated: December 31, 2019
---	--

I. Application Summary

Requested Action: Public hearing and consideration of a conditional use for Ricky Jeffcoat. The application proposes the conditional use to permit the use for three borrow pits.

Representative: **Ricky Jeffcoat**
1285B Little Neck Road
Savannah, GA 31419

Owner: **Barbara Wilson, Elizabeth S. Martin, Janice S. Martin, James Corde Wilson, III, Candler Martin Wilson, Arden Amelia Wilson, and Aaron Smith Ricketson**
7370 Hodgson Memorial Dr
Suite D-10
Savannah, GA 31406

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Appendix B – Zoning, Article VII. - Conditional Use Districts, Section 702. - Conditions to Approval of Petition, Bryan County Code of Ordinances

II. General Information

1. Application: A Conditional Use application was received by the Director on December 5, 2019. After reviewing the application, the Director certified the application as being generally complete on December 13, 2019.

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

A. Legal notice was published in the Bryan County News on December 19, 2019.

B. Notice was mailed on December 13, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on December 20, 2019.

4. Background: The subject parcel consists of 551 acres and is located largely to the west of Highway 204 with a small triangular portion of the property located to the east of Highway 204 that is not planned for use in conjunction with the borrow pits. The applicant is requesting conditional use approval for 124 acres which are proposed to be disturbed for use as a borrow pit for an unspecified project or projects. The property is currently zoned A-5 Conditional, but this conditional approval was for a cell tower. The surface mining plans that the applicant has submitted were originally prepared in 2000, for an anticipated duration of 6 years. According to the applicant, some mining activity took place under an issued State Surface Mining Permit; however, staff could not locate an associated Conditional Use approval from the County. Since the applicant is requesting to now re-open these pits, staff determined the applicant must obtain a conditional use permit.

The applicant has submitted a site plan denoting the limits of the three borrow pits, which include borrow pit A at 30 acres with 37 acres cleared, borrow pit B at 33 acres with 50 acres cleared, and borrow pit C at 28 acres with 37 acres cleared. The applicant anticipates that the mine will operate approximately 225 days out of the year, taking into account scheduled vacation time, holidays, and inclement weather. The applicant did not indicate the specific days or times the mines will operate.

Borrow pit A is expected to yield 726,000 cubic yards, borrow pit B is expected to yield 798,600 cubic yards, and borrow pit C is expected to yield 677,600 cubic yards. This is a total of 2,202,200 cubic yards. The borrow pits, collectively, are expected to generate 15 cubic yards per load and a total of +/- 30 loads a day. This plan would result in approximately 60 truck trips per day. Based on these numbers, staff has calculated the total life of the mine would be approximately 21 years. The applicant's site plan from 2000, however, stated the life of the mine would be from 2000 until 2006 and only 607,000 cubic yards would be extracted. Access to the borrow pit will be via a haul road from State Route 204.

A specific re-use or future development plan for the subject area is shown in the submitted plans as a single lot residential subdivision. This use will require rezoning and subdivision approval at a later date.

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

“A” Exhibits- Application:

A-1 Conditional Use Application

A-2 Surface Mining Plans

“B” Exhibits- Agency Comments:

B-1 Engineering Comments (12/9/2019)

B-2 Health Department Comments (12/12/2019)

B-3 Public Works Comments (12/12/2019)

B-4 Fire Chief Comments (12/9/2019)

“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:

None presented

**III. Analysis under Article VII. – Conditional Use Districts, Section 702. -
Conditions to Approval of Petitions:**

1. 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.

2. 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 surrounding properties include large wooded and vacant parcels and smaller single family home lots located to the east and southeast of the property. There is also a property across 204 (PIN 036-013) that was approved as a borrow pit in April 2019. The proposed use as a borrow pit should not have any negative impacts on adjacent vacant parcels; however, the applicant should ensure sufficient buffering is provided particularly adjacent to the residential parcels. Conditions for time and days of operation would also be appropriate.

State Route 204 is a two-lane major collector road connecting Highway 280 in Pembroke to Interstate 95 in Savannah; and serves as a main thoroughfare for daily commuters. Side streets in the area of the proposed borrow pit are controlled by stop signs, the posted speed limit is 45 MPH, and the current daily traffic volumes between Black Creek Church Road and the Bryan County line are roughly 3,600 vehicles per day. The peak hours for traffic occur between 6:30 – 7:15 a.m. and 4:45 – 5:30 p.m. This section of the Hwy 204 corridor is operating at an acceptable level, with a LOS A¹. Since the proposed use as a borrow pit is expected to generate approximately 60 trips (30 inbound and 30 outbound) per day and does not meet the threshold for requiring a traffic impact analysis, no right-of-way improvements or mitigation plan is required; however, to reduce traffic conflicts during the peak travel times, it is recommended that hauling activities be limited during these hours. Additionally, should the daily trips exceed the represented daily trips in this application, a Traffic Impact Analysis may be required.

IV. Staff Recommendation

Staff recommends approval with the following conditions:

- (1) Final surface mining plans must be updated and approved by the Engineering Department prior to commencing on-site work.
- (2) The applicant shall obtain a NPDES and state mining permit from the Department of Natural Resources, Environmental Protection Division. A copy of the approved state permits must be submitted to the Community Development office prior to commencing any excavation activities.

¹ Transportation Study North Bryan County, Thomas and Hutton, May 2018

(3) Any expansion in the size or change in location of the borrow pits that exceeds what is shown in the plans will require an additional conditional use approval.

(4) The side slopes of any excavated area must be constructed to be no steeper than 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.

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

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

(7) Excavation activities shall be limited to Monday through Friday 7:00 am – 5:30 pm and Saturday 8:00 am – 5:30 pm; and hauling activities should be further limited to Monday – Friday 7:15 am – 4:45 pm and Saturday 8:00 am – 5:30 pm.

(8) Approval shall be valid for a duration of 6 years from the date of approval. Any extension of time must be permitted by a conditional use amendment.

(9) On average, the Applicant shall not exceed the represented daily trips. Should the Community Development Director or Engineering Director determine that the actual operation of the mine is generating more vehicles trips than represented during the application and approval process, they may require a Traffic Impact Analysis and/or traffic mitigation improvements.

V. Planning & Zoning Recommendation

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

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

► **Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the

Commission hereby recommends approval as proposed/approval with provisions/denial of the proposed conditional use.

“A” Exhibits – Application

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: Ricky Jeffcoat
Address: 1285 B Little Neck Road
City: Savannah State: GA Zip: 31419
Phone: 658-4059 Email: rjeffcoatconst@aol.com

Property Owner (if not applicant): Corde Wilson
Address: 7376 Hodgson Memorial Dr, Suite D-10
City: Savannah, State: GA Zip: 31406 Phone: 912-3527623

PROPERTY INFORMATION

Property Address or General Location: _____
PIN Number (Map & Parcel): 037 006 Current Zoning District(s): A5 cond.

CONDITIONAL USE REQUESTED:

Permit for pond 13 borrow pits, have been used
previously

FOR OFFICE USE ONLY

Case #: 163-A Date Received: 12-5-19 Fee Paid Initial: JMA

APPLICANT CERTIFICATION AND ACKNOWLEDGMENT

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


Applicant Signature

12-4-2019
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: 12/13/19 DRC Meeting Date: 12/9/19 P&Z Hearing Date: 1/7/20
BOC Hearing Date: 1/14/20

RETURN RECORDED DOCUMENT TO:
DAN R. TAULBEE
TAULBEE, RUSHING, SNIPES, MARSH & HODGIN, LLC
1209 MERCHANTS WAY, SUITE 201
STATESBORO, GA 30458

1172 0739

2015 MAY -4 AM 10:30

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

Bryan County, Georgia
Real Estate Transfer Tax
PAID
DATE 5-4-15
P. L. ...
Clerk of Superior Court

015-2015-000670

STATE OF GEORGIA]
]]
COUNTY OF BRYAN]

**DEED OF GIFT
OF UNDIVIDED INTEREST**

THIS INDENTURE, made this 13th day of April, 2015, between ELIZABETH S. MARTIN, of the County of Bryan, and State of Georgia, as party of the first part, hereinafter referred to as the "Grantor", and BARBARA M. WILSON, JANICE S. MARTIN, JAMES CORDE WILSON, III, CANDLER MARTIN WILSON, ARDEN AMELIA WILSON and AARON SMITH RICKETSON, of the State of Georgia, as parties of the second part, hereinafter collectively referred to as "Grantees" (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said Grantor for and in consideration of her love and affection, the sufficiency of which is hereby acknowledged, has given, granted, and conveyed and by these presents does give, grant, and convey equally unto the said Grantees the entire sixty-two and one-half (62.5%) percent undivided interest individually owned by Grantor in and to

the following described real estate, to-wit:

2015 MAY -4 AM 10:30

TAX MAP PARCEL 037-006 SECKINGER TRACT (551 ACRES)

All that certain tract of land situate, lying and being in the 1380th G. M. District, Bryan County, Georgia, containing 551 acres, more or less, and bounded now or formerly, as follows: On the South by lands of D. B. Smith and lands of Joe Brinson; on the West by lands of D. B. Smith; on the North by lands of D. B. Smith and E. L. Smith and on the East by lands of D. B. Smith and Joe Brinson. Said tract herein conveyed being designated Tract Number 5, J. M. Smith Estate and the Seckinger Tract on a plat surveyed for Inez B. Smith and Elizabeth S. Martin dated the 9th day of July 1956, and recorded in Plat Book C, page 166, Bryan County records. Said plat is by reference incorporated herein for more particularity as to metes and bounds and for all other legal purposes. Said tract of land being traversed by the right of way of Georgia Highway 204.

Save and Except a 0.97 acre tract heretofore awarded by Superior Court of Bryan County, Georgia, to D. B. Smith which 0.97 acre is the most northeastern portion shown on the above referred to plat.

THIS DEED WAS PREPARED BY TAULBEE, RUSHING, SNIPES, MARSH & HODGIN, LLC, AT THE DIRECTION OF THE PARTIES HEREIN WITHOUT BENEFIT OF SEARCH OF THE OFFICIAL RECORDS OF THE CLERK OF SUPERIOR COURT OF BRYAN COUNTY, GEORGIA. THE AFORE-REFERENCED FIRM MAKES NO CERTIFICATION OR REPRESENTATION TO SAID PARTY OR PARTIES AS TO THE MARKETABILITY OF TITLE OF THE SUBJECT PROPERTY(IES).

TO HAVE AND TO HOLD the said undivided interest in the described real estate, with all and singular its rights, members, and appurtenances, unto the said Grantees, their heirs, executors, administrators, and assigns, forever in fee simple.

Following the transfers made herein the hereinbefore described parcel shall be owned 12.5% by Elizabeth S. Martin as Trustee of the Item Five GST Trust under the Will of George Candler Martin, 22.916% each by Barbara M. Wilson and Janice S. Martin, and 10.417% each by James Corde Wilson, III, Candler Martin Wilson, Arden Amelia Wilson, and Aaron Smith Ricketson.

1172 0741 2015 MAY 14 AM 10:39
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day

BOOK# PAGE#
and year first above written
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA
RECEIVED

Signed, sealed, and delivered
in the presence of:

Elizabeth S. Martin L.S.
ELIZABETH S. MARTIN

[Signature]
Witness

Patricia A. Sullivan
Notary Public

PATRICIA A. SULLIVAN
Notary Public
Bryan County, Georgia
NP
My commission expires May 21, 2018

Bryan County
Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

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

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

037 006

Parcel Identification Number


Signature of Applicant

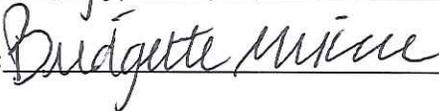
12/5/19
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

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

Name: Bridgette Mirell

Title: TAX CLERK

Signature: 

Date: 12/5/19

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

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

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

~~Signature: _____~~

~~Date: _____~~

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  day of 

Notary Public



(Notary Seal)

Bryan County
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, CORDE WILSON, 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: RISLEY JOFFCOAT

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____ Email: _____


Signature of Owner

12.18.19
Date

CORDE WILSON
Owners Name (Print)

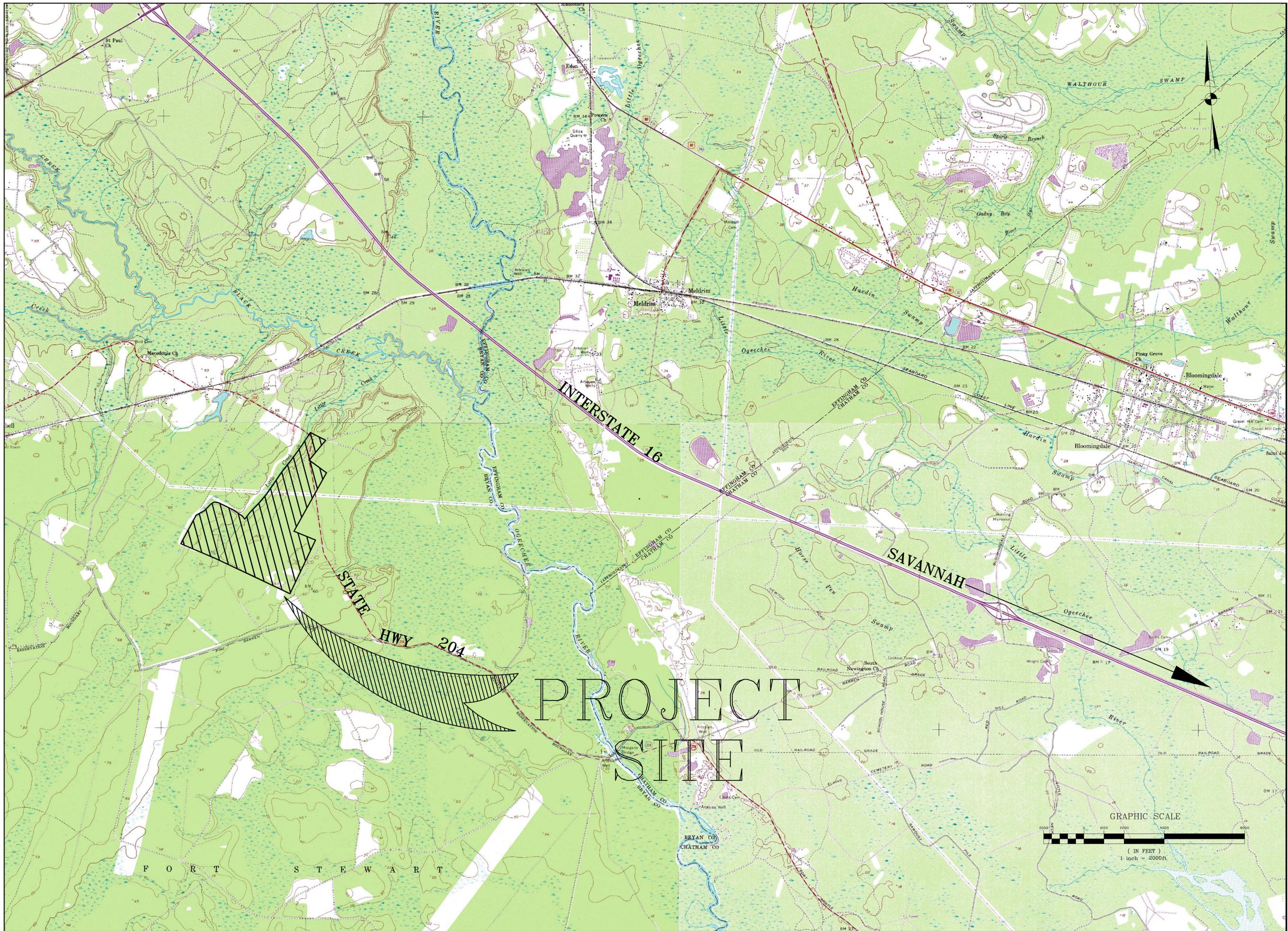
Personally appeared before me
CORDE WILSON
Owner (Print)

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

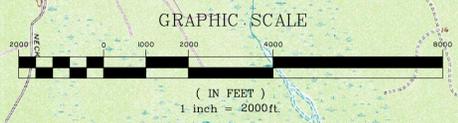
This Day 18th of DEC. 2019

Patricia A Sullivan
Notary Public





PROJECT SITE



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON ENGINEERING CO.
 50 PARK OF COMMERCE WAY
 POST OFFICE BOX 2727
 SAVANNAH, GA. 31402-2727 (912)234-5500
 935 HOUSTON NORTHCUTT BOULEVARD, SUITE 100
 MOUNT PLEASANT S.C. 29464 (803)849-0200

MARTIN TRACT
 BRYAN COUNTY, GEORGIA
SURFACE MINING ACTIVITIES
PROJECT LOCATION MAP

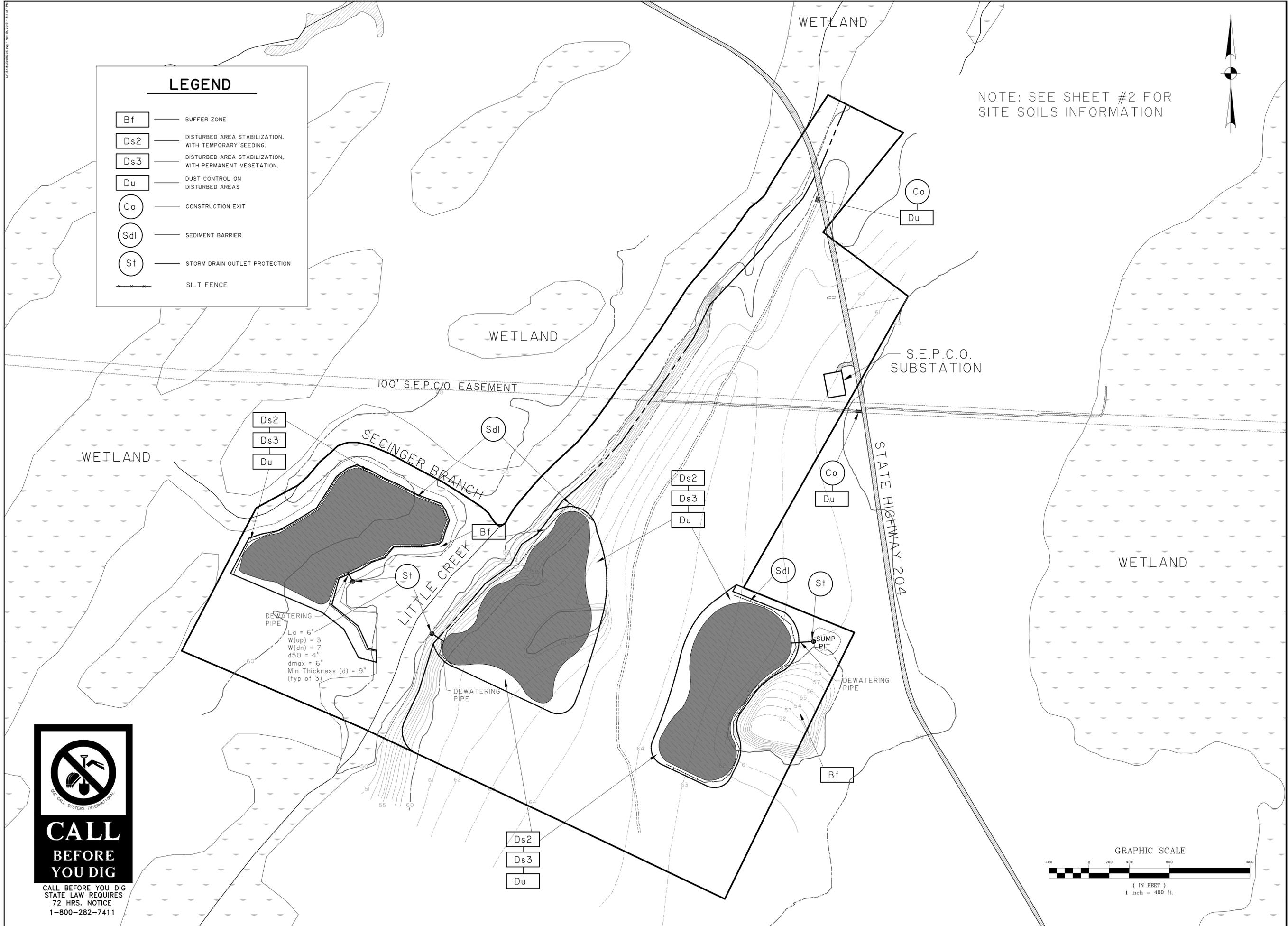
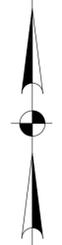
JOB NO:	J-13418
DATE:	03/26/00
DRAWN:	M. KING
DESIGNED:	D. NELSON
REVIEWED:	D. NELSON
APPROVED:	D. NELSON
SCALE:	1" = 2000'

SHEET
2

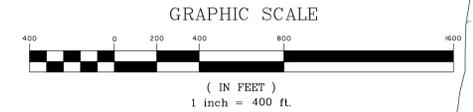
LEGEND

- Bf — BUFFER ZONE
- Ds2 — DISTURBED AREA STABILIZATION, WITH TEMPORARY SEEDING.
- Ds3 — DISTURBED AREA STABILIZATION, WITH PERMANENT VEGETATION.
- Du — DUST CONTROL ON DISTURBED AREAS
- Co — CONSTRUCTION EXIT
- Sdl — SEDIMENT BARRIER
- St — STORM DRAIN OUTLET PROTECTION
- x — x — SILT FENCE

NOTE: SEE SHEET #2 FOR SITE SOILS INFORMATION



DEWATERING PIPE
 La = 6'
 W(up) = 3'
 W(dn) = 7'
 d50 = 4"
 dmax = 6"
 Min Thickness (d) = 9"
 (typ of 3)



CALL BEFORE YOU DIG
 CALL BEFORE YOU DIG
 STATE LAW REQUIRES
 72 HRS. NOTICE
 1-800-282-7411

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON ENGINEERING CO.
 50 PARK OF COMMERCE WAY
 POST OFFICE BOX 2727
 SAVANNAH, GA. 31402-2727 (912)234-5500
 935 HOUSTON NORTHCUTT BOULEVARD, SUITE 100
 MOUNT PLEASANT S.C. 29464 (803)849-0200

MARTIN TRACT
 BRYAN COUNTY, GEORGIA
SURFACE MINING ACTIVITIES
EROSION & SEDIMENTATION CONTROL PLAN

JOB NO:	J-13418
DATE:	03/26/00
DRAWN:	M. KING
DESIGNED:	M. KING
REVIEWED:	D. NELSON
APPROVED:	D. NELSON
SCALE:	1" = 400'

SHEET
5

CONSIDERATIONS FOR CONSTRUCTION SCHEDULING

CONSTRUCTION ACTIVITY

CONSTRUCTION ACCESS, CONSTRUCTION ENTRANCE, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS.

SEDIMENT TRAPS AND BARRIERS, BASIN TRAPS, SEDIMENT FENCES, AND OUTLET PROTECTION.

RUNOFF CONTROL, DIVERSIONS, PERIMETER DIKES, WATER BARS, AND OUTLET PROTECTION.

RUNOFF CONVEYANCE SYSTEM, STABILIZE STREAMBANKS, STORM DRAINS, CHANNELS, INLET, AND OUTLET PROTECTION, SLOPE DRAINS.

LAND CLEARING AND GRADING, SITE PREPARATION - CUTTING, FILLING AND GRADING, SEDIMENT TRAPS, BARRIERS, DIVERSIONS, DRAINS, SURFACE ROUGHENING.

SURFACE STABILIZATION, TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIPRAP.

LANDSCAPING AND FINAL STABILIZATION, TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING RIPRAP.

MAINTENANCE: (1) MAINTENANCE INSPECTIONS SHOULD BE PERFORMED WEEKLY, AND (2) AFTER PERIODS OF RAINFALL, MAINTENANCE REPAIRS SHOULD BE MADE IMMEDIATELY.

SCHEDULE CONSIDERATION

FIRST LAND-DISTURBING ACTIVITY-STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE.

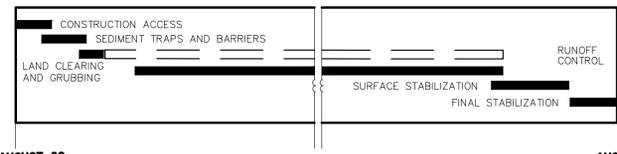
INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ACCESSED, INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.

WHERE NECESSARY, STABILIZE STREAMBANKS AS EARLY AS POSSIBLE, INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF-CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.

BEGIN MAJOR CLEARING AND GRADING AFTER PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES ARE INSTALLED, CLEAR BORROW AND DISPOSAL AREAS ONLY AS NEEDED, INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES, MARK TREES AND BUFFER AREAS FOR PRESERVATION.

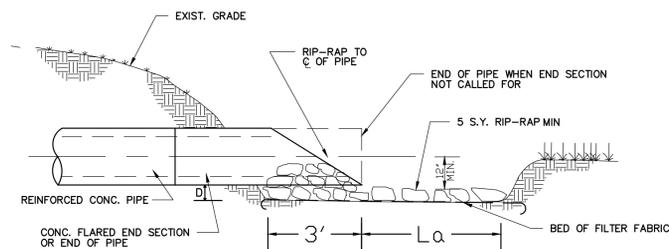
APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETE.

LAST CONSTRUCTION PHASE - STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS, REMOVE AND RIPRAP STABILIZE ALL TEMPORARY CONTROL MEASURES.

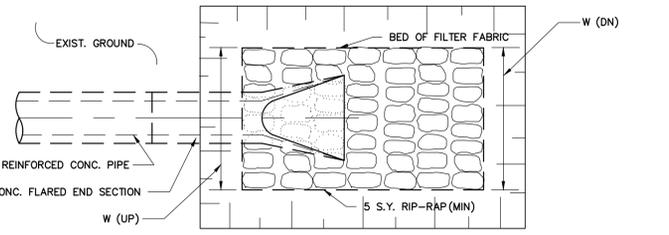


24 HOUR CONTACT PERSON FOR SOIL EROSION CONTROL

MR. GEORGE MARTIN
DAY (912) 858-2278
NIGHT (912) 238-9257



SECTION

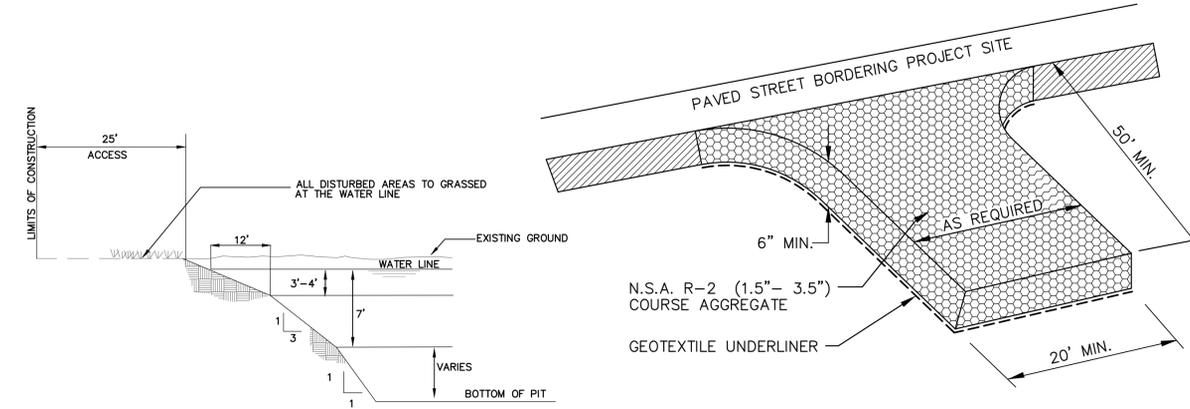


PLAN

DRAINAGE OUTFALL DETAIL

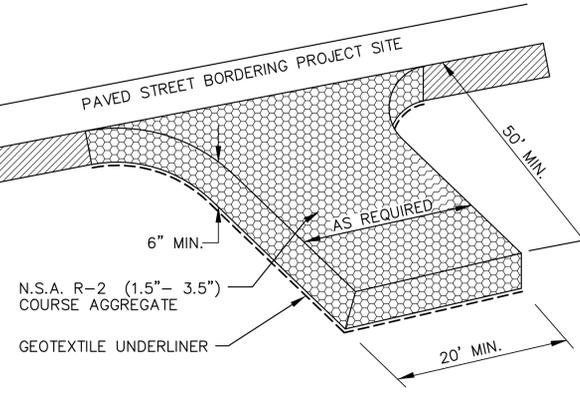
NOT TO SCALE

- NOTE:
- RIP-RAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER.
 - ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH.
 - INSPECT RIP-RAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP-RAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLOADED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.
 - A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.
 - L_a IS THE LENGTH OF THE RIP-RAP APRON.
 - D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 - A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP-RAP AND SOIL FOUNDATION.



TYPICAL LAGOON/BORROW PIT SECTION

NOT TO SCALE



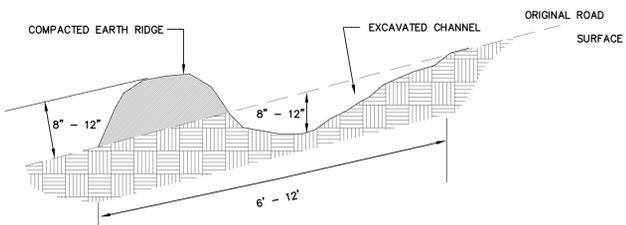
CRUSHED STONE CONSTRUCTION EXIT

NOT TO SCALE

NOTE:
1. GRAVEL PAD IS REQUIRED TO PROVIDE BUFFER AREA WHERE VEHICLES CAN DROP THEIR MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PAVED STREETS, TO CONTROL EROSION FROM SURFACE RUNOFF, AND TO HELP CONTROL DUST.

MAINTENANCE:
1. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5 - 3.5 INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

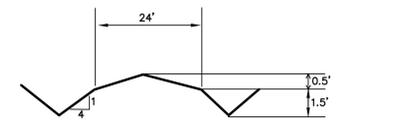
WASHING:
1. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. THE EXIT SHALL BE LOCATED OR PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE SITE.



DIVERSION DETAIL

NOT TO SCALE

- NOTE:
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
 - ALL FILLS SHALL BE MACHINE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED DIVERSION.
 - ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.

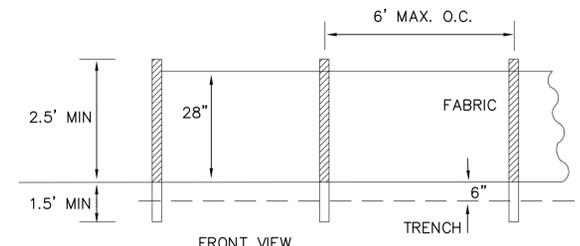


TYPICAL EARTH ROAD SECTION

NOT TO SCALE

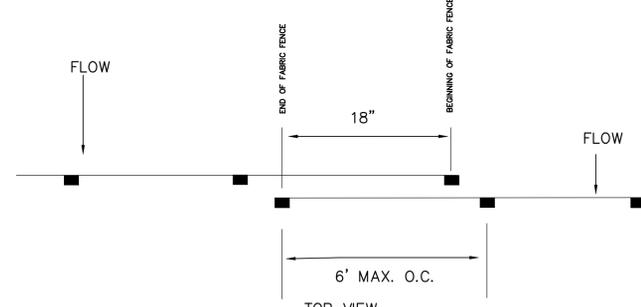
NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE UTILITY COMPANIES.
 - ALL ELEVATIONS REFER TO FEET ABOVE MEAN SEA LEVEL.
 - ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE BUILT IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
 - ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED.
 - SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE EXPOSED AREA AND THE DURATION OF EXPOSURE. IN SCHEDULING, TAKE INTO ACCOUNT THE SEASON AND THE WEATHER FORECAST.
 - EROSION CONTROL MEASURES ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROL MEASURES AS DICTATED BY ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION IN ORDER TO PREVENT EROSION AND CONTROL SEDIMENT.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - WHERE PRACTICAL, TOPSOIL SHOULD BE STRIPPED OFF PRIOR TO CONSTRUCTION AND STOCKPILED FOR USE IN THE FINAL REVEGETATION OF THE SITE. NO VEGETATION OUTSIDE OF THE SITE DEVELOPMENT AREA IS TO BE DISTURBED, EXCEPT AS REQUIRED FOR PLANNED STORM DRAINS AND SEDIMENT BARRIERS.
 - PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO DISTURBANCE ACTIVITY SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE DRAWINGS.
 - FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
 - IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR THE PROPERTY OWNER BECAUSE OF A LACK OF EROSION OR SEDIMENTATION CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES, OR THE COST OF SUCH FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
 - ALL AREAS CLEARED AND GRUBBED WILL BE GRASSED AND MULCHED IMMEDIATELY AFTER GRADING HAS BEEN COMPLETED. THESE AREAS WILL BE REGRASSED AFTER THE CONSTRUCTION OF ALL UTILITIES HAS BEEN COMPLETED.
 - PROTECTIVE COVER MUST BE ESTABLISHED ANY TIME CONSTRUCTION ACTIVITIES ARE DELAYED FOR 30 OR MORE WORKING DAYS.
 - MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - SEDIMENT CONTROL STRUCTURES WILL BE CLEANED AT REGULAR INTERVALS AND AFTER HEAVY RAIN, AND THE SEDIMENT WILL BE SPREAD ON THE SITE. SEDIMENT AND EROSION CONTROL MEASURES WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED.
 - SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
 - TEMPORARY AND PERMANENT VEGETATION PRACTICE SHALL BE AS FOLLOWS:
- | SEED SPECIES | APPLICATION/ACRE | PLANTING DATES |
|-----------------------------------|------------------|----------------|
| (PERMANENT)
BERMUDA (HULLED) | 10 LBS./ACRE | 3/1 - 9/1 |
| (TEMPORARY)
BERMUDA (UNHULLED) | 10 LBS./ACRE | 9/1 - 3/1 |
| ABRUZZI RYE | 50 LBS./ACRE | |
- FERTILIZER SHALL BE APPLIED AT A RATE OF 1,000 LBS./ACRE. LIME SHALL BE APPLIED AT A RATE OF 1,500 LBS./ACRE. MULCHING SHALL BE SPREAD AT A RATE OF 1.5 TONS/ACRE WEEKLY INSPECTION OF THE GRASS COVER SHALL BE PERFORMED TO IDENTIFY AREAS REQUIRING RE-ESTABLISHMENT OF GRASS.



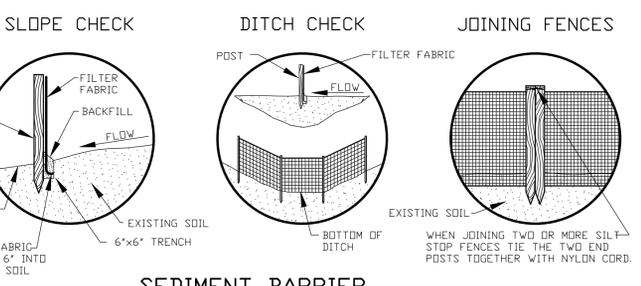
SILT FENCE TYPE-A

NOT TO SCALE



SILT FENCE TYPE-A

NOT TO SCALE



SEDIMENT BARRIER
SILT FENCE TYPE-A DETAIL

NOT TO SCALE

NOTE:
1. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

POST SIZE

MINIMUM LENGTH	TYPE OF POST	SIZE OF POST
4'	SOFT WOOD	3" DIA. OR 2"x4"
	OAK	1.5" X 1.5"
	STEEL	1.3lb./FT. MIN

FASTENERS FOR WOOD POSTS

	GAUGE	CROWN	LEGS	STAPLES/POST
WIRE STAPLES	17 MIN	3/4" WIDE	1/2" LONG	5 MIN
NAILS	14 MIN	1"	3/4"	4 MIN

NO.	BY	DATE

NO.	REVISIONS

THOMAS & HUTTON ENGINEERING CO.
50 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GA. 31402-2727 (912)234-5500
935 HUNTER NORTHGATE BOULEVARD, SUITE 100
MOUNT PLEASANT, S.C. 29464 (803)849-0200

MARTIN TRACT
BRYAN COUNTY, GEORGIA
SURFACE MINING ACTIVITIES
DETAILS

JOB NO: J-13418
DATE: 03/26/00
DRAWN: M. KING
DESIGNED: D. NELSON
REVIEWED: D. NELSON
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 # CUP#163-19

Zoning Request: Conditional use for three borrow pits.

Filed by: Ricky Jeffcoat

Owners: Corde Wilson

Property address: Highway 204

Map and Parcel # 037-006

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jan. 7, 2020 and the Board of Commissioners on Jan. 14, 2020 .

Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019 .

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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Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019.

Comments: Borrow pit only

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: *Skjip Ya*

Date: 12/12/19



BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

51 North Courthouse Street
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Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019.

Comments: No comments

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: G Allen

Date: 12-12-19



BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

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

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Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019.

Comments: No issue

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 12/09/2019

“C” Exhibits – Bryan County Supplements

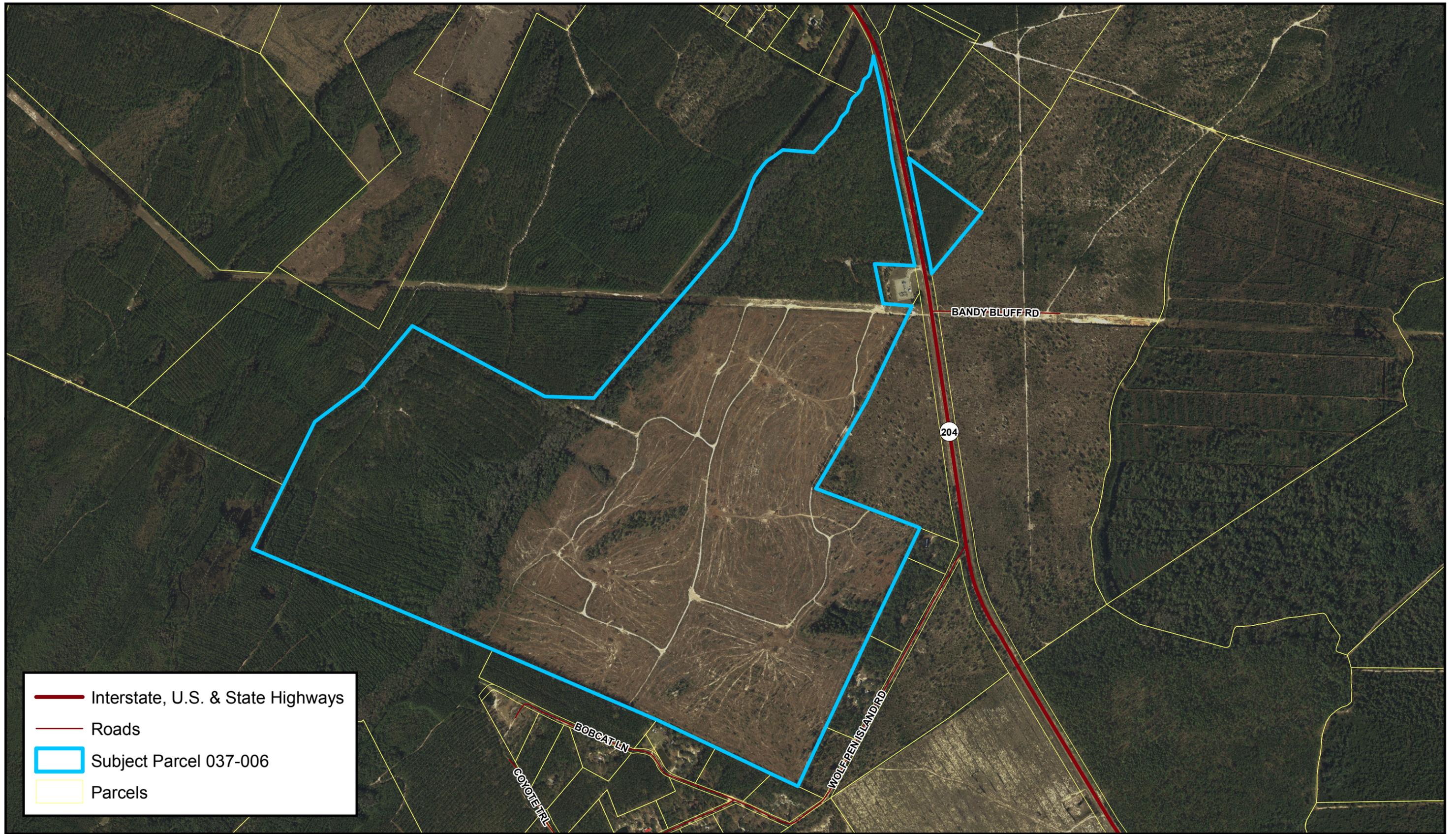


- Interstate, U.S. & State Highways
- Roads
- Subject Parcel 037-006
- Surrounding Parcels



Overview Map
Ricky Jeffcoat
Case CUP# 163-19

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

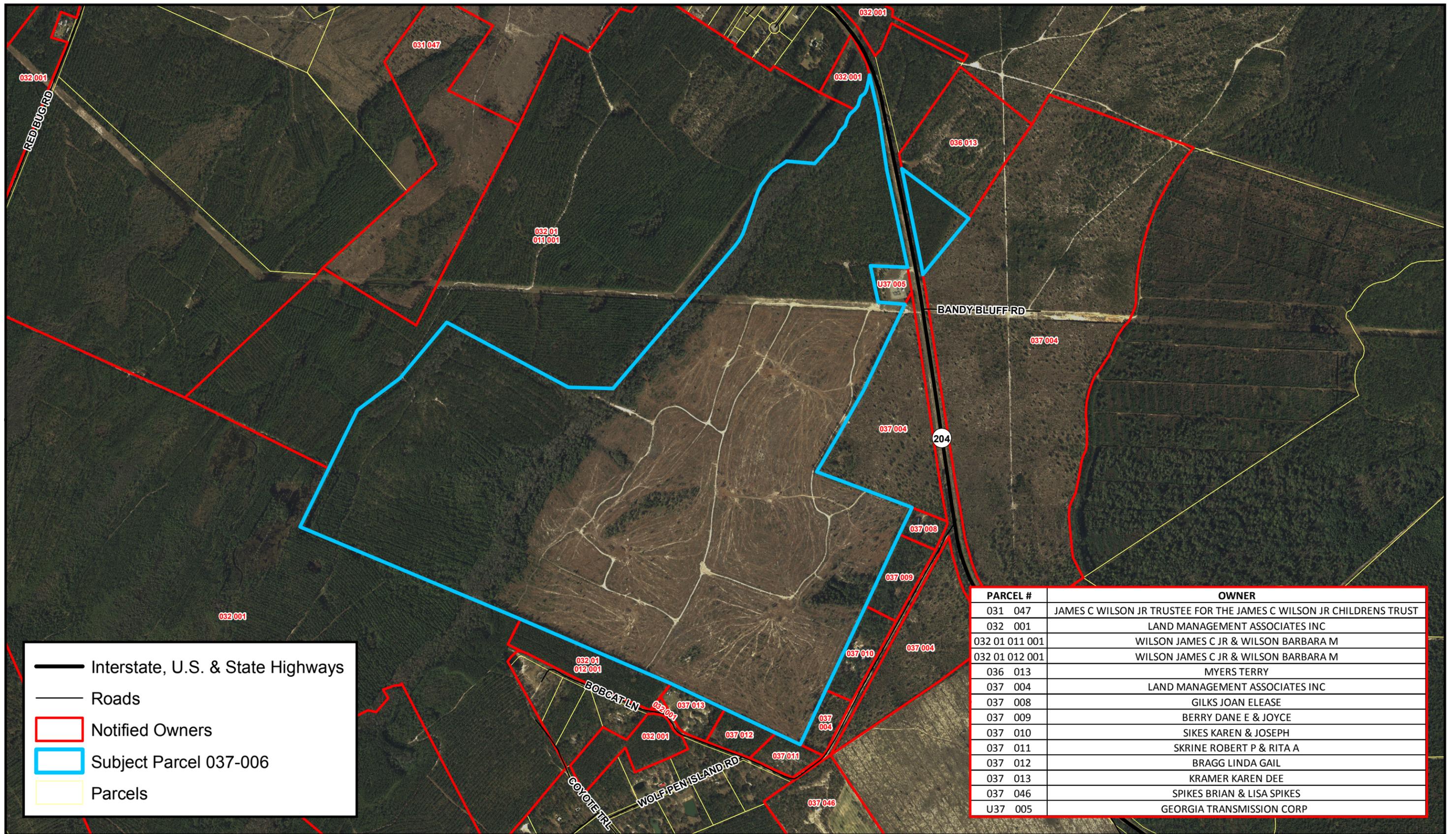


	Interstate, U.S. & State Highways
	Roads
	Subject Parcel 037-006
	Parcels



Location Map
Ricky Jeffcoat
Case CUP# 163-19

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Interstate, U.S. & State Highways
 Roads
 Notified Owners
 Subject Parcel 037-006
 Parcels

PARCEL #	OWNER
031 047	JAMES C WILSON JR TRUSTEE FOR THE JAMES C WILSON JR CHILDRENS TRUST
032 001	LAND MANAGEMENT ASSOCIATES INC
032 01 011 001	WILSON JAMES C JR & WILSON BARBARA M
032 01 012 001	WILSON JAMES C JR & WILSON BARBARA M
036 013	MYERS TERRY
037 004	LAND MANAGEMENT ASSOCIATES INC
037 008	GILKS JOAN ELEASE
037 009	BERRY DANE E & JOYCE
037 010	SIKES KAREN & JOSEPH
037 011	SKRINE ROBERT P & RITA A
037 012	BRAGG LINDA GAIL
037 013	KRAMER KAREN DEE
037 046	SPIKES BRIAN & LISA SPIKES
U37 005	GEORGIA TRANSMISSION CORP

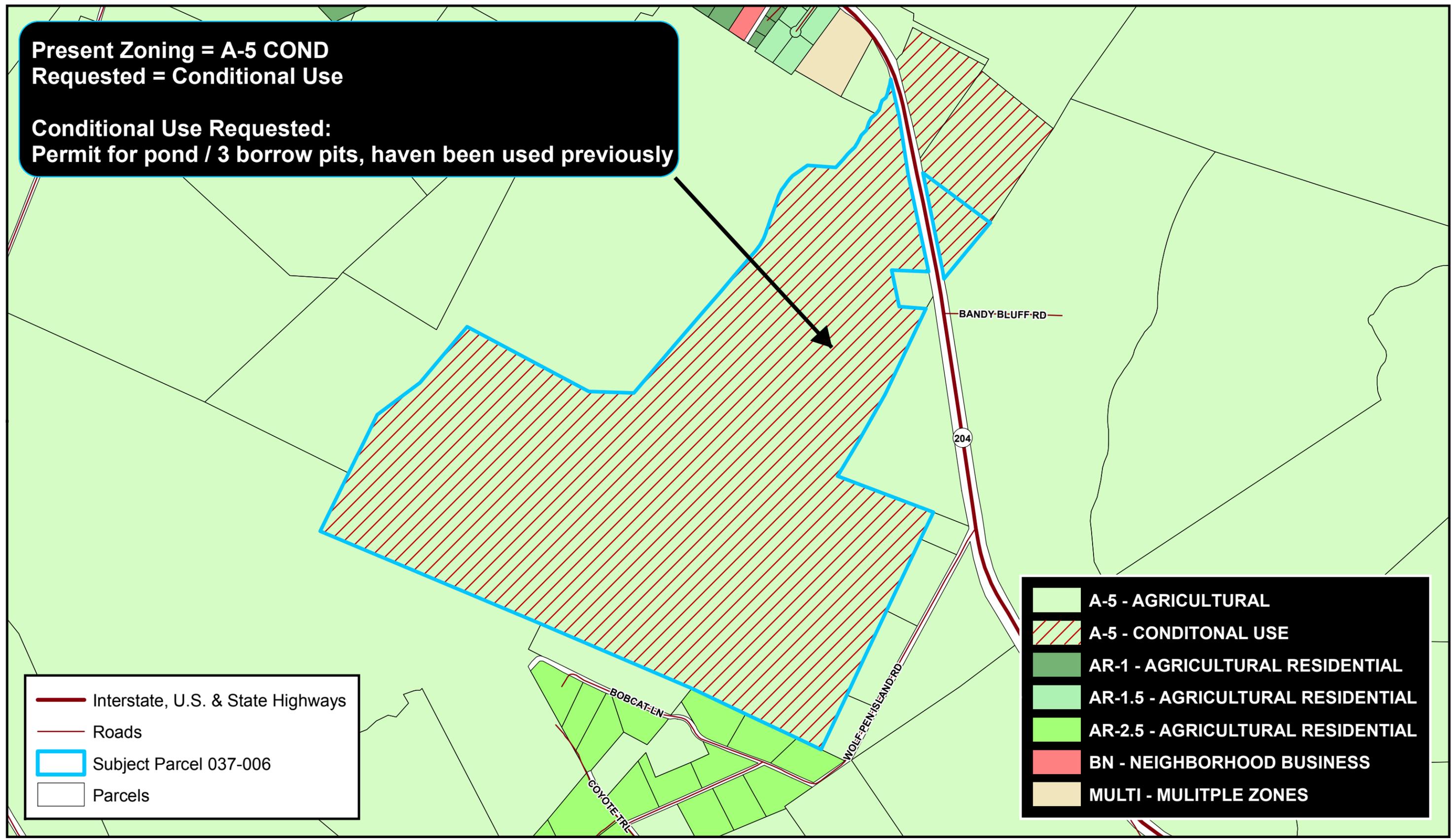


Notification Map
Ricky Jeffcoat
Case CUP# 163-19

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**Present Zoning = A-5 COND
Requested = Conditional Use**

**Conditional Use Requested:
Permit for pond / 3 borrow pits, haven been used previously**



— Interstate, U.S. & State Highways
— Roads
□ Subject Parcel 037-006
□ Parcels

■ A-5 - AGRICULTURAL
■ A-5 - CONDITONAL USE
■ AR-1 - AGRICULTURAL RESIDENTIAL
■ AR-1.5 - AGRICULTURAL RESIDENTIAL
■ AR-2.5 - AGRICULTURAL RESIDENTIAL
■ BN - NEIGHBORHOOD BUSINESS
■ MULTI - MULTIPLE ZONES



“D” Exhibits – Public Comment

BRYAN COUNTY PLANNING AND ZONING COMMISSION

CASE CUP#164-19

Public Meeting Date: January 7, 2020

REGARDING THE APPLICATION OF: Larry Galbreath, requesting a conditional use for property located at 1486 Belfast River Road parcel, PIN# 056 047 in unincorporated Bryan County, Georgia.	Staff Report by Amanda Clement Dated: December 31, 2019
---	---

I. Application Summary

Requested Action: Public hearing and consideration of a conditional use application. The application by Larry Galbreath, proposes the *excavation or mining of sand, gravel or other natural materials* (borrow pit) on property located at 1486 Belfast River Road (parcel PIN# 056 047), in unincorporated Bryan County, Georgia.

Applicant: **Larry Galbreath**
 PO Box 2
 Richmond Hill, GA 31324

Owner: **TMH LLC**
 379 Bluff Drive
 Richmond Hill, GA 31324

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Appendix B – Zoning, Article VII. – Conditional Use Districts, Section 702. – Conditions to Approval of Petition, Bryan County Code of Ordinances

II. General Information

1. Application: A Conditional Use application was received by the Director on December 6, 2019. After reviewing the application, the Director certified the application as being generally complete on December 9, 2019.

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

A. Legal notice was published in the Bryan County News on December 19, 2019.

B. Notice was mailed on December 13, 2019 to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on December 20, 2019.

3. Background: The subject property is located on the north side of Belfast River Road, between Wicklow Drive and Bowridge Drive. The site is zoned "A-5" Agricultural District and consists of 11.76 acres, which is currently wooded and undeveloped. Immediately adjacent to the east of the site is a prior borrow pit which has been reclaimed as a pond and incorporated into the 10-lot Belfast Lakes Subdivision. To the west is an undeveloped wooded parcel, to the north of the site is the Wicklow Subdivision, and to the south of the site across Belfast River Road is the Magnolia Hill Subdivision.

The applicant has submitted a site plan denoting the limits of the proposed borrow pit, which shows 7.43 acres of disturbance, with 50-foot wide undisturbed buffers along all sides of the pit area and a 20-foot wide haul road and driveway connection at Belfast River Road. A cross-section of the pit shows the existing ground elevation at 27' with proposed excavation down to 2', resulting in a total pit depth of 25'. The estimated water table for the site is at 21'. Discharge from the pit is proposed to convey across the adjacent, undeveloped property via a drainage and access easement and into a wetland area. The mining activity is proposed to occur five days a week, Monday through Friday 8:00 am to 5:00 pm. The borrow pit is expected to generate a total volume of 1,500 cubic yards per day, with +/- 98 truckloads per day resulting in 196 in/out trips. The applicant has further indicated that the mining duration will be approximately two years and that the fill material is planned to be used for construction of the new Bryan County high school project. A specific re-use or future development plan for the subject area has not been submitted.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on December 6, 2019, unless otherwise noted.

“A” Exhibits- Application:

A-1 Conditional Use Application

A-2 Surface Mining Land Use Plan (dated 11/27/19 and received 12/20/2019)

“B” Exhibits- Agency Comments:

B-1 Engineering Director (dated 12/9/2019)

B-2 County Health Director (dated 12/12/2019)

B-3 Fire Chief (dated 12/9/2019)

B-4 Public Works Director (dated 12/12/2019)

“C” Exhibits- Bryan County Supplements

C-1 Location Map

C-2 Notification Map

C-3 Overview Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

None presented

**III. Analysis under Article VII. - Conditional Use Districts, Section 702. -
Conditions to Approval of Petitions:**

1. 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 Conditional Use District ordinance requires that a conditional use district be established only from conditional uses listed within the zoning district. The use *Excavation or mining of sand, gravel or other natural materials* (borrow pit) is a listed conditional use for lots zoned “A-5”.

2. 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 Belfast River Road which serves as a County arterial road providing a connection between Belfast Keller Road and SR 144. This corridor has been the central focus for development in the south end of the County over the last several years, with newer residential developments such as the Dunham Marsh, Watergrass, and Magnolia Hill/Wexford Planned Unit Developments and the Wicklow, Bowridge, and Belfast Lakes subdivisions having been approved. Other new developments, which could impact future development along this route, are the new Interstate 95 interchange at Belfast Keller Road and the developing Bryan County Schools campus at Warren Hill Road, which will include an elementary, middle, and high school. At present, the corridor services approximately 3,000 vehicles per day but with new development, is expected to increase to 8,000 – 10,000 vehicles per day by the year 2030¹.

The current development pattern in the area as well as the site's access to County facilities makes this area desirable for continued growth, and the County's Comprehensive Plan anticipates that the area will develop with Low Density Suburban characteristics. The Comprehensive Plan further encourages interconnectivity of developments within this area. Although no specific reuse or development plan was submitted with this application, the applicant has informed staff of their intent to reclaim the pit as a pond with the possibility of incorporating it into a future residential development. Given the existing residential development which has occurred within the area in recent years, the potential for continued development along Belfast River Road, and the applicant's stated intent to further subdivide, careful consideration should be given to the impact the use could have on adjacent residential uses as well as the usability of the site and potential land use planning challenges which may be created once the pit has been reclaimed.

To assess the borrow pit's impact on adjacent residential uses and the viability for its incorporation into a future development plan, staff analyzed two borrow pits of similar size and condition that have been permitted/reclaimed within the vicinity along with their development outcomes. Specifications on these two pits are provided in *Table 1* below, followed by a more detailed description of each in the next two paragraphs.

¹ Richmond Hill – South Bryan County Transportation Study, Thomas & Hutton, July 2016

Table 1: Existing Reclaimed Pits

	Case #	PIN #	Size of Parcel	Size of Pit	Ratio of Pit to Total Ac.	Approval Date
1.	CUP#138-12	062-138	10.41 acres	5 acres	48.03%	April 10, 2012
2.	CUP#141-13	056-048	15.65 acres	7.10 acres	45.37%	August 13, 2013

The first pit (*Figure 1*) is located approximately 2,000 feet northeast of the subject site, on the same side of Belfast River Road. The conditional use for its operation was approved in 2012. At the time of its approval, the staff report noted that the surrounding land uses were primarily agricultural and mining should therefore have no adverse impact on adjacent properties. This pit operated for approximately 2 years and was reclaimed as a pond. The property was then subsequently subdivided into two 5.2-acre lots in 2014. Today, the lots are mostly cleared with a tree buffer remaining along Belfast River Road, and are developed with a single family home on each lot. As a minor subdivision under “A-5” zoning, there were no apparent development challenges resulting from this request.

Figure 1:



The second pit (*Figure 2*) is located immediately adjacent to the subject site. The conditional use for its operation was approved in 2013, with the staff report noting that the surrounding land uses were primarily agricultural and should therefore have no adverse impact on adjacent properties. This pit operated for approximately 4 ½ years and was reclaimed as a pond in February of 2018. The property was then subsequently rezoned to “R-1” Single Family residential in December of 2018 (Z#199-18) and a preliminary plat and construction plans (SD#3087-19) for a 10-lot subdivision were approved in 2019. The

site is currently under construction with the 10-lots located towards the front of the site, and access provided via a new public road in a u-shape configuration with two entrances on Belfast River Road. As a major subdivision under “R-1” zoning, there were several development challenges presented which appeared to be a direct result of the reclaimed pit. These challenges included maintaining the intent for minimum lot sizes, implementing creative access management and connectivity solutions along Belfast River Road, and meeting minimum tree canopy requirements. These challenges appeared to result from the layout of the pit and the high ratio of the pit size to the total site acreage.

Figure 2:



In comparing the proposed pit to the two examples above, staff finds that both borrow pits were approved prior to the approval of several recent residential developments within the vicinity. The staff reports for each note that the surrounding land uses were primarily agricultural and that no adverse impacts were anticipated. The same is not true for the proposed pit which is located immediately adjacent to the Wicklow and Belfast Lakes subdivisions and across the street from the Magnolia Hill subdivision. Therefore, there is a greater concern that this use as a borrow pit will generate nuisances that could have an adverse impact on these residential lots. In particular, the proximity of the edge of the mining activity to the back lots of the Wicklow subdivision (approximately 50') puts these properties at risk for exposure to dust and construction noise, which would not generally be expected in a residential area.

Next, given the similar characteristics between the proposed pit and the second pit above, and the high probability that the site will be further developed in the future, staff is concerned about the

usability of the site and potential land use planning challenges which will be created once the pit has been reclaimed. If left in its current configuration, the lot will likely develop in a similar pattern with residential lots on the front of the site. The high ratio of the pit size to the total site acreage will leave little upland area to offer creative solutions to connect to existing or future development or manage access along Belfast River Road. Additionally, the disturbance of 7.43 acres to accommodate the pit will remove substantial canopy coverage from the site; burdening any future development with the replant requirements to replenish the lost canopy.

In response to these concerns, which were raised by the County's Development Review Committee, the applicant offered that they would be purchasing additional property from adjacent lots to the west of this site which could potentially be combined and developed together. Staff acknowledges that if this property were acquired, then this could provide additional acreage for a future development plan; which in turn, could then alleviate some of the potential challenges based on site constraints. There are, however, no guarantees the acquisition of adjacent properties will occur. Additionally, this does little to alleviate staff's concerns regarding the nuisance impacts on the existing and adjacent residential lots.

Although the *excavation or mining of sand, gravel or other natural materials* (borrow pit) is identified as a permitted conditional use within the "A-5" district, staff finds that the site's proximity to existing residential development could potentially produce negative impacts to the surrounding residents by introducing dust and construction noise at a scale not commonly associated with residential areas. Additionally, the high ratio of the pit size to the total site acreage is likely to create development challenges for future development and impact the development pattern of this important arterial corridor. Instead, with the applicant's stated intent to purchase additional acreage adjacent to this site, staff believes there is potential for the proposed pit to be located further away from the adjacent residential uses and be placed such that, once reclaimed, it could become incorporated as a more central feature for a future development.

IV. Staff Recommendation

For the above-stated reasons and concerns, Staff recommends denial of the Conditional Use request as submitted.

However, if approved, staff recommends that the following conditions be considered:

(1) The applicant shall obtain a NPDES and state mining permit from the Department of Natural Resources, Environmental Protection Division. A copy of the approved state permits 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 8:00 am to 5:00 pm.

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

(7) Final grading/drainage and access details shall be approved by the Engineering Director prior to the commencing any land disturbance activities.

(8) Development of the site after reclamation shall comply with all Bryan County zoning and subdivision requirements.

V. Planning & Zoning Commission Recommendation

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

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

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

“A” Exhibits – Application

**Bryan County
Board of Commissioners**

"Exhibit A-1"



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: LARRY GALBREATH
Address: PO Box 2
City: Richmond Hill State: GA Zip: 31324
Phone: 912 666 3325 Email: lgalbreath02@comcast.net

Property Owner (if not applicant): TMH, LLC
Address: 379 BLUFF DR.
City: Richmond Hill State: GA Zip: 31324 Phone: (912) 756-5711

PROPERTY INFORMATION

Property Address or General Location: 1486 BELFAST RIM RD
PIN Number (Map & Parcel): 056-047 Current Zoning District(s): A-5

CONDITIONAL USE REQUESTED:

FOR SURFACE MINE PIT. 5.96 ACRES

FOR OFFICE USE ONLY

Case #: CUP# 164-19 Date Received: 12/6/19 Fee Paid Initial: WJW

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.

Garry DeHart

Applicant Signature

12/6/19

Date

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

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

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

FOR OFFICE USE ONLY

Completeness Cr'd: 12/9/19 dy DRC Meeting Date: 12/12/19 P&Z Hearing Date: 1/7/20
BOC Hearing Date: 1/14/20



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.

Larry Balbreath

Signature of Applicant

Personally appeared before me

Larry Balbreath

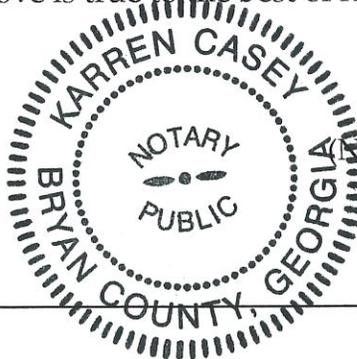
Applicant (Print)

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

This 6 day of Dec 2019

Karren Casey

Notary Public



(Notary Seal)

**Bryan County
Board of Commissioners**

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, Tara M Casey, 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: Harry Galbreath

Address: Po Bx 2

City: Richmond Hill State: Ga Zip Code: 31324

Telephone Number: 912 663 3315 Email: hgalbreath02@comcast.net

Tara M Casey
Signature of Owner

12/6/19
Date

Tara M. Casey
Owners Name (Print)

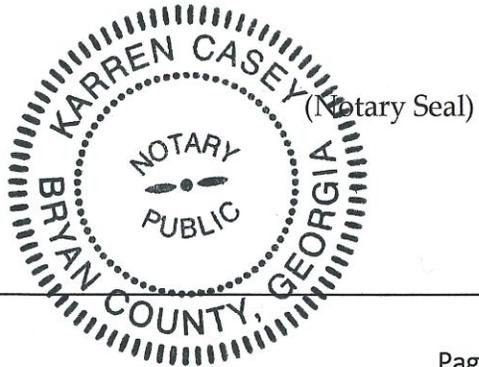
Personally appeared before me

Tara M. Casey
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 6th of Dec 2019

Karren Casey
Notary Public



RECEIPT

DATE 12-10-19

No. 601966

RECEIVED FROM Samy Galbreath

OX # 20710

1486 Belfast

\$ 150.00

DOLLARS

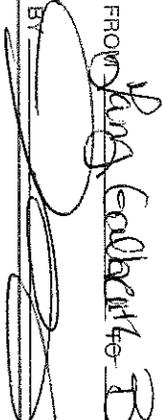
FOR RENT

FOR Conditional Use

ACCOUNT	
PAYMENT	<u>150.00</u>
BAL DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM Samy Galbreath to Bryan County

BY 

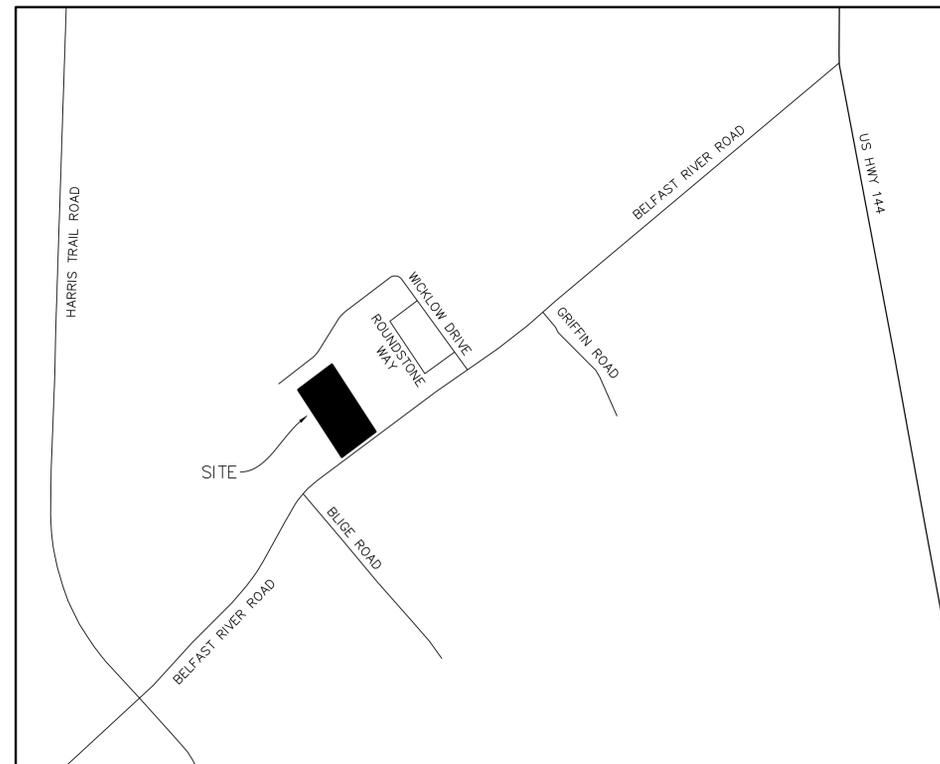
SURFACE MINING LAND USE PLAN FOR BELFAST RIVER SURFACE MINE PERMIT #: BRYAN COUNTY, GEORGIA

"Exhibit A-2"

OWNER
TMH LLC
 379 BLUFF DRIVE
 RICHMOND HILL, GEORGIA 31324
 (912) 312-0421

24-HOUR CONTACT
LARRY GALBREATH
 (912) 663-3315

- CIVIL ENGINEERING PLANS
- C-01 TITLE SHEET
 - C-02 EXISTING CONDITIONS
 - C-03 SITE LAYOUT
 - C-04 SURVEY CONTROL
 - C-05 EROSION CONTROL PLAN (INITIAL)
 - C-06 EROSION CONTROL PLAN (INTERMEDIATE)
 - C-07 EROSION CONTROL PLAN (FINAL)
 - C-08 RECLAMATION PLAN
 - C-09-10 CROSS SECTION
 - C-11-12 POLLUTION CONTROL
 - C-13-14 EROSION DETAILS
 - C-15 USGS MAP



VICINITY MAP
N.T.S

LOCATION: N31.86975, W81.282311
 TOTAL PARCEL ACREAGE: 11.76 ACRES
 DISTURBED ACREAGE: 7.43 ACRES
 PERMITTED ACREAGE: 10.00 ACRES

ENGINEER
T. R. LONG ENGINEERING, P.C.
 114 NORTH COMMERCE STREET
 HINESVILLE, GEORGIA 31313
 (912) 368-5664

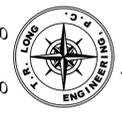
DRAWING LEGEND		
DESCRIPTION	PROPOSED	EXISTING
RIGHT OF WAY	— R/W	— R/W
EDGE OF PAVEMENT	—	—
DITCH CENTERLINE	- - - - -	- - - - -
SANITARY SEWER	—	— 8" S
WATER LINE	— 10" W	— 10" W
FORCE MAIN	— FM	— FM
UNDERGROUND GAS LINE	— 8" G	— 8" G
CONTOURS	(81)	- - - - - 81
STORM DRAINAGE PIPE	—	—
ELEVATION	TP 17.82	X 81.90
SILT FENCE TYPE A	(Sf1-A)	
SILT FENCE TYPE B	(Sf1-B)	
SILT FENCE TYPE C	(Sf1-C)	
SEDIMENT BARRIER	(Sd2-F)	
CHECK DAM - HAY BALE	(Cd-Hb)	
CHECK DAM - RIP RAP	(Cd-Rp)	
CONSTRUCTION EXIT	(Co)	
STORM OUTLET PROTECTION	(St)	
SILT FENCE	—	
MULCHING	[Ds1]	
TEMPORARY GRASSING	[Ds2]	
PERMANENT GRASSING	[Ds3]	
FIRE HYDRANT	(FH)	
SEWER MANHOLE	(SM)	
WATER VALVE	(WV)	
DRAINAGE FLOW	(DF)	
WATER METER	(WM)	
BENCHMARK	(BM)	
WELL	(W)	
GUY POLE	(GP)	
IRON PIN	(IP)	
TELEPHONE PEDESTAL	(TP)	
POWER POLE	(PP)	



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GSWCC# 0000002134

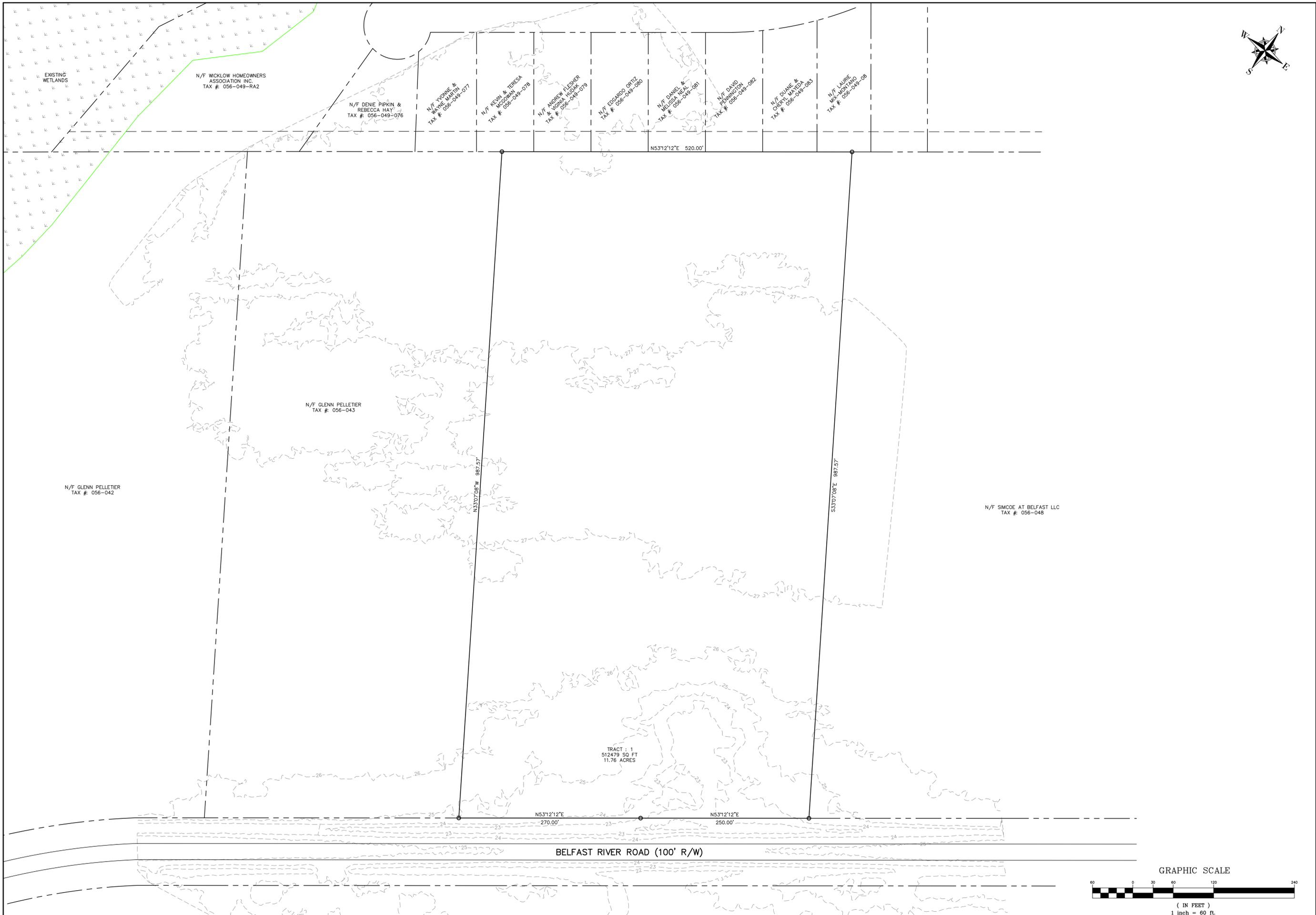
T. R. Long Engineering, P.C.
 HINESVILLE
 114 North Commerce St.
 Hinesville, Georgia 31313
 Office (912) 368-5664
 www.trlongeng.com



SAVANNAH
 306 Commercial Drive
 Savannah, Georgia 31406
 Office (912) 335-1046

SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE
 PERMIT #:
 BRYAN COUNTY, GEORGIA
 TAX PARCEL 086-047, BRYAN COUNTY, GEORGIA

SHEET NAME:	TITLE SHEET																				
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SHEET NUMBER:	C-01																				



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GSMC# 0000002134

T. R. Long Engineering, P.C.
 SAVANNAH
 306 Commercial Drive
 Savannah, Georgia 31406
 Office (912) 335-1046



HINESVILLE
 114 North Commerce St.
 Hinesville, Georgia 31513
 Office (912) 368-5664

**SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE
 PERMIT #:
 BRYAN COUNTY, GEORGIA**
 TAX PARCEL 056-047, BRYAN COUNTY, GEORGIA

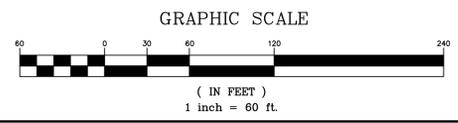
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 CONDITIONS

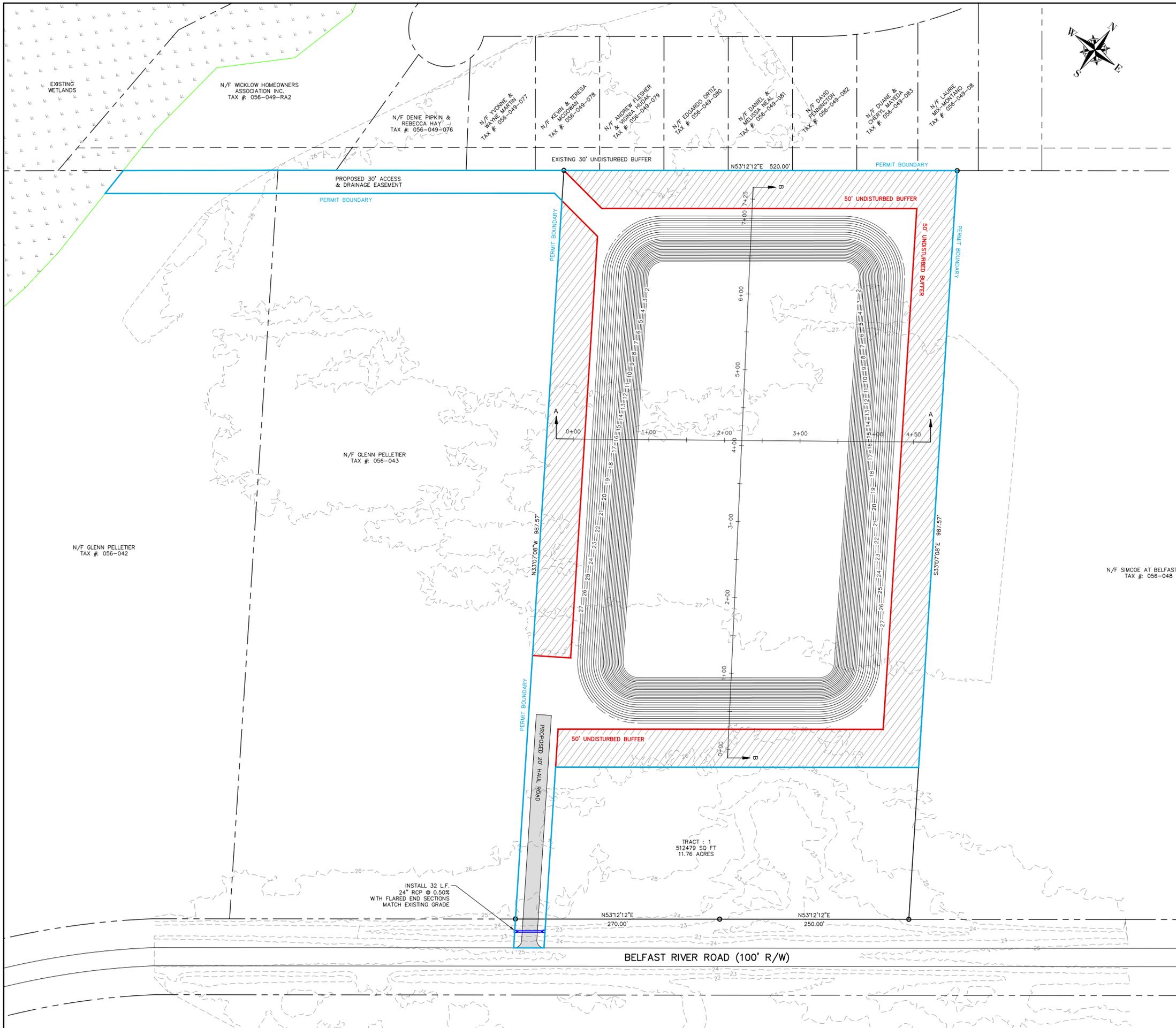
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INITIAL DATE: 11/27/2019
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 CHECKED BY: TRL
 PROJECT #: 2019-163

SHEET NUMBER:
C-02





- PROJECT DESCRIPTION AND GENERAL NOTES:
- PROJECT NAME: PROPOSED SURFACE MINING PLAN BELFAST RIVER SURFACE MINE BRYAN COUNTY, GEORGIA
 - OWNER: TMH LLC 379 BLUFF DRIVE RICHMOND HILL, GEORGIA 31324
 - OPERATOR: LARRY GALBREATH (912) 663-3315
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRYAN COUNTY (MAP NUMBER 13183C0375D, EFFECTIVE 08/02/2018) THIS PROPERTY IS IN A FLOOD ZONE "X".
 - THERE ARE NO WETLANDS ONSITE ACCORDING TO THE NATIONAL WETLAND INVENTORY.
 - HOURS OF OPERATION: MONDAY THRU FRIDAY; 8:00 AM - 5:00 PM
 - DAILY LOADS: 1,500 CUBIC YARDS PER DAY = 98 LOADS PER DAY

ACREAGE SUMMARY	
PROPERTY ACREAGE	11.76 ACRES
DISTURBED ACREAGE	7.43 ACRES
UNDISTURBED ACREAGE	2.57 ACRES
PERMIT ACREAGE	10.00 ACRES

BOUNDARY LEGEND	
PERMIT BOUNDARY	
UNDISTURBED BUFFER	

BELFAST RIVER SURFACE MINE
 1486 BELFAST RIVER ROAD
 GA SMU PERMIT #

TMH, LLC
 379 BLUFF DRIVE
 RICHMOND HILL, GEORGIA 31324

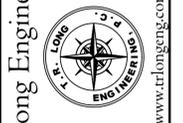
IDENTIFICATION SIGN
 N.T.S



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CSWCC# 0000002134

T. R. Long Engineering, P.C.
 SAVANNAH
 306 Commercial Drive
 Savannah, Georgia 31406
 Office (912) 335-1046



HINESVILLE
 114 North Commerce St.
 Hinesville, Georgia 31313
 Office (912) 368-5664

SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE
 PERMIT #:
 BRYAN COUNTY, GEORGIA

SHEET NAME:
 SITE LAYOUT

REVISIONS:

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INITIAL DATE: 11/27/2019
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 CHECKED BY: TRL
 PROJECT #: 2019-163

SHEET NUMBER:
C-03



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GSMCC# 0000020334

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 Office (912) 335-1046

HINESVILLE
 114 North Commerce St.
 Hinesville, Georgia 31313
 Office (912) 368-5664

www.trlongeng.com

**SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE**
 PERMIT #:
BRYAN COUNTY, GEORGIA
 TAX PARCEL 086097, BRYAN COUNTY, GEORGIA

SHEET NAME:
 CROSS SECTION SECTION A-A

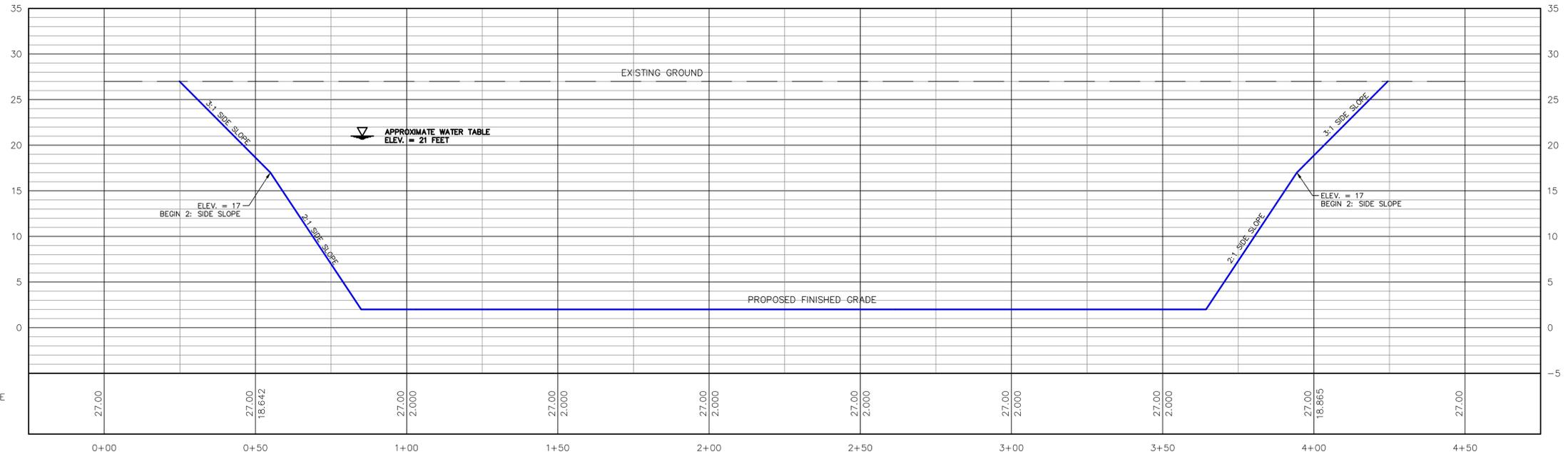
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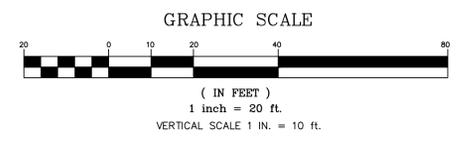
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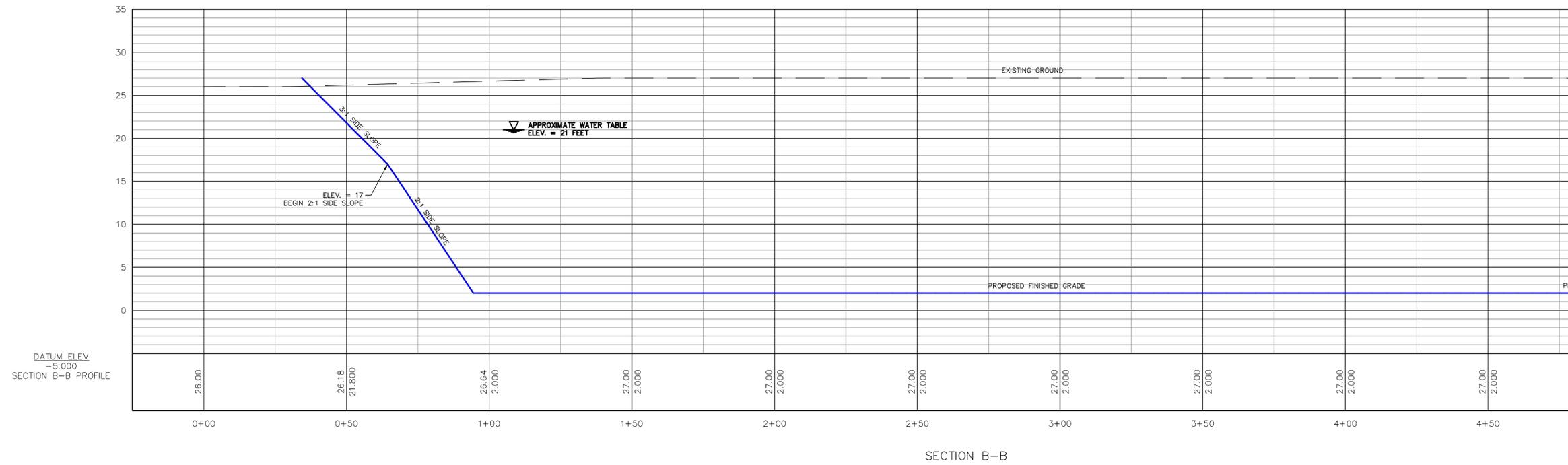
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DATUM ELEV.
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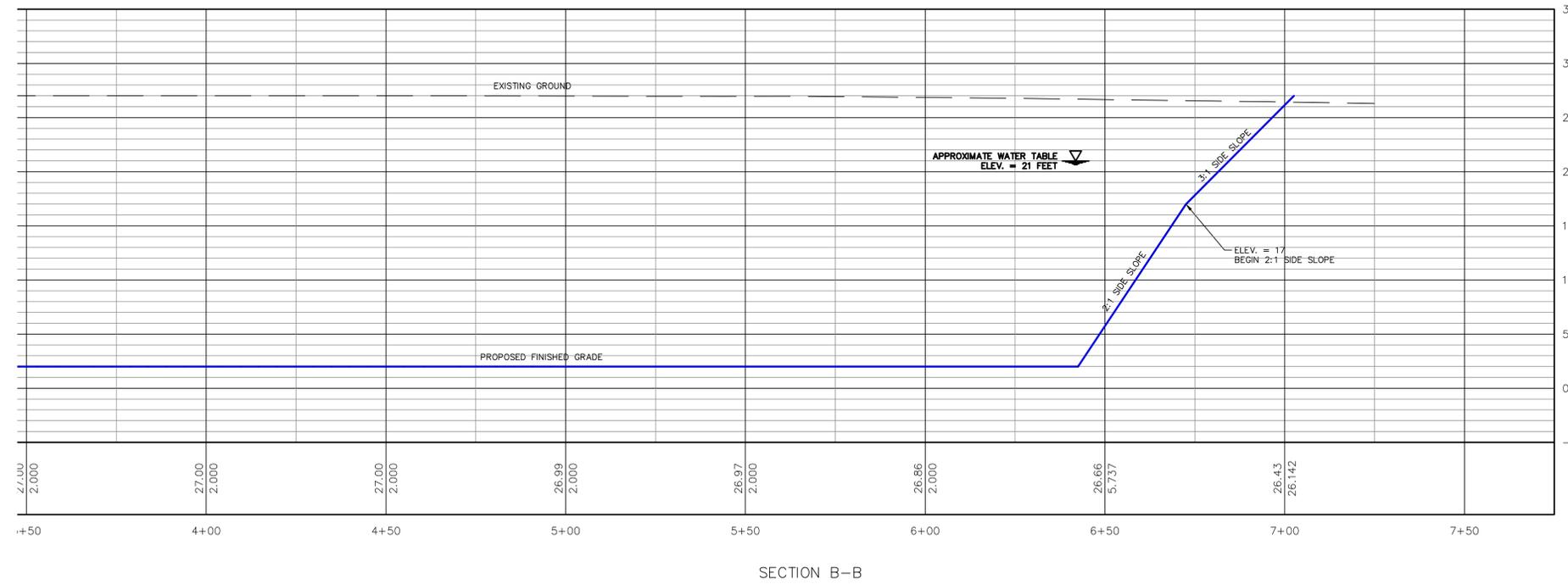


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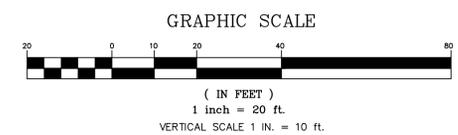




SECTION B-B



SECTION B-B



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GSWCC# 000002334

T. R. Long Engineering, P.C.
SAVANNAH
306 Commercial Drive
Savannah, Georgia 31406
Office(912) 335-1046



HINESVILLE
114 North Commerce St.
Hinesville, Georgia 31313
Office(912) 368-5664

SURFACE MINING LAND USE PLAN
FOR BELFAST RIVER SURFACE MINE
PERMIT #:
BRYAN COUNTY, GEORGIA
TAX PARCEL 086047, BRYAN COUNTY, GEORGIA

SHEET NAME:
CROSS SECTION SECTION B-B

REVISIONS:

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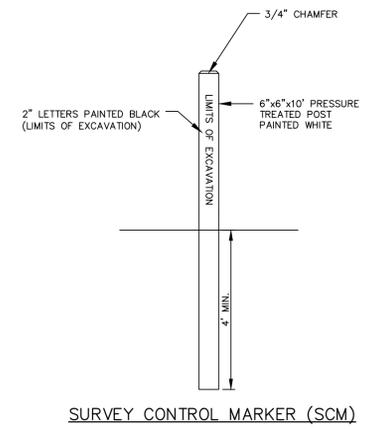
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DRAWN BY: RAD
CHECKED BY: TRL
PROJECT #: 2019-163

SHEET NUMBER:
C-05

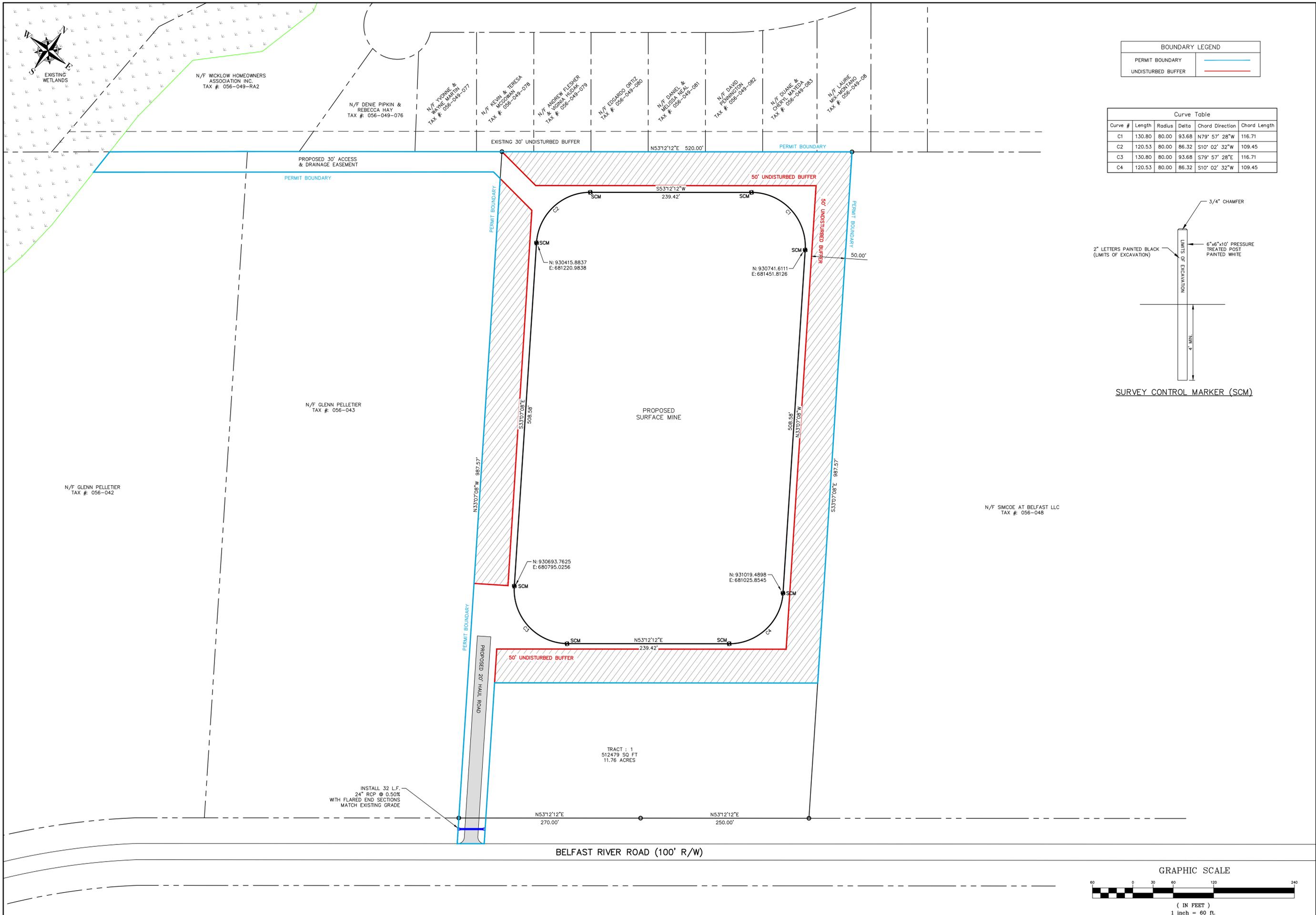


BOUNDARY LEGEND	
PERMIT BOUNDARY	
UNDISTURBED BUFFER	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	130.80	80.00	93.68	N79° 57' 28"W	116.71
C2	120.53	80.00	86.32	S10° 02' 32"W	109.45
C3	130.80	80.00	93.68	S79° 57' 28"E	116.71
C4	120.53	80.00	86.32	S10° 02' 32"W	109.45



SURVEY CONTROL MARKER (SCM)



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CSWCC# 0000020134

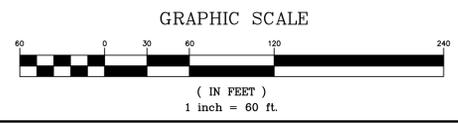
T. R. Long Engineering, P.C.
 SAVANNAH
 306 Commercial Drive
 Savannah, Georgia 31406
 Office (912) 335-1046

SURFACE MINING LAND USE PLAN FOR BELFAST RIVER SURFACE MINE
 PERMIT #:
BRYAN COUNTY, GEORGIA

SHEET NAME:	
SURVEY CONTROL	
REVISIONS:	
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INITIAL DATE: 11/27/2019
 DRAWN BY: RAD
 CHECKED BY: TRL
 PROJECT #: 2019-163

SHEET NUMBER:
C-06



BELFAST RIVER ROAD (100' R/W)

TRACT : 1
 512479 SQ FT
 11.76 ACRES

INSTALL 32 L.F.
 24" RCP @ 0.50%
 WITH FLARED END SECTIONS
 MATCH EXISTING GRADE



BOUNDARY LEGEND	
PERMIT BOUNDARY	
UNDISTURBED BUFFER	



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NOTE:
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

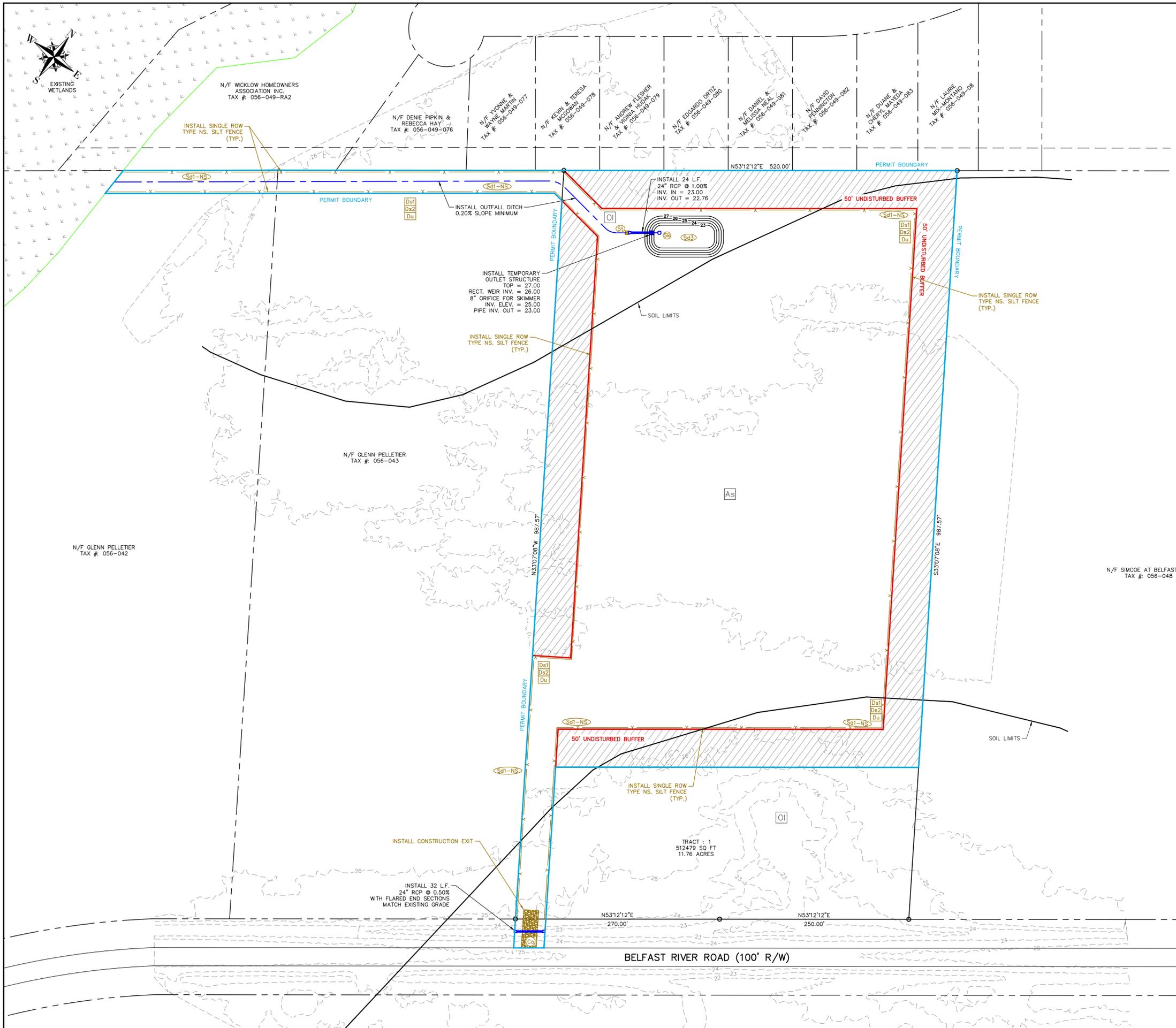
"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

MAINTENANCE STATEMENT - "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

CHANGES THAT HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

SEDIMENT STORAGE CALCULATIONS:
SEDIMENT STORAGE REQUIRED = (7.43 ACRES)(67 C.Y./ACRE) = 497 C.Y.
STORAGE AVAILABLE IN SEDIMENT PONDS
SEDIMENT BASIN - 695 C.Y.

SOIL SERIES:
OI - OLUSTEE
As - ALBANY



GSWCC# 000002134

T. R. Long Engineering, P.C.
SAVANNAH
306 Commercial Drive
Savannah, Georgia 31406
Office (912) 335-1046



HINESVILLE
114 North Commerce St.
Hinesville, Georgia 31313
Office (912) 368-5664

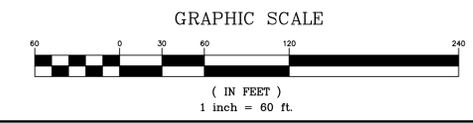
**SURFACE MINING LAND USE PLAN
FOR BELFAST RIVER SURFACE MINE**
PERMIT #:
BRYAN COUNTY, GEORGIA

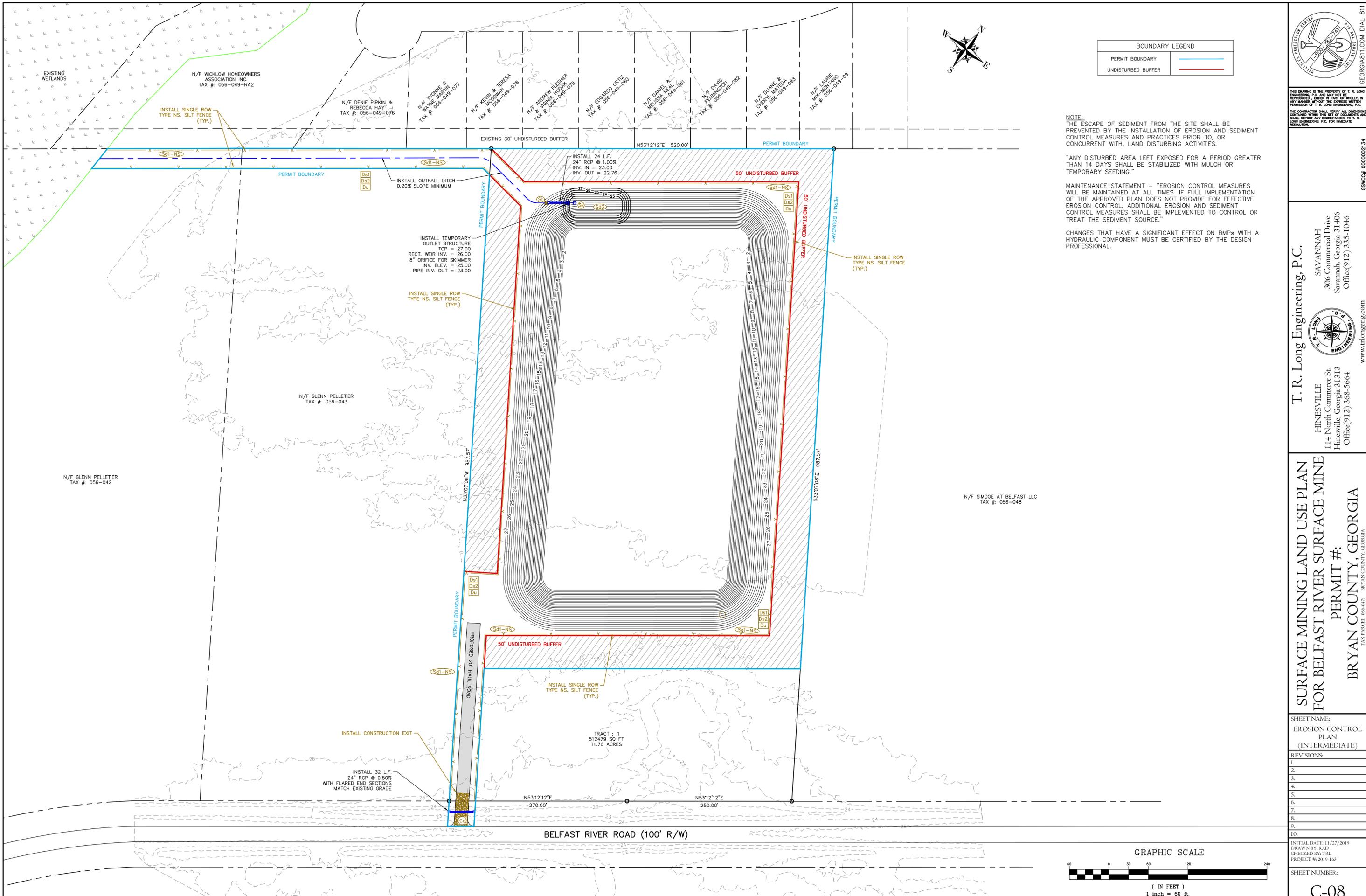
SHEET NAME:
EROSION CONTROL
PLAN (INITIAL)

REVISIONS:	
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INITIAL DATE: 11/27/2019
DRAWN BY: RAD
CHECKED BY: TRL
PROJECT #: 2019-163

SHEET NUMBER:
C-07





NOTE:
 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

MAINTENANCE STATEMENT - "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

CHANGES THAT HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.



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GSWCC# 000002134

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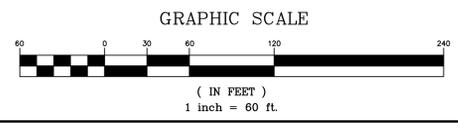
**SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE**
 PERMIT #:
BRYAN COUNTY, GEORGIA

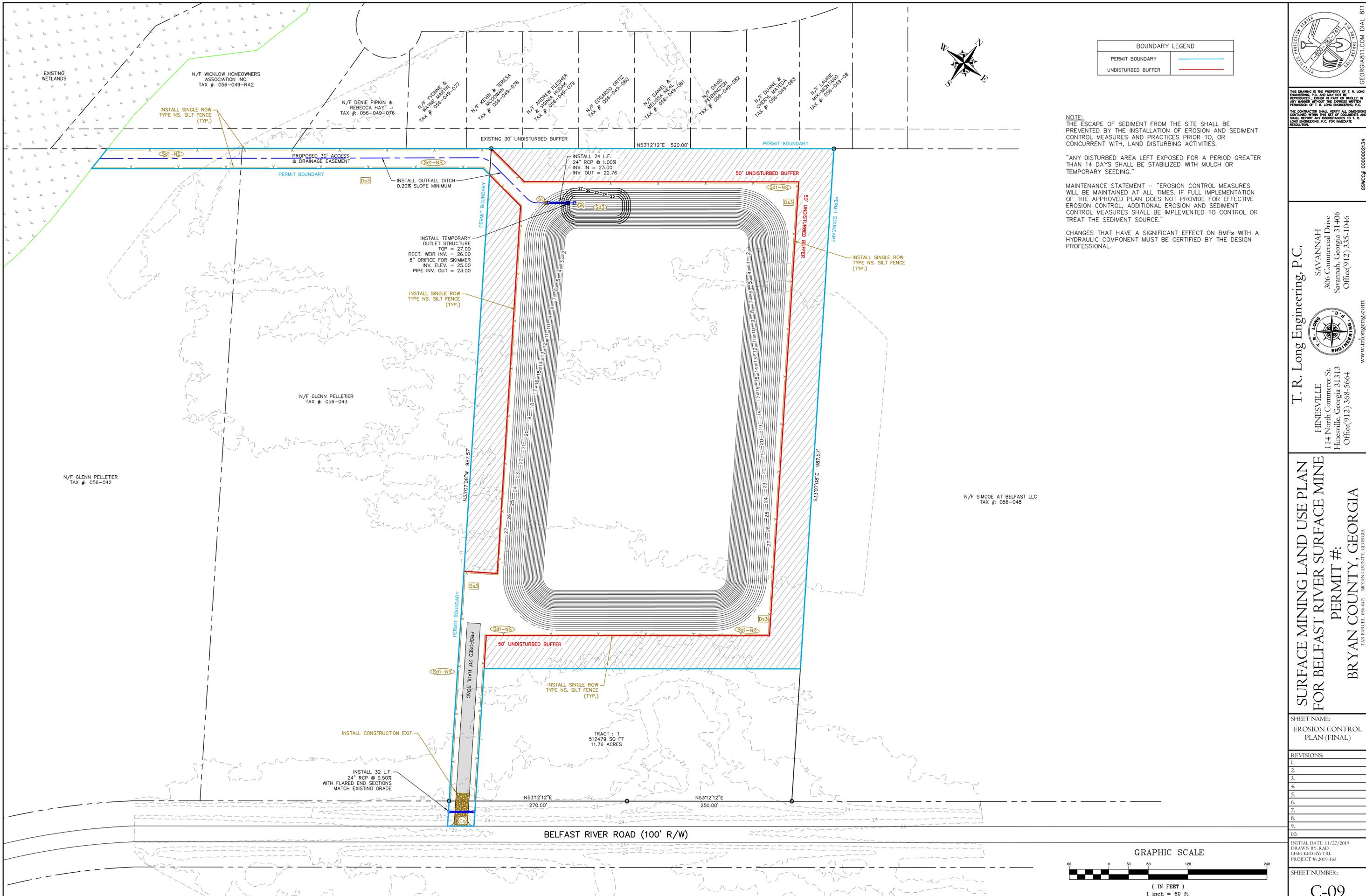
SHEET NAME:
EROSION CONTROL PLAN (INTERMEDIATE)

REVISIONS:
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INITIAL DATE: 11/27/2019
 DRAWN BY: RAD
 CHECKED BY: TRL
 PROJECT #: 2019-163

SHEET NUMBER:
C-08





BOUNDARY LEGEND

PERMIT BOUNDARY	
UNDISTURBED BUFFER	



NOTE:
 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

MAINTENANCE STATEMENT - "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

CHANGES THAT HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.



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 Hinesville, Georgia 31513
 Office (912) 368-5664

**SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE**

PERMIT #:
BRYAN COUNTY, GEORGIA

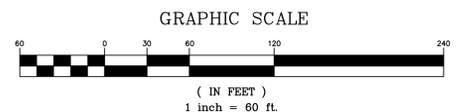
SHEET NAME:
 EROSION CONTROL PLAN (FINAL)

REVISIONS:

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INITIAL DATE: 11/27/2019
 DRAWN BY: RAD
 CHECKED BY: TRL
 PROJECT #: 2019-163

SHEET NUMBER:
C-09



TRACT : 1
 512479 SQ FT
 11.76 ACRES

N/F SIMCOE AT BELFAST LLC
 TAX #: 056-048

N/F GLENN PELLETER
 TAX #: 056-042

N/F GLENN PELLETER
 TAX #: 056-043

N/F WICKLOW HOMEOWNERS
 ASSOCIATION INC.
 TAX #: 056-049-RA2

N/F DENIE PIPKIN &
 REBECCA HAY
 TAX #: 056-049-076

N/F YVONNE &
 WYNNE MARTIN
 TAX #: 056-049-077

N/F KEVIN & TERESA
 MCCORMAN
 TAX #: 056-049-078

N/F ANDREW LESHER
 & NICHOLA LUDAK
 TAX #: 056-049-079

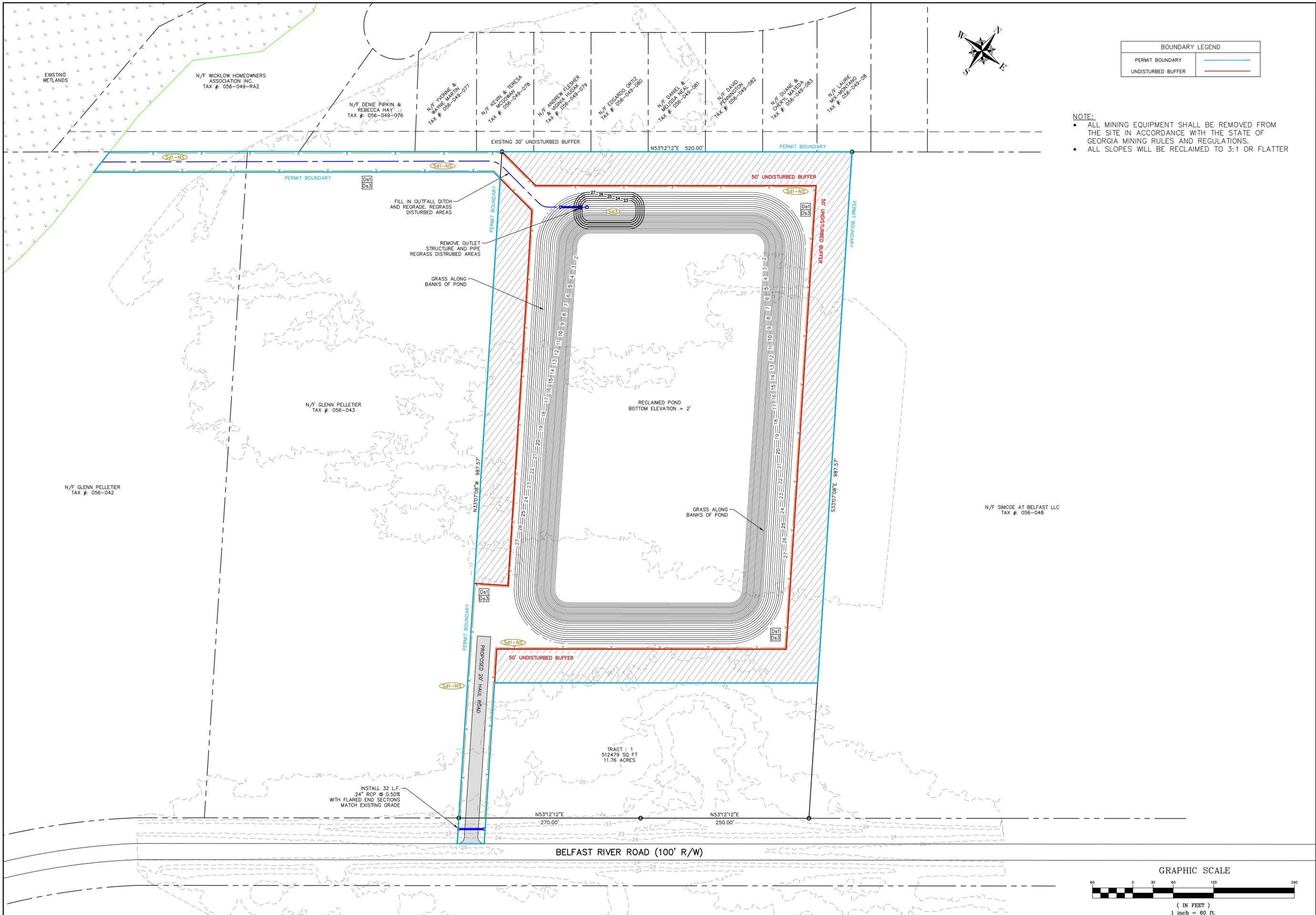
N/F COARDO ORTIZ
 TAX #: 056-049-080

N/F DANIEL &
 MELISSA NEAL
 TAX #: 056-049-081

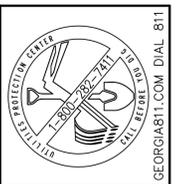
N/F OVID
 PENNINGTON
 TAX #: 056-049-082

N/F DUANE &
 CHELSEA MADDA
 TAX #: 056-049-083

N/F LAURIE
 WYNNE MONTANO
 TAX #: 056-049-084



- NOTE:**
- ALL MINING EQUIPMENT SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH THE STATE OF GEORGIA MINING RULES AND REGULATIONS.
 - ALL SLOPES WILL BE RECLAIMED TO 3:1 OR FLATTER



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**SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE
 PERMIT #:
 BRYAN COUNTY, GEORGIA**

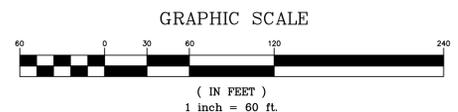
SHEET NAME:
 RECLAMATION
 PLAN

REVISIONS:

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INITIAL DATE: 11/27/2019
 DRAWN BY: RAD
 CHECKED BY: TRL
 PROJECT #: 2019-163

SHEET NUMBER:
C-10



Pollution Prevention Plan
Proposed Surface Mining Permit
for TMH, LLC
Bryan County, Georgia
20th G.M. District

STORM WATER POLLUTION PREVENTION TEAM

The storm water pollution prevention team is responsible for assisting the facility manager in developing and revising the facility's SWPPP as well as maintaining control measures and taking corrective actions where required.

Owner/ Primary Operator – train employees on the correct methods of implementation for the activities that will meet the SWPPP.
Site Superintendent – oversee employees that implement the activities to meet the conditions of the SWPPP.
Equipment Operators – Implement and maintain activities necessary to meet the conditions of the SWPPP.

SITE DESCRIPTION

Facility Activities:
Clearing, grubbing, and other land preparation activities. Surface mining through open cut excavation.

Location:
1486 Belfast River Road, Bryan County, Georgia. The property location can be further identified from the vicinity map on the Title Page (Sheet 01) and on the USGS Map (Sheet 15).

Name of Receiving Waters: This site will drain into the adjacent roadside ditch, which drain's into an area of wetlands. The wetlands then drain to the Tivoli River Tributary Number 17. Tivoli River Tributary Number 17 is not an impaired stream segment.

Description: The existing site is 11.76 acres total area. It is currently mostly wooded. Under this permit on 7.43 acres portion of the site will be cleared and grubbed.

SUMMARY OF POTENTIAL POLLUTANT SOURCES

Sequence of Major Activities:
The order of activities for each section will be as follows:

1. Install stabilized construction entrance.
2. Install erosion and sediment control devices and structures per initial erosion control plan.
3. Complete any necessary clearing and grubbing.
4. Rough grade roadways and construct ditches.
5. Install drainage pipes, ditches, and structures.
6. Install utilities.
7. Compact and grade roadway subgrade.
8. Install, grade and compact base material.
9. Stabilize denuded areas within 14 days of disturbance.
10. Complete grading and install permanent seeding and plantings.
11. When the site is complete and a 100% stand of grass is established, the erosion and sediment control structures may be removed.
12. Maintain erosion control structures.

Pollutants Associated with Major Activities:

The materials or substances listed below are expected to be present on-site during construction:
Concrete; Metal and wood studs; Fertilizers; Petroleum Based Products; Cleaning Solvents; Wood; Masonry Block; Plastic; Paint; and Chlorine.

Documentation of Spills and Leaks:

The main area of concern for potential spills and leaks is the refueling area designated on the ES&CP Plans. The Permittees must document where spills and leaks occurred that contributed to storm water discharges, and the corresponding outfalls that are affected by such spills and leaks. The necessary equipment to implement proper cleanup of a spill should be made readily available to personnel.

Non-Storm Water Discharge:

Permittees must document on the annual report that they have evaluated for the presence of non-storm water discharges annually and that all unauthorized discharges have been eliminated. Documentation of the evaluation must include:

1. The date of evaluation;
2. A description of the evaluation criteria used;
3. A list of the outfalls or onsite drainage points that were directly observed during the evaluation;
4. The different types of non-storm water discharge(s) and source locations; and
5. The action(s) taken, such as a list of control measures used to eliminate unauthorized discharge(s), if any were identified. For example, a floor drain was sealed, a sink drain was rerouted to sanitary, or an NPDES permit application was submitted for an unauthorized cooling water discharge.
6. At least once during the term of the permit, a dye, smoke or equivalent test must be conducted to evaluate for the presence of non-storm water discharges into the storm sewer system from all floor drains, and from all sinks in industrial areas excluding eye wash stations, that were installed prior to 1/1/2012. If the permittee has performed either a dye, smoke or equivalent test during the previous 2012 permit cycle, this requirement is waived provided the facility maintains documentation of the test, and retests any industrial areas that impact stormwater which were altered since the previous test, unless accurate as-built drawings are maintained and available. Permittees must document in the annual report the date of the last dye, smoke or equivalent test at the facility or why this test is not applicable to the facility. Examples of acceptable equivalent tests include television surveillance, and analysis of as-built drawings and piping and drainage schematics. Permittees that discharge to an MS4 are advised to notify the local MS4 and/or wastewater treatment plant prior to conducting a smoke/dye test. Facilities that certify on their annual report that they have made an analysis within the last 5 years of as-built drawings and/or piping and drainage schematics and found them current and accurate have met this requirement.

Salt Storage and Pavement Deicing:

No salt storage or pavement deicing is expected on this project.

Sampling Data and Retention of Records:

Sampling – As described by Georgia's 2017 Industrial Storm Water General Permit GAR050000, this project is not required to perform analytical testing on their storm water discharges associated with industrial activity unless specifically required in writing by EPD. The EPD can provide written notice to any facility with coverage under this permit to conduct analytical testing of their storm water discharges associated with industrial activity on a schedule specified by EPD.

Reporting – The permittee is not to submit sampling results or certifications to the EPD, unless required in writing by the EPD. Facilities with at least one storm water discharge associated with industrial activity through a permitted municipal separate storm sewer system must submit signed copies of any sampling reports, certifications, and data to the city or county upon request.

Retention of Records – The permittee shall retain the Storm Water Pollution Prevention Plan developed in accordance with Part IV of the Georgia's 2017 Industrial Storm Water General Permit GAR050000 until at least one year after coverage under this permit terminates. The permittee shall retain all records of all visual monitoring information, copies of all reports required by this permit, and records of all data used to complete the Notice of Intent to be covered by this permit, until at least one year after coverage under this permit terminates. This period may be explicitly modified by other provisions of this permit or extended by request of the EPD at any time.

CONTROL MEASURES

To prevent sediment from leaving the site the majority of the storm water is captured by the borrow pits. These pits flow into sediment ponds where the sediment is allowed to settle out of the water before the water is released. Additionally, silt fence is installed in the areas where storm water may leave the site without entering the sediment ponds. Construction exits are installed at the exit of the facility to minimize the sediment leaving the site on the wheels of the visiting vehicles.

SCHEDULES AND PROCEDURES

Minimize Exposure – Permittees must minimize the exposure of manufacturing, processing, and material storage areas (including loading and unloading, storage, disposal, cleaning, maintenance, and fueling operations) to rain, snow, snowmelt, and runoff by either locating these industrial materials and activities inside or protecting them with storm resistant coverings (although significant enlargement of impervious surface area is not recommended).

Note 1: The discharge of vehicle and equipment wash water, including tank-cleaning operations, is not authorized by this permit. These wastewaters must be covered under a separate NPDES permit, discharged to a sanitary sewer in accordance with applicable industrial pretreatment requirements, or disposed of otherwise in accordance with applicable law. See Part 1.1.4.1.

Note 2: Industrial materials do not need to be enclosed or covered if storm water runoff from affected areas will not be discharged to receiving waters or if discharges are authorized under another NPDES permit.

Good House Keeping (See Part 2.1.2.2) – Permittees must keep clean all exposed areas that are potential sources of pollutants, using such measures as sweeping at regular intervals, keeping materials orderly and labeled, and storing materials in appropriate containers. A schedule for regular pickup and disposal of waste materials, along with routine inspections for leaks and condition of drums, tanks and containers.

Maintenance (See Part 2.1.2.3) – Permittees must regularly inspect, test, maintain, and repair all industrial equipment and systems to avoid situations that may result in leaks, spills, and other releases of pollutants in storm water discharged to receiving waters. Permittees must maintain in effective operating condition all control measures that are used to achieve the effluent limits required by this Nonstructural control measures must also be diligently maintained (e.g., keeping spill response supplies available, training personnel appropriately). If permittees find that control measures need to be replaced or repaired, permittees must make the necessary repairs or modifications as expeditiously as practicable.

Spill Prevention and Response Procedures (See Part 2.1.2.4) – Permittees must minimize the potential for leaks, spills, and other releases that may be exposed to storm water and develop plans for effective response to such spills if or when they occur. At a minimum, permittees must implement:

1. Procedures for plainly labeling containers (e.g., "used oil," "spent solvents," "fertilizers and pesticides," etc.) that could be susceptible to spillage or leakage to encourage proper handling and facilitate rapid response if spills or leaks occur;
2. Preventative measures such as barriers between material storage and traffic areas, secondary containment provisions, and procedures for material storage and handling;
3. Procedures for expeditiously stopping, containing, and cleaning up leaks, spills, and other releases. Employees who may cause, detect, or respond to a spill or leak must be trained in these procedures and have necessary spill response equipment available. If possible, one of these individuals should be a member of the storm water pollution prevention team
4. The discharge of hazardous substances or oil in the storm water discharge(s) from a facility covered by this permit shall be prevented, if at all possible, or minimized in accordance with the applicable SWPPP for the facility. This permit does not relieve the permittee of the reporting requirements of Georgia's Oil or Hazardous Materials Spills or Releases Act (O.C.G.A 12-14-2), 40 CFR Part 110.6, 40 CFR Part 117, and 40 CFR Part 302;
5. The SWPPP required of this permit must be modified within thirty (30) calendar days of knowledge of a release with the potential to impact storm water equal to or in excess of a reportable quantity under Georgia's Oil or Hazardous Materials Spills or Releases Act (O.C.G.A 12-14-2), 40 CFR Part 110.6, 40 CFR Part 117 or 40 CFR Part 302 to: provide a description of the release, the circumstances leading to the release, and the date of the release. In addition, the SWPPP must be reviewed and amended to identify measures needed to prevent the reoccurrence of such release and to respond to such releases; and
6. Spills. This permit does not authorize the discharge of hazardous substances or oil resulting from an on-site spill except in the de minimis amounts after removal and proper disposal of the spilled material has been completed in accordance with State and Federal requirements.

Employee Training (See Part 5.1.1.2) – Permittees must train all employees who work in areas where industrial materials or activities are exposed to storm water, or who are responsible for implementing activities necessary to meet the conditions of this permit (e.g., inspectors, maintenance personnel), including all members of the Pollution Prevention Team. Training must cover both the specific control measures used to achieve the effluent limits, and monitoring, inspection, planning, reporting, and documentation requirements in other parts of this permit. EPD recommends that training be conducted at hiring and annually for existing employees. Rosters of employee training or certificates of completion that include individual names and training dates must be maintained with the SWPPP or be readily available onsite.

Erosion and Sediment Controls (See Part 2.1.2.5) – Permittees must stabilize exposed areas and manage runoff using structural and/or non-structural control measures to minimize onsite erosion and sedimentation and the resulting discharge of pollutants.

Management of Runoff (See Part 2.1.2.6) – Permittees must divert, infiltrate, reuse, contain, or otherwise reduce storm water runoff to minimize pollutants in discharges to the maximum extent practicable.

Salt Storage and Paving Deicing (See Part 2.1.2.7) – Salt storage and pavement deicing are not expected for this project.

Dust Generation and Vehicle Tracking of Industrial Materials (See Part 2.1.2.8) – Permittees must minimize generation of dust and off-site tracking of raw, final, or waste materials.

Waste, Garbage, and Floatable Debris (See Part 2.1.2.9) – Permittees must ensure that waste, garbage, and floatable debris are not discharged to receiving waters by keeping exposed areas free of such materials or by intercepting them before they are discharged.

Procedures for Conducting the Four Types of Analytical Monitoring (See Part 5.1.5.2) – Permittees must document in the SWPPP the procedures for conducting the four types of analytical monitoring specified by this permit, where applicable to the facility, including:

1. Benchmark monitoring (See Part 6.2.1): This project must meet a Benchmark of Total Suspended Solids (TSS) < 100mg/L. Benchmark monitoring must be conducted annually, for every year of permit coverage. After collection of the annual sample, if the monitoring value for any parameter does not exceed the benchmark, permittees have fulfilled the annual monitoring requirement for that parameter for the permit year. If the value for any parameter exceeds the benchmark, permittees must review the selection, design, installation, and implementation of control measures to determine if modifications are necessary to meet the benchmarks in this permit. The permittee must make the necessary modifications and continue sampling each subsequent quarter until the benchmark is met; or make a determination that no further pollutant reductions are technologically available and economically practicable and achievable in light of best industry practice to meet the nonnumeric technology-based effluent limits, in which case permittees must continue monitoring once per year. Permittees must document the rationale for concluding that no further pollutant reductions are achievable, and retain all records related to this documentation with the SWPPP. Permittees must notify EPD of this determination via annual report submittal.
2. Effluent limitations monitoring (See Part 6.2.2): This project is not subject to effluent limitations.
3. Impaired stream segment monitoring (See Appendix C): This project discharges within one linear mile of an impaired stream segment.
4. Other monitoring as required by EPD (See Part 6.2.4)
5. EPD may notify permittees of additional discharge monitoring requirements. Any such notice will briefly state the reasons for the monitoring, locations, and parameters to be monitored, frequency and period of monitoring, sample types, and reporting requirements.

Monitoring Procedures – The sampling locations are annotated on the ES&PC plan as Storm Water Outfall. All required monitoring must be performed on a storm event that is greater than 0.1 inch of rainfall (measurable storm event) that results in an actual discharge from the facility that follows the preceding measurable storm event by at least 72 hours. In the case of snowmelt, the monitoring must be performed at a time when a measurable discharge occurs at the facility. For each monitoring event, except snowmelt monitoring, permittees must identify the date and duration (in hours) of the rainfall event, rainfall total (in inches) for that rainfall event, time (in days) since the previous measurable storm event or, alternatively, the absence of measurable precipitation in the 72 hours preceding the monitoring event, and estimated volume (in gallons) of discharge sampled.

Permittees must take a minimum of one sample from a discharge resulting from a measurable storm event as described above. Grab samples and the first aliquot of a composite sample must be collected within the first 30 minutes of initial discharge from a measurable storm event. If it is not possible to collect the sample within the first 30 minutes of initial discharge from a measurable storm event, the sample must be collected as soon as practicable after the first 30 minutes, and documentation must be kept with the SWPPP explaining why it was not possible to take samples within the first 30 minutes initial discharge. In the case of snowmelt, samples must be taken during a period with a measurable discharge.

Monitoring Periods – Monitoring requirements in this permit begin in the first full quarter following the effective date of the permit or the permittee's date of discharge authorization, whichever date comes later unless otherwise stated. If the monitoring is required on a quarterly basis, permittees must monitor at least once in each of the following 3-month intervals: January 1 – March 31; April 1 – June 30; July 1 – September 30; and October 1 – December 31.

Procedures for Performing the Three Types of Inspection specified by the 2017 IGP –

1. Routine facility inspections (See Part 4.1): Routine facility inspections are conducted on all areas of the facility where industrial materials or activities are exposed to storm water. Routine facility inspections must be conducted at least quarterly. Perform these inspections during periods when the facility is in operation. These routine inspections must be performed by qualified personnel with at least one member of the storm water pollution prevention team participating. At least once each calendar year, the routine facility inspection must be conducted during a period when a storm water discharge is occurring. During the routine facility inspection, containment areas and oil/water separator discharge should be inspected for a visible sheen. Permittees must document the findings of each routine facility inspection performed and maintain this documentation onsite with the SWPPP. Permittees are not required to submit routine facility inspection findings to EPD, unless specifically requested to do so. At a minimum, documentation of each routine facility inspection must include:
 - a. The inspection date and time
 - b. The name(s) and signature(s) of the inspector(s);
 - c. Weather information and a description of any discharges occurring at the time of the inspection;
 - d. Any previously unidentified discharges of pollutants from the facility for the previous three (3) years;
 - e. Any control measures needing maintenance or repairs;
 - f. Any failed control measures that need replacement;
 - g. Any incidents of noncompliance observed; and
 - h. Any additional control measures needed to comply with the permit requirements.
2. Quarterly visual assessment of stormwater discharges (See Part 4.2): Permittees must document the results of visual assessments and maintain this documentation onsite with the SWPPP as required in Part 5.4. Permittees are not required to submit visual assessment findings to EPD, unless specifically requested to do so. Photo documentation is recommended. At a minimum, documentation of the visual assessment must include:
 - a. Sample location(s);
 - b. Sample collection date and time, and visual assessment date and time for each sample;
 - c. Personnel collecting the sample and performing visual assessment, and their signatures;
 - d. Nature of the discharge (i.e., runoff or snowmelt);
 - e. Results of observations of the storm water discharge;
 - f. Probable sources of any observed storm water contamination; and
 - g. If applicable, why it was not possible to take samples within the first 30 minutes.
3. Comprehensive Site Inspections (See Part 4.3): Permittees must conduct annual comprehensive site inspections while covered under this permit. Annual, as defined in this Part, means once during each of the following inspection periods beginning with the period the permittee is authorized to discharge under this permit:
Year 1: Permit effective date –December 31, 2018
Year 2: January 1, 2019 –December 31, 2019
Year 3: January 1, 2020 –December 31, 2020
Year 4: January 1, 2021 –December 31, 2021
Year 5: January 1, 2022 –Permit expiration date (unless the permit is extended to or post December 31, 2022 n which case, December 31, 2022

Annual comprehensive site inspections must be conducted by qualified personnel, with at least one member of the storm water pollution prevention team participating in the comprehensive site inspections. The inspections must cover all areas of the facility affected by the requirements in this permit, including the areas identified in the SWPPP as potential pollutant sources where industrial materials or activities are exposed to storm water, any areas where control measures are used to comply with the effluent limits in Part 2, and areas where spills and leaks have occurred in the past 3 years. Inspectors must consider the results of the past year's visual and analytical monitoring when planning and conducting inspections. Storm water control measures required by this permit must be observed to ensure that they are functioning correctly. In addition, if outfalls are inaccessible, nearby downstream locations must be observed. Certification that all discharge points have been visually tested or evaluated at least once each year for the presence of non-storm water discharges other than the allowable non-storm water discharges. The certification shall include the identification of potential significant sources of non-storm water at the site, the date of any visual testing and/or evaluation, and the on-site drainage points that were directly observed during the visual test. The annual comprehensive site inspection may also be used as one of the routine inspections, as long as all components of both types of inspections are included. Furthermore, at a minimum, documentation of the annual comprehensive site inspection must include:

- a. The date of the inspection;
- b. The name(s) and title(s) of the personnel making the inspection;
- c. Findings from the examination of areas of facility identified in Part 4.3.1;
- d. All observations relating to the implementation of control measures including:
 - previously unidentified discharges from the site;
 - previously unidentified pollutants in existing discharges;
 - evidence of, or the potential for, pollutants entering the drainage system;
 - evidence of pollutants discharging to receiving waters at all facility outfall(s), and the condition of and around the outfall, including flow dissipation measures to prevent scouring; and
 - additional control measures needed to address any conditions requiring corrective action identified during the inspection.
- e. Any required revisions to the SWPPP resulting from the inspection;
- f. Findings of noncompliance observed or a certification stating the facility is in compliance with this permit (if there is no noncompliance); and
- g. A statement signed and certified.

SIGNATORY REQUIREMENTS

All records and information such as NOI, NOT, SWPPP, reports, certifications which are required to be kept by this permit, to be submitted to EPD and/or to be submitted to the operator of a permitted municipal separate storm sewer system, shall be signed as follows:

- B.7.1. All Notices of Intent shall be signed as follows:
B.7.1.1 For a corporation: by a responsible corporate officer. For the purpose of this permit, a responsible corporate officer means: (1) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs a similar policy- or decision-making functions for the corporation; or (2) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;
B.7.1.2 For a partnership or sole proprietorship: by a general partner or the proprietor, respectively; or
B.7.1.3 For a municipality, State, Federal, or other public agency: by either a principal executive officer or ranking elected official.
B.7.2. All reports required by the permit and other information requested by EPD shall be signed by a person described above or by a duly authorized representative of that person. A person is a duly authorized representative only if:
B.7.2.1 The authorization is made in writing by a person described above and submitted to EPD.
B.7.2.2 The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of manager, operator, superintendent, or position of equivalent responsibility or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position.)
B.7.2.3 Changes in authorization. If an authorization under B.7.2 is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization satisfying the requirements of this Part must be submitted to EPD prior to or together with any reports, information, or applications to be signed by an authorized representative.
B.7.2.4 Certification.
Any person signing documents under this section shall make the following 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 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."

Signature: 
Trent R. Long, P.E.



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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR RESOLUTION.

GSWCC# 0000002134

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**SURFACE MINING LAND USE PLAN
FOR BELFAST RIVER SURFACE MINE
PERMIT #:
BRYAN COUNTY, GEORGIA**

SHEET NAME:
POLLUTION CONTROL

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

INITIAL DATE: 11/27/2019
DRAWN BY: RAD
CHECKED BY: TRL
PROJECT #: 2019-163

SHEET NUMBER:
C-II

Land Disturbing Plan Narrative

Description: The existing site is approximately 11.76 acres total area located at 1486 Belfast River Road in Bryan County, Georgia. The site is wooded. Under this permit, 7.43 acres portion of this site will be cleared and grubbed.

Dates of Construction: Initial construction is expected to begin January 2020. Final stabilization will be accomplished sometime in July 2025.

Soils, Topographic and Drainage Information: For topographic and drainage information see the ES&PC plan. According to the Bryan County soil survey for this area, the soil types of this parcel are Albany and Olustee

Erosion Control Program: Clearing will be kept to an absolute minimum. Vegetation and mulch will be applied to applicable areas immediately after grading is completed. Rip Rap will be utilized at storm drain outlets, at ditch intersections and other key locations to prevent erosion of the ditch. If site is revegetated prior to construction, land disturbing will be scheduled to limit exposure of bare soils to erosive elements. Storm water management structures will be employed to prevent erosion in areas of concentrated waterflows. Erosion at the exits of all storm water structures will be prevented by the installation of storm drain outlet protection devices.

Sediment Control Program: A temporary construction exit will be employed to prevent the transportation of sediment from the site by vehicular traffic. In addition, silt fences will be utilized to prevent the transportation of sediment from the site by the drainage system.

Standards and Specifications: All erosion and sediment control devices and structures shall be installed in accordance with the publication entitled "Manual for Erosion and Sediment Control in Georgia".

Safety Protection: Construction activities will be performed in accordance with all applicable laws, rules and regulations.

Maintenance Program: Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

Flood Plain: According to the Flood Insurance Rate Maps for Bryan County, Community Panel Number 13029C0375D, dated 08/02/2018, this project is in a Flood Zone "X".

Owner: TMH, LLC
379 Bluff River Road
Richmond Hill, Georgia 31324

24 Hour Contact: Larry Galbreath
(912) 663-3315

SECTION 02540
EROSION CONTROL

PART 1 - GENERAL

1.01 SCOPE

A. The work specified in this Section consist of furnishing, installing and maintaining temporary erosion controls and temporary sedimentation controls.

B. All erosion and sediment control measures shall be in accordance with the existing Erosion and Sedimentation Control Ordinance of the governing authority.

1.02 DEFINITIONS

A. Temporary erosion controls shall include grassing, mulching, watering and reseeded on-site sloped surfaces, providing berms at the top of the slopes and providing interceptor ditches at the ends of berms and at those locations which will ensure that erosion during construction will be either eliminated or minimized.

B. Temporary sedimentation controls shall include silt dams, traps, barriers and appurtenances at the toe slopes and in drainage ways.

PART 2 - MATERIALS

2.01 Hay bales shall be clean, seed free cereal hay type, securely bound with wire or mylar cord.

2.02 Netting shall be 1/2 inch, galvanized steel chicken wire mesh.

2.03 Filter stone shall be crushed stone conforming to the Department of Transportation State of Georgia-Standard Specifications-Construction of Roads and Bridges-1983 or latest edition - Table 800.01 H, Size Number 3.

PART 3 - EXECUTION

3.01 SEDIMENTATION CONTROL

A. Silt dams, traps, barriers, and appurtenances shall be installed and shall be maintained in place for duration of construction.

B. Hay bales shall be staked with two (2) 1X4 wood stakes per bale driven eighteen (18) inches into the ground and finishing flush with the top of the bale.

1. Install two (2) stakes per bale with the long dimension of the stakes parallel to the long dimension of the bale.

2. Where bales are installed in multiple layers the bales shall be installed with vertical joints staggered and two (2) 1 x 4 wood stakes per bale driven through all layers, full from top of bale to eighteen inches into the ground.

3. Hay bales that have deteriorated shall be replaced with new materials.

C. Silt Fence

1. Silt fence shall be installed in accordance with manufacturer instructions. The bottom 6" should be installed beneath the ground surface.

2. A small trench should be dug before installation. The silt fence should then be installed and the trench backfilled.

D. Erosion and sedimentation controls shall be maintained in a condition that will retain unfiltered water.

E. The Contractor shall construct the sedimentation ponds and control devices prior to clearing and grubbing the site to ensure complete silt control. When the silt or the debris level is greater than 1 foot above the bottom of the pond, the Contractor shall remove the silt or debris to restore the proper elevation for the bottom of the pond.

F. The Contractor shall have all erosion and sedimentation control devices in service and operating properly prior to completion and final acceptance of the contract.

3.02 RESPONSIBILITY

A. The Contractor shall be solely responsible for ensuring that no silt or debris leaves the immediate construction site. Any silt or debris that does leave the immediate site shall be cleaned up and the area disturbed shall be returned to its natural state as directed by the County Inspector at the Contractor's expense.

B. The Contractor has the option to submit additional control measures in the form of shop drawings.

SECTION 02821
GRASSING

PART 1 - GENERAL

1.01 APPLICABLE STANDARDS

A. Conform to Section 700 and other applicable articles of the "Standard Specifications Construction of Roads and Bridges", of the Department of Transportation, State of Georgia, dated September 15, 1977. Omit all references to measurement and payment.

1.02 SOIL SAMPLES

A. The Contractor shall take soil samples from several areas of the site to be grassed and have them analyzed by the Georgia Extension Service. The results of the analysis shall determine the best fertilizer mixture to use on the site.

PART 2 - MATERIALS

2.01 FERTILIZER

A. Commercial Fertilizer: Fertilizer for lawns shall be a complete fertilizer, the nitrogen content of which shall be derived from either organic or inorganic sources and meeting the following minimum requirements of plant food by weight, unless the soil analysis and report indicates a need for a different fertilizer mixture in which case the recommended mixture shall be furnished and applied. All State and Federal laws relative to fertilizer must be complied with.

10% Nitrogen - 12% Phosphoric Acid - 12% Potash

B. Ground Limestone: Lime shall be ground dolomitic limestone containing not less than 85% of total carbonates and shall be ground to such fineness that 50% will pass through a 20-mesh sieve. Coarser material will be acceptable, provided the specified rates of application are increased proportionately on the basis of quantities passing the 100-mesh sieve.

C. Sodium Nitrate shall be a commercial product in dry powder form and shall be delivered in the original, unopened containers each bearing the manufacturer's guaranteed statement of analysis. It shall contain not less than 16% Nitrogen.

2.02 LAWN MATERIALS

A. SEE CHART

3.01 PREPARATION

A. Prepare the seed bed by thoroughly cultivating, disking and hand raking as necessary to produce a smooth even grade free from hollows or other inequalities. Before any seeding is attempted the soil must be in a well pulverized, smooth, friable condition of uniformly fine texture.

3.02 FERTILIZING AND LIMING

A. Approximately two (2) days prior to the start of seeding operations, apply ground limestone at the rate of 20 pounds per 1000 sq. ft. of lawn area. Either in conjunction with the above operation or immediately afterwards apply the specified Commercial Fertilizer over all lawn areas at the rate of 30 pounds per 1000 sq. ft. of lawn area. Work limestone into the top 6 inches of ground and the fertilizer into the top 2 inches of ground.

3.03 When the grass has started to cover well (approximately 4 weeks after sowing seed) apply 1-1/2 pounds of Ammonium Nitrate to all lawn areas and immediately water using a fine spray. At the end of the maintenance period and prior to the final inspection apply 10 pounds of the specified Commercial Fertilizer per 1000 sq. ft. of lawn area and immediately water.

3.04 SEEDING

A. Before any seeding is attempted, the soil must be in a well pulverized, smooth, friable condition of uniformly fine texture. Lawn areas shall be seeded evenly with a mechanical spreader at the rate of 2 lbs. of seed per 1000 sq. ft., 50% in one direction and the remainder sown at right angles to first sowing. The seeded areas shall be lightly raked, rolled with a suitable weight roller and watered with a fine spray.

3.05 WATERING

A. Soak soils to a minimum depth of 6 inches immediately after seeding. Do not wash away soil or seed. Keep all surfaces continuously moist thereafter until 30 days after the lawn has been seeded. Use fine spray nozzles only.

3.06 Fescue planting season shall be as approved by Engineer.

3.07 Bermuda Grass seeding shall be planted only between May 1 to September 1.

3.08 Maintenance of grass areas shall consist of watering, weeding, cutting, repair of any erosion and reseeded or resodding as necessary to establish a uniform stand of the specified grasses, and shall continue until final acceptance.

3.09 All grassed areas that do not show satisfactory growth within 15 days after sowing shall be re-sown and re-fertilized as directed until a satisfactory blanket is established. Approximately 3 weeks after sowing the lost seed, but not before the seed has taken hold and the grass is growing well, apply sulfate of ammonia or sodium nitrate at the rate of 300 pounds to the acre and water immediately. The lawns shall be considered established when they are reasonably free from weed, green in appearance and the specified grass is vigorous and growing well on each square foot of lawn area. Full coverage is required in 60 days.

3.10 All grassed areas shall be protected until accepted. All eroded and damaged areas, regardless of cause, shall be immediately repaired and restored. Protect lawn areas against traffic.

3.11 Grassed areas shall be covered evenly with a loose layer of clean wheat, rye, oats, Serecia Lespedeza or coastal Bermuda hay. Two tons of dry mulch shall be applied to each acre seeded. Hay shall be placed during calm weather with no wind.

3.12 As soon as the grass becomes established, a final inspection of the work will be made, provided a written request for such inspection is given to the Engineer. Satisfactory coverage is defined a coverage of the areas seeded with grass that is alive and growing, leaving no bare spots larger than one (1) square foot with 98% coverage.

3.13 When grassing is required between curbs and sidewalks, behind sidewalks and in areas adjacent to private property, the Engineer may change the type of seeding to that required to match any type of grass which may be planted and growing on the adjacent lawn. No increase in the Contract Sum will be made for substitution.

3.14 All temporary valves, cut-offs and piping shall be removed by the Contractor at final acceptance of the grassing.

MULCHING

Mulching is required for all permanent vegetation applications. Mulching applied to seeded areas shall achieve 75% soil cover. Select the mulching materials from the following and apply as indicated.

- 1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at a rate of 500 lbs per acre. Dry straw or dry hay shall be applied after hydraulic seeding.
3. One thousand pounds of wood cellulose of wood pulp fiber, which includes a tackifier shall be used with hydraulic seeding on slopes greater than 3/4:1 or steeper.
4. Sericea Lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3" for bedding purposes. Other suitable materials in sufficient quantities may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulching is not required.

NOTE: THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

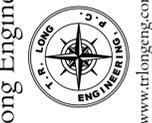
MAINTENANCE STATEMENT- "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.



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GSWCC# 000002134

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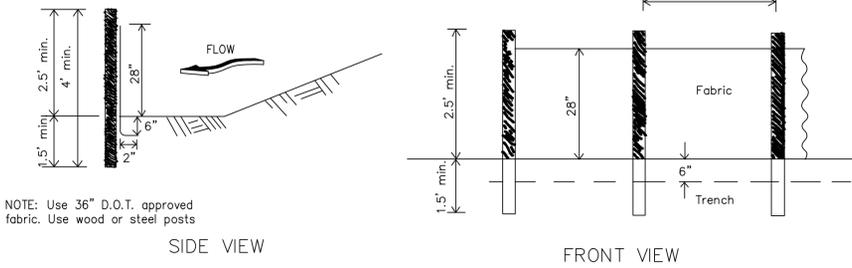
SURFACE MINING LAND USE PLAN
FOR BELFAST RIVER SURFACE MINE
PERMIT #:
BRYAN COUNTY, GEORGIA
TAX PARCEL 086-047 - BRYAN COUNTY, GEORGIA

SHEET NAME:
POLLUTION CONTROL

Table with 10 rows for REVISIONS, numbered 1 through 10.

INITIAL DATE: 11/27/2019
DRAWN BY: RAD
CHECKED BY: TRL
PROJECT #: 2018-163

SHEET NUMBER:
C-12



NOTE: Use 36" D.O.T. approved fabric. Use wood or steel posts

SIDE VIEW

FRONT VIEW

NON-SENSITIVE SILT FENCE -- TYPE NS
Sensitive - Type A

(Sd1-NS)

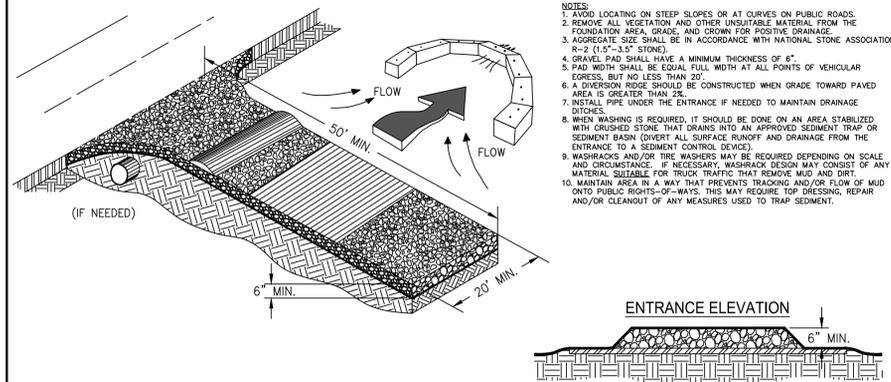
DEFINITION
CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.

PURPOSE
TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES. TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE, OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

CONDITIONS
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE OCCUR WITHOUT TREATMENT.

METHOD AND MATERIALS
A. TEMPORARY METHODS
MULCHES: SEE STANDARD Ds1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD Td-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
VEGETATIVE COVER: SEE STANDARD Ds2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).
SPRAY-ON ADHESIVES: THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD Td-TACKIFIERS AND BINDERS
TILLAGE: THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRIN G CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. IRRIGATION: THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED
BARRIERS: SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
CALCIUM CHLORIDE: APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.
B. PERMANENT METHODS
PERMANENT VEGETATION: SEE STANDARD Ds3 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
TOPSOILING: THIS ENTAILS COVERING THE SURFACE WITH LESS EROSION SOIL MATERIAL. SEE STANDARD Tj - TOPSOILING.
STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD Cr - CONSTRUCTION ROAD STABILIZATION.

DUST CONTROL (Du)



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONES).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ENTRANCE ELEVATION

TEMPORARY CONSTRUCTION EXIT (Co)

APPLICATION RATE FOR EACH TYPE OF SOIL ENCOUNTERED ON THE SITE.

MULCHING: MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCHING APPLIED TO SEEDING AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED.
1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT A RATE OF 500 LBS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES GREATER THAN 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3" FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITIES MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDING AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCHING IS NOT REQUIRED.

MULCHING (Ds1)

Month	Temporary Cover (Ds2)		Permanent Cover (Ds3)	
	Seeded Alone	Added To Mix	Seeded Alone	Added To Mix
January	Rye grass 3 bu.	.5 bu.	Unhulled Bermuda Sericea Lespedeza (1)	10 lbs. 6 lbs. 75 lbs.
February	Annual Lespedeza Rye grass	40 lbs. 10 lbs. 40 lbs.	Unhulled Bermuda Sericea Lespedeza (1)	10 lbs. 6 lbs. 75 lbs.
March	Weeping Lovegrass Annual Lespedeza	4 lbs. 2 lbs. 10 lbs.	Pensacola Bahia Hulled Bermuda Sericea Lespedeza (2)	60 lbs. 30 lbs. 10 lbs. 6 lbs. 60 lbs.
April	Weeping Lovegrass Sudan Grass	4 lbs. 2 lbs. 40 lbs.	Pensacola Bahia Hulled Bermuda Sericea Lespedeza (2)	60 lbs. 30 lbs. 10 lbs. 6 lbs. 60 lbs.
May	Weeping Lovegrass Sudan Grass	4 lbs. 2 lbs. 60 lbs.	Pensacola Bahia Hulled Bermuda Sericea Lespedeza (2)	60 lbs. 30 lbs. 10 lbs. 6 lbs. 60 lbs.
June	Pearl Millet Sudan Grass	50 lbs. -- 40 lbs.	Pensacola Bahia Hulled Bermuda	60 lbs. 30 lbs. 10 lbs. 6 lbs.
July	Pearl Millet Sudan Grass	50 lbs. -- 40 lbs.	Pensacola Bahia	60 lbs. 30 lbs.
August	Pearl Millet Rye	50 lbs. -- 3 bu.	Pensacola Bahia	60 lbs. 30 lbs.
September	Rye grass Oats Wheat	40 lbs. -- 4 bu. 1 bu. 3 bu.	Sericea Lespedeza (1)	75 lbs. --
October	Rye grass Oats Wheat Rye Barley	40 lbs. -- 4 bu. 1 bu. 3 bu. 3 bu.	Sericea Lespedeza (1)	75 lbs. --
November	Rye grass Oats Wheat Rye Barley	40 lbs. -- 4 bu. 1 bu. 3 bu. 3 bu.	Sericea Lespedeza (1) Unhulled Bermuda	75 lbs. -- 10 lbs. 6 lbs.
December	Rye grass Oats Wheat Rye Barley	40 lbs. -- 4 bu. 1 bu. 3 bu. 3 bu.	Sericea Lespedeza (1) Unhulled Bermuda	75 lbs. -- 10 lbs. 6 lbs.

FERTILIZER:

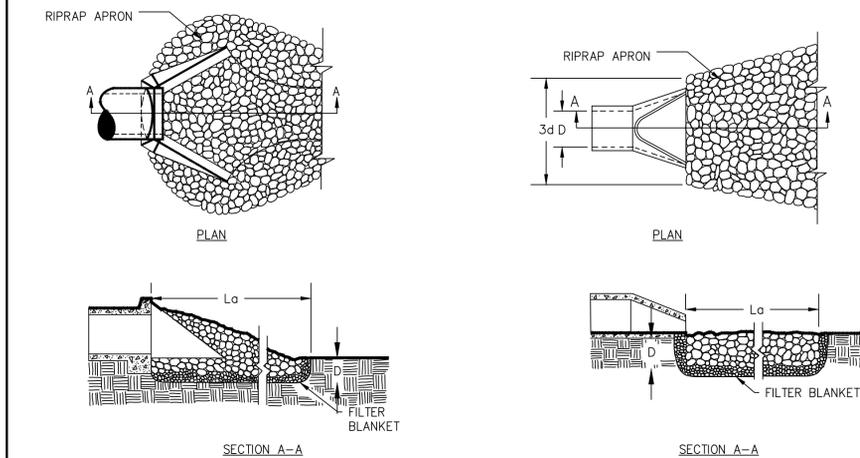
YEAR	ANALYSIS	N-P-K	RATE	N TOP DRESSING RATE
FIRST	6-12-12	1500 LBS/AC	50-100 LBS/AC	
SECOND	6-12-12	800 LBS/AC	50-100 LBS/AC	
MAINTENANCE	10-10-10	400 LBS/AC	30 LBS/AC	

FOR BEST RESULTS TAKE AT LEAST ONE SAMPLE OF SOIL TO THE COUNTY EXTENSION AGENT FOR ANALYSIS TO DETERMINE THE BEST FERTILIZER

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas. 6. When using temporary erosion control blankets or block sod, mulch is not required.

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

GRASSING TEMPORARY/PERMANENT (Ds2) (Ds3)

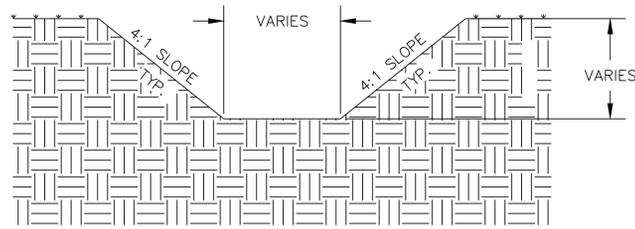


PIPE OUTLET TO WELL DEFINED CHANNEL

PIPE OUTLET TO FLAT AREA NO WELL DEFINED CHANNEL

- NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

RIPRAP OUTLET PROTECTION (St)



TYPICAL DITCH DETAIL

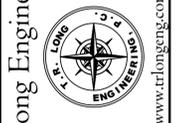
N.T.S.



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GSWCC# 0000002134

T. R. Long Engineering, P.C.
SAVANNAH
306 Commercial Drive
Savannah, Georgia 31406
Office (912) 335-1046



HINESVILLE
114 North Commerce St.
Hinesville, Georgia 31313
Office (912) 368-5664

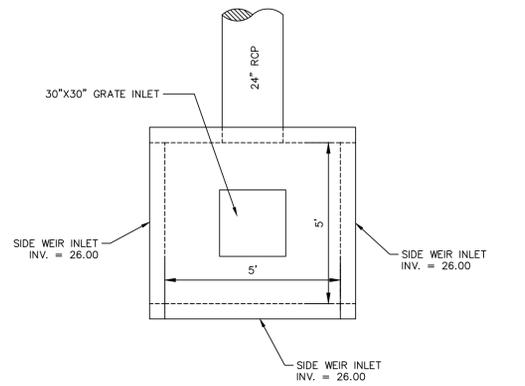
SURFACE MINING LAND USE PLAN FOR BELFAST RIVER SURFACE MINE
PERMIT #:
BRYAN COUNTY, GEORGIA
TAX PARCEL 08C047, BRYAN COUNTY, GEORGIA

SHEET NAME:
EROSION CONTROL DETAILS

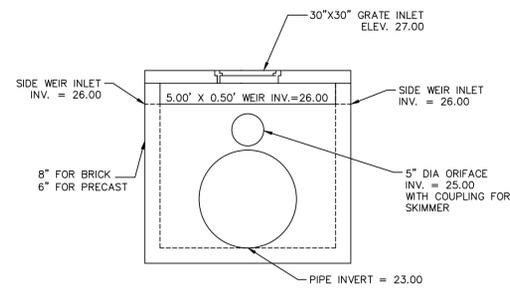
- REVISIONS:
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INITIAL DATE: 11/27/2019
DRAWN BY: RAD
CHECKED BY: TRL
PROJECT #: 2019-163

SHEET NUMBER:
C-13



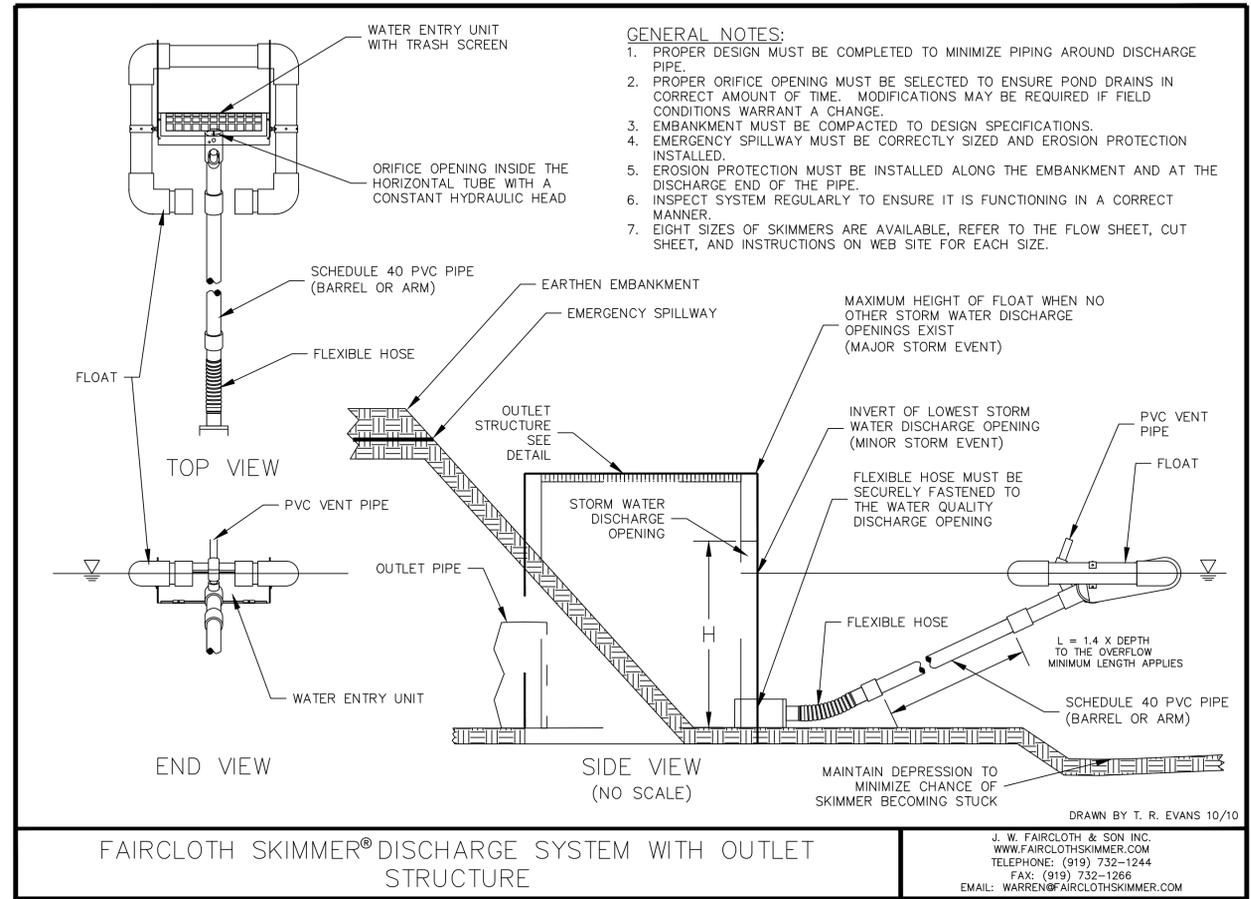
PLAN



ELEVATION
N.T.S.
SEDIMENT BASIN
OUTLET STRUCTURE

- SKIMMER NOTES:**
1. SKIMMER TO BE INSTALLED DURING INITIAL PHASE AND MAINTAINED THROUGHOUT CONSTRUCTION TO INCLUDE CONSTRUCTION OF HOME SITES.
 2. SITE MUST HAVE 100% STAND OF GRASS BEFORE SKIMMER IS REMOVED.
 3. SITE MUST BE INSPECTED BY ENGINEER BEFORE SKIMMER IS REMOVED.
 4. INSTALL HALF ROUND PIPE AND STONE AFTER SKIMMER IS REMOVED.

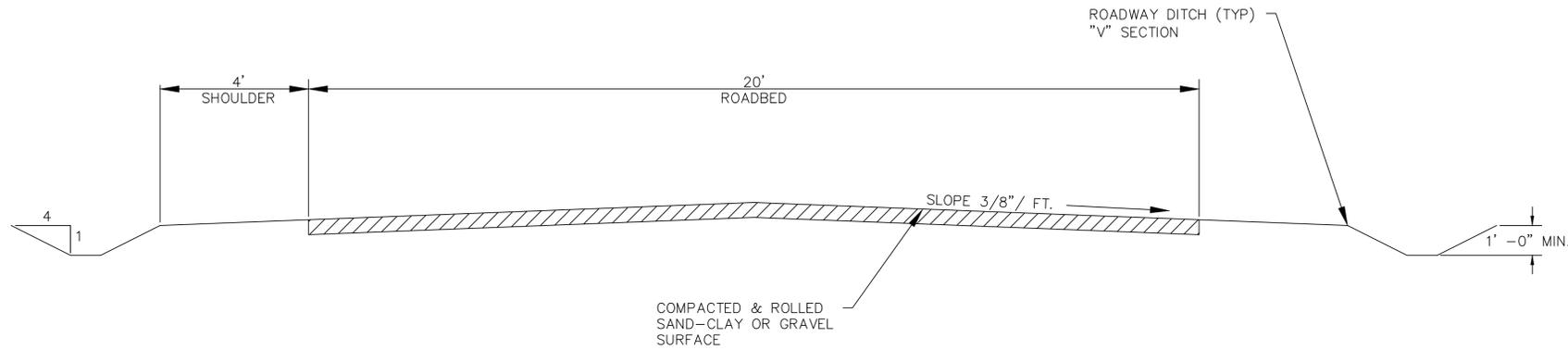
SKIMMER SIZING
 POLLUTION CONTROL VOLUME OR BASIN VOLUME = 20,640 CF
 TIME TO DRAIN: 1 DAYS
 SKIMMER SIZE: 5"
 ORIFICE RADIUS: 2.0"
 ORIFICE DIAMETER: 4.0"
 BASED ON FAIRCLOTH SKIMMERS



FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

- GENERAL NOTES:**
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
 2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
 3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
 4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
 5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
 6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
 7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

J. W. FAIRCLOTH & SON INC.
 WWW.FAIRCLOTHSKIMMER.COM
 TELEPHONE: (919) 732-1244
 FAX: (919) 732-1266
 EMAIL: WARREN@FAIRCLOTHSKIMMER.COM



TYPICAL ACCESS ROAD - DETAIL
N.T.S.



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GSWCC# 0000002134

T. R. Long Engineering, P.C.
 SAVANNAH
 306 Commercial Drive
 Savannah, Georgia 31406
 Office (912) 335-1046



HINESVILLE
 114 North Commerce St.
 Hinesville, Georgia 31313
 Office (912) 368-5664

SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE
 PERMIT #:
 BRYAN COUNTY, GEORGIA
 TAX PARCEL 086-097, BRYAN COUNTY, GEORGIA

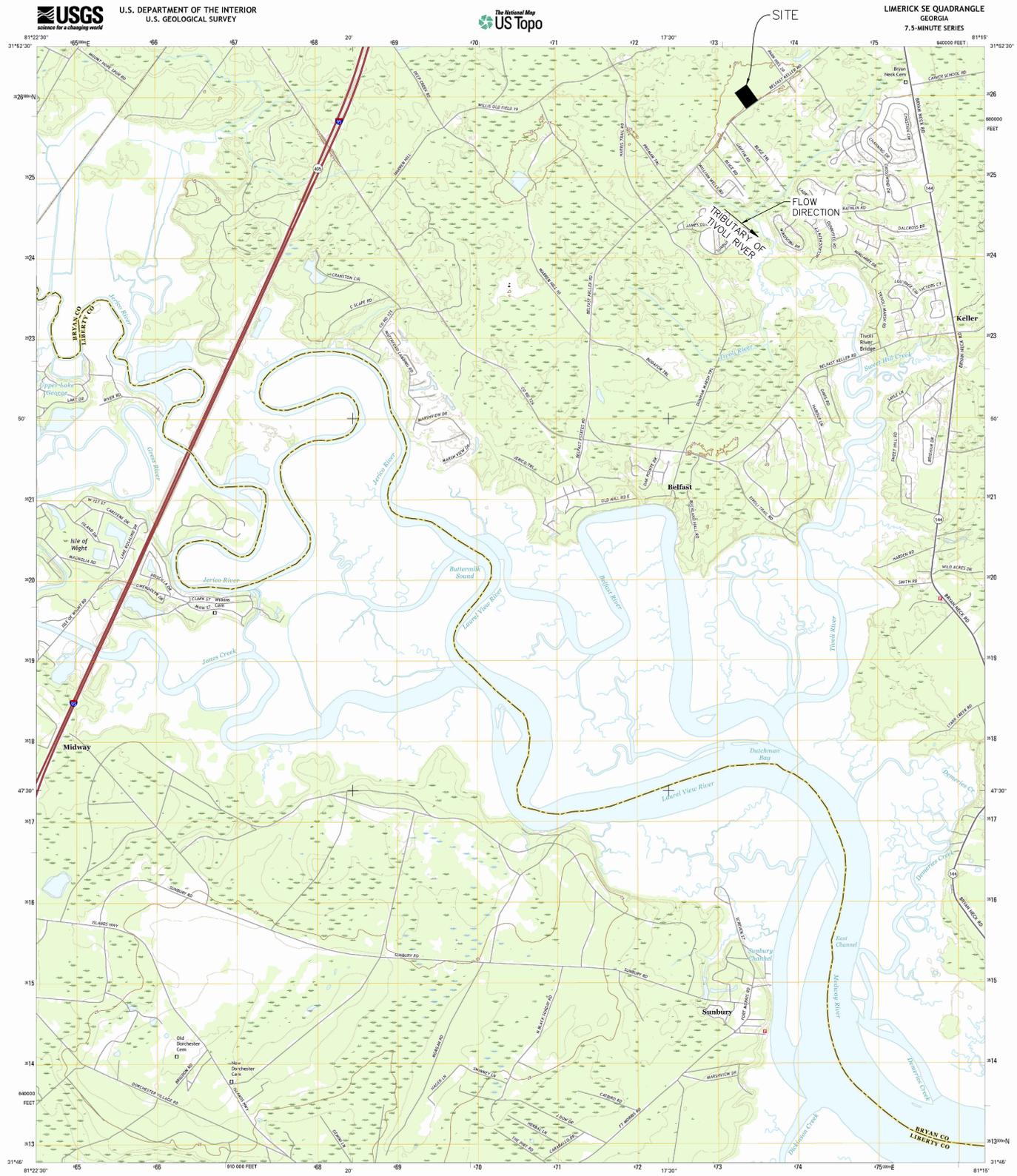
SHEET NAME:
EROSION CONTROL
DETAILS

REVISIONS:

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INITIAL DATE: 11/27/2019
 DRAWN BY: RAD
 CHECKED BY: TRL
 PROJECT #: 2019-163

SHEET NUMBER:
C-I4



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84) Projection and
 UTM Zone 18Q Universal Transverse Mercator, Zone 18Q
 630,000 Feet Easting, 3,113,000 Feet Northing
 UTM Zone 18Q, Georgia Coordinate System of 1983 (least
 error)

This map is not a legal document. Boundaries may be
 generalized for this map scale. Private lands within government
 reservations may not be shown. Obtain permission before
 entering private lands.

Map Data:
 Imagery: U.S. Aerial, December 2015
 Boundaries: U.S. Census Bureau, 2015 - 2016
 Names: U.S. Census Bureau, 2015 - 2016
 Hydrography: National Hydrography Dataset, 2015
 Contours: National Elevation Dataset, 2012
 Boundaries: Multiple sources; see metadata file 972 - 2016
 Wetlands: FWS National Wetlands Inventory 1977 - 2014

SCALE 1:24,000

HEIGHTS
 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
 FEET

CONTOUR INTERVAL 5 FEET
 NORTH AMERICAN DATUM OF 1983
 This map was produced to conform with the
 National Geospatial Program (US Topo) Standard, 2011.
 A metadata file associated with this product is draft version 0.6.19

ROAD CLASSIFICATION
 Expressway
 Secondary Hwy
 Ramp
 Local Connector
 Local Road
 end road
 US Route
 State Route

Legend:
 1 Limerick SW
 2 Buford
 3 Buford
 4 Buford
 5 Oak Level
 6 Buford
 7 Buford
 8 Buford
 9 Buford
 10 Buford

LIMERICK SE, GA
 2017



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 Hinesville, Georgia 31313
 Office (912) 368-5664

**SURFACE MINING LAND USE PLAN
 FOR BELFAST RIVER SURFACE MINE
 PERMIT #:
 BRYAN COUNTY, GEORGIA**

SHEET NAME:
 USGS
 MAP

REVISIONS:

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INITIAL DATE: 11/27/2019
 DRAWN BY: RAD
 CHECKED BY: TRL
 PROJECT #: 2019-163

SHEET NUMBER:
C-15

“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 # CUP#164-19

Zoning Request: Conditional use for a borrow pit.

Filed by: Larry Galbreath

Owners: Micheal Casey

Property address: 1486 Belfast River Rd., Richmond Hill

Map and Parcel # 056-047

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jan. 7, 2020 and the Board of Commissioners on Jan. 14, 2020 .

Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019 .

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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Map and Parcel # 056-047

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jan. 7, 2020 and the Board of Commissioners on Jan. 14, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019.

Comments: Borrow Pit only

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 12/12/19



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
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Zoning Request: Conditional use for a borrow pit.

Filed by: Larry Galbreath

Owners: Micheal Casey

Property address: 1486 Belfast River Rd., Richmond Hill

Map and Parcel # .056-047

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jan. 7, 2020 and the Board of Commissioners on Jan. 14, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019.

Comments: No Issue

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 12/09/2019



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

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

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CASE # CUP#164-19

Zoning Request: Conditional use for a borrow pit.

Filed by: Larry Galbreath

Owners: Micheal Casey

Property address: 1486 Belfast River Rd., Richmond Hill

Map and Parcel # 056-047

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Jan. 7, 2020 and the Board of Commissioners on Jan. 14, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by Dec. 13, 2019.

Comments: No comments

Engineering Director Fire Chief County Health Director

Public Works Director Bryan County Schools (optional)

Signature: G Allen

Date: 12-12-19

“C” Exhibits – Bryan County Supplements



— Interstate, U.S. & State Highways, & Other Major Roads
— Roads
 Subject Parcel 056-047
 Parcels

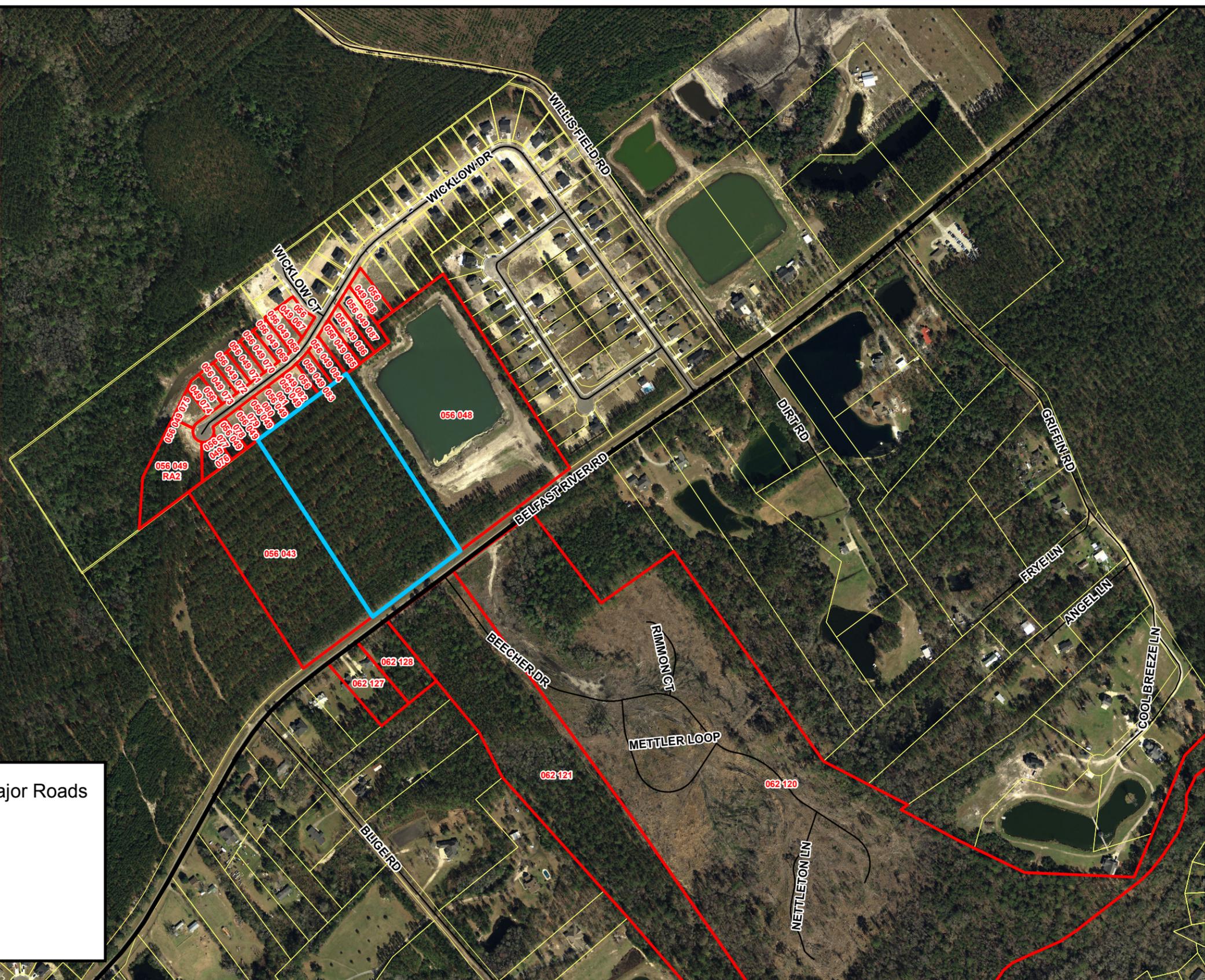


Location Map
Larry Galbreath
Case CUP# 164-19

"Exhibit C-1"

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PARCEL #	OWNER
056 043	PELLETIER GLENN
056 047	TMH LLC
056 048	SIMCOE AT BELFAST LLC
056 049 067	ROSE BRANDON MICHAEL & ROSE HOLLY DIANNE
056 049 068	TAYLOR TRENTON y TAYLOR SHAWNA
056 049 069	WARD RHONDA G
056 049 070	MEYER DANIEL J & MEYER JONI L
056 049 071	COSME CHRISTOPHER L & COSME RACHEL F
056 049 072	MCCOY TRACY D & MCCOY KIRBY R
056 049 073	MITCHELL SHEREE S & MITCHELL DWAYNE M
056 049 074	CUNNINGHAM BILLY W II & CUNNINGHAM ELENA I
056 049 075	ANDERSON MATTHEW & ANDERSON JESSICA
056 049 076	PIPKIN CHERYL DENISE & HAY REBECCA ANN
056 049 077	MARTIN TWANA YVONNE & MARTIN WAYNE
056 049 078	MCGOWAN KEVIN JOHN & MCGOWAN TERESA RULE
056 049 079	FLESHER ANDREW D & HUDAK VIRGINIA MARIE
056 049 080	ORTIZ EDGARDO
056 049 081	NEAL DANIEL P & NEAL MELISSA J
056 049 082	PENNINGTON DAVID NORWOOD & PENNINGTON SUE ANN
056 049 083	MAYEDA DUANE K & MAYEDA CHERYL E
056 049 084	MIX-MONTANO LAURIE ANN
056 049 085	CUOMO CHRISTOPHER P
056 049 086	VINASCO ADRIAN DE JESUS & VINASCO CYNTHIA
056 049 087	WATSON RICHARD D & WATSON MICHELLE R
056 049 088	HOER DOUGLAS EDWARD & HOER ASHLEY HOPE
056 049 RA2	WICKLOW HOMEOWNERS ASSOCIATION INC
062 120	TURTLE LANDING INVESTMENTS LLC
062 121	GERLACH ROBERT & DONNA
062 127	WHITE KEVIN ROY & ANGELIA MARIE
062 128	DOTSON RONNELL



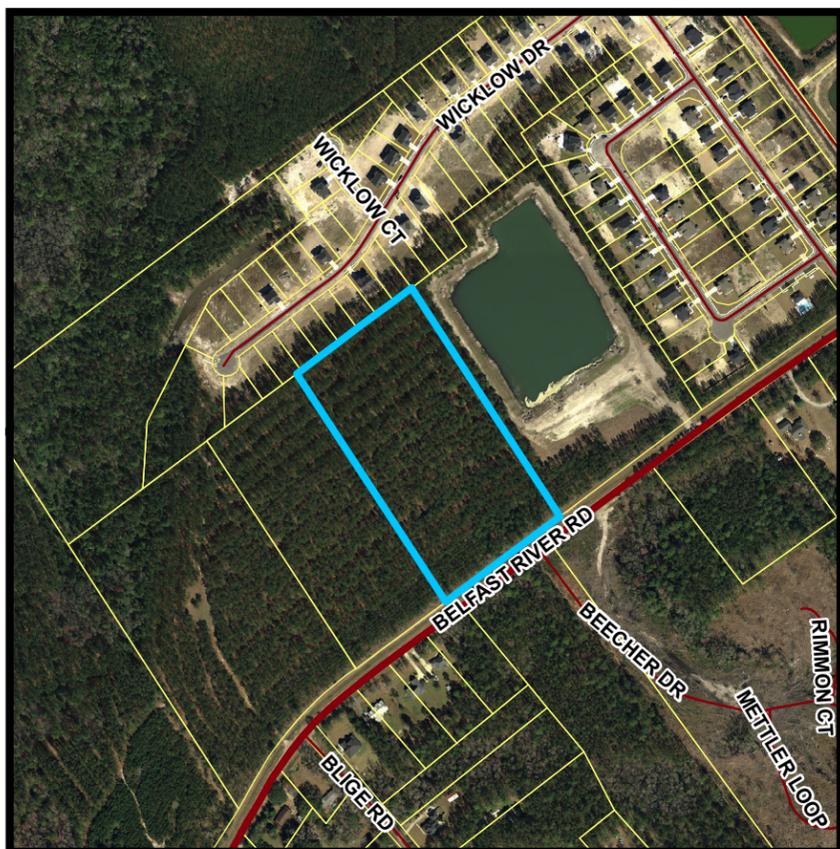
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Notified Owners
- Subject Parcel 056-047
- Parcels



Notification Map
Larry Galbreath
Case CUP# 164-19

"Exhibit C-2"

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- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 056-047
- Surrounding Parcels

"Exhibit C-3"



Produced by Bryan County GIS
December 2019

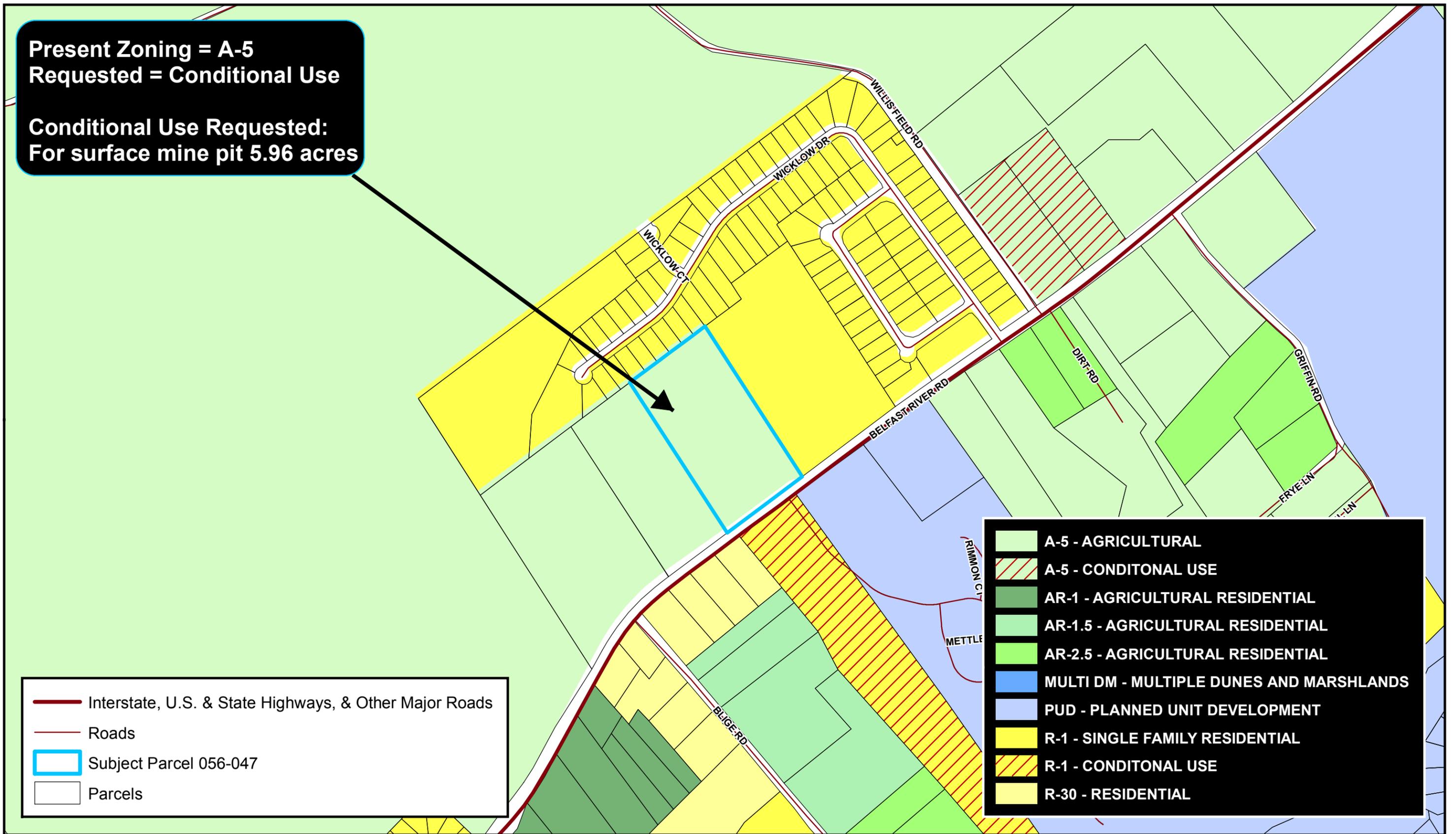


**Overview Map
Larry Galbreath
Case CUP# 164-19**

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**Present Zoning = A-5
Requested = Conditional Use**

**Conditional Use Requested:
For surface mine pit 5.96 acres**



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

— Roads

□ Subject Parcel 056-047

□ Parcels

- A-5 - AGRICULTURAL
- ▨ A-5 - CONDITONAL USE
- AR-1 - AGRICULTURAL RESIDENTIAL
- AR-1.5 - AGRICULTURAL RESIDENTIAL
- AR-2.5 - AGRICULTURAL RESIDENTIAL
- MULTI DM - MULTIPLE DUNES AND MARSHLANDS
- PUD - PLANNED UNIT DEVELOPMENT
- R-1 - SINGLE FAMILY RESIDENTIAL
- ▨ R-1 - CONDITONAL USE
- R-30 - RESIDENTIAL



“D” Exhibits – Public Comment

None Received

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-I	I-1	I-2	I/C	WB	DM-1
AGRICULTURAL USES															
Agritourism	C														
Apiaries	P	C	C	C											
Aviaries	P														
Community Gardens	P	P	P	P	C	C	C								
Confined livestock feeding operation	C														
Farm animals, large ¹	P	S	S	S											
Farm animals, small	P	S	S	S	S										
Farming (commercial)	P	C													
Farming (non-commercial)	P	P	P	P											
Feed and Grain Sales/Storage	C								C		P				
Fish hatcheries	C														
Nurseries and greenhouses - retail	C							P	P						
Nurseries and greenhouses - wholesale	P								P						
Poultry production	C														
Processing of agricultural products grown off-site	C														
Silviculture	P														
Slaughterhouse	C														

¹ Farm animal use must be consistent with farming commercial and non-commercial restrictions.

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Stables (commercial)	P														
Wildlife refuge	S	S	S	S											
RESIDENCES OR ACCOMMODATIONS															
Detached single-family dwelling	P	P	P	P	P										
Two-family dwelling						P									
Townhouse or row house						P			C	C					
Three or Four family dwelling						P			C	C					
Other multi-family dwellings						P			C	C					
Accessory dwelling unit	S	S	S	S	S	S		C	C	C	C	C			
Manufactured home community							P								
Dwellings in mixed-use buildings								P	P						
Retirement Housing Services															
Assisted living center									P						
Continuing care retirement community									C						
Independent living facility									P						
Nursing Home									P						
Personal care home						P			P						
HOTELS, MOTELS, OR OTHER ACCOMMODATION SERVICES															
Bed and Breakfast	S	S						S						C	

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Hotel, motel,									P	P				C	
Short-term vacation rentals	S	S	S	S	S	S			S						
COMMERCIAL USES															
Adult uses									C						
Animal boarding – inside kennels	C								S						
Animal boarding – outside kennels	C														
Animal services								S	S						
Animal shelter	C												C		
Antique shop								P	P						
Art galleries								P	P						
Art supplies								P	P						
Auction houses									C						
Bakery								P	P						
Bank, credit union, or savings institution								C	P	P					
Bar rooms, taverns, nightclubs and lounges								C	C	C				C	
Bars as accessory uses								S	P	P				S	
Beer, wine, and liquor store									P	P					
Bicycle sales and service								P	P						
Brewpubs and micro-distilleries								C	P						

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Convenience store, no gasoline sales								S	P	P				P	
Convenience store, with gasoline sales								C	P	P				P	
Copy center, private mail center, consumer packing and shipping, other business support services but no on-site dispatching of delivery vehicles.								P	P						
Department store, warehouse club or superstore									P	P					
Drug store, pharmacies								S	P	P					
Employment services – dispatch, labor pool not on-site									S						
Employment services – labor pool on-site									S						
Fireworks sales, ongoing									S	S					
Flea markets	C								C						
Florist								P	P						
Food service, cafeteria or limited service restaurant								S	P	P					
Food service, catering								C	P						
Food service, food and beverage with drive-through or drive-in facilities								C	P	P					
Food service, full-service restaurant								S	P	P				S	
Food service, mobile food service								S	S	S	S	S			

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Food service, snack or non-alcoholic bar								P	P	P				P	
Furniture or home furnishings									P						
Grocery store/supermarket, or bakery, specialty food stores								S	P	P					
Hardware, home center								S	P	P					
Laundromat, laundry and dry cleaning, excluding dry cleaning plants								S	P						
Markets for farm produce or crafts, ongoing	C							S	P						
Markets for farm produce or crafts, temporary	S							S	P						
Outside storage									C		C	P			
Parking lot and parking garage									C						
Pawn shops									C						
Personal services (hair, nails, spa)								P	P						
Pet or pet supply store								S	P	P					
Precious metal buyers									C						
Professional offices								S	P						
Rental – large equipment											P	P			
Rental – small equipment								C	P						
Rental - recreational goods									P					P	
Rental - vehicles									P	P					

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Retail stores, general merchandise								S	P	P					
Repair shops without outside storage								S	P						
Services to buildings and dwellings (e.g., pest control, landscape management, septic management)									C		P				
Shopping centers								S	P	P					
Short-term loans									C						
Studios for arts, crafts, photography, dance, music, yoga or similar activity								P	P						
Tattoo parlor									C						
Thrift store								S	P						
Tobacco products									P						
Vape shop									C						
MANUFACTURING/WHOLESALE TRADE /WAREHOUSING															
Asphalt emulsion (water based) plants												P			
Assembly plants											C	P			
Laundry, dry cleaning plants											P	P			
Linen and uniform supply											P	P			
Machine shops											C	P			
Mail order or direct selling establishment with distribution facilities											P	P			

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Manufacture of products not specified elsewhere												P			
Manufacture of lime, cement or other non-metallic products												P			
Metal products manufacturing												P			
Printing, lithographing or publishing plants									C		P	P			
Research and testing facilities									C		P	P			
Seafood storage, packing or processing														C	
Sign Manufacturing									C						
Smelting and refining												C			
Storage yards											C				
Tire treading and recapping									C						
Warehouse & distribution										C	P	P			
Warehousing, self-storage (mini-warehouse)									C	P					
Wholesale trade with indoor storage									C	C	C				
Wholesale trade with outdoor storage									C	C	C				
Wrecking, salvage, and junk yards												C			
TRANSPORTATION															
Air transportation, private	C														

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Automobile and light truck sales – new vehicles									C	P					
Automobile and light truck sales – used vehicles									C	P					
Automobile and light truck parts, accessories, or tires sales								S	P	P					
Automobile repair, heavy									C	P	P				
Automobile repair, light								S	P	P					
Boat or marine supplies									P					S	
Boat ramps														P	C
Boat, marine service and repair facilities - enclosed									C		P			C	
Boat sales											P			C	
Bus Stations									C	P					
Charter or cruise boats														C	
Commercial fishing boats under 25 feet in length (no storage, packing, or processing facilities).														P	
Commercial watercraft, including fishing boats greater than 25 feet														C	
Boat houses														C	C
Gas and fuel facilities for boats and vehicles														P	
Local transit systems--bus, special needs, sightseeing, taxi and limousine services									P						

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Manufactured home sales										C					
Marinas, including enclosed dry storage; outdoor storage; and docking with ramp and lift equipment														C	
Marine construction, and dock building														C	
Pack and ship services								S	P	P					
Post office, federal	P	P	P	P	P	P	P	P	P	P	P	P			
Recreational vehicle/trailer sales									C						
Rail yards and rail transportation support establishment											C	P			
Retail courier and package delivery								S	P						
School and employee bus transportation													P		
Towing, services only without vehicle storage									C						
Towing and other road and ground services with impoundment lot									C	C					
Truck and freight transportation services/truck terminal											P	P			
Truck repair, commercial vehicles											P				
Truck stops/truck plaza										P					

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
COMMUNICATION, INFORMATION, AND UTILITIES															
Billboards															
Data processing and management, hosting and related services											C				
Hazardous waste processing, storage, treatment or disposal												C			
Library or archive	P	P	P	P				P	P						
Motion pictures and sound recording										C					
Power generation, accessory	S	S	S	S	S	S	S	S	S	S	S	S	S		
Power generation, commercial	C											C	C		
Public utilities services, major	S	S	S	S	S	S	S	S	S	S	S	S			
Public utilities services, minor	S	S	S	S	S	S	S	S	S	S	S	S		S	
Radio and television broadcasting studios or offices									P						
Radio and television antennas and towers									C		P	P			
Recycling collection centers	C											C			
Solid waste collection, combustion, landfills or separation/ sorting of recyclable materials from non-hazardous waste streams	C											C			
Wastewater treatment plants	C	C	C	C				C	C	C	C	C			
Water treatment plants	C	C	C	C	C	C	C	C	C	C	C	C			

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-I	I-1	I-2	I/C	WB	DM-1
Wireless telecommunications transmission	S	S	S	S	S	S	S	S	S	S	S	S			
ARTS, ENTERTAINMENT, AND RECREATION															
Active and passive recreational uses not inherently destructive to the existence or integrity of marshlands and dunes															P
Amusements, indoor								C	P	P				C	
Amusements, outdoor, high impact									C	C					
Amusements, outdoor, low impact	S								S	S					
Bowling, billiards, pool, etc.									P	P					
Camps, Camping, and Related Establishments	C													C	C
Fitness and recreational sports, gym, athletic club								S	P	P					
Golf courses	S	S	C	C	C										
Golf driving ranges	S	S	C	C	C				C						
Indoor auditorium or arena other than accessory to theater, dance and music studio								C	P	P					
Movie theater									P	P					

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Motion picture viewing and exhibition services, drive-in	C														
Museums								S							
Natural and Passive Recreational Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Outdoor auditorium/arenas													C		
Outdoor recreation, high intensity	S	C											C		
Outdoor recreation, low intensity	S	S	S	S	S	S	S	S	S				S	S	
Paintball ranges	C														
Shooting ranges, indoor									P						
Shooting ranges, outdoor	C														
Theater, dance or music studio								C	P						
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS															
Ambulance Services								C	C						
Charitable care and food services									C				C		
Child and youth services													P		
Childcare – family childcare learning center	S	S	S	S	S	C									

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Childcare – child care learning center								P	P						
Civic associations, non-profit associations, and private clubs	C			C	C	C	C	P	P				P	P	
College or university									C						
Correctional facilities													C		
Daycare, adult care								S	S				P		
Emergency care facilities								S	P	P			P		
Free-standing cemetery	C	C	C	C											
Funeral home and services, mortuaries									P						
General technical schools									C						
Hospital									S	S					
Medical or diagnostic laboratory; blood/organ bank									P						
Other government functions													P		
Outpatient care clinic for medical, dental, physical therapy or similar health service								C	P	P					
Public safety	P	P	P	P	P	P	P	P	P	P	P	P	P		
Rehabilitation centers									P						
Religious institutions	P	S	S	C	C			C	P						
Residences – Community residential home	C												C		
Residences – Group home	S	S	S	S	S										
Residences – Residential care	C												C		

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
Residences – Transitional residential facilities	C												C		
School, middle or high schools	S	S	S	S									P		
School, grade school	S	S	S	S	S								P		
School, nursery or preschool	S	S	S	S	S										
Truck and heavy equipment training									C		P	P			
Veterinary services	C							S	P						
CONSTRUCTION & MINING															
Construction supply yards												C			
Contractors, offices, and shops, not including outdoor storage								P	P						
Contractors, offices and shops, including outdoor storage									C						
Sale of building materials and lumber yard; heating and plumbing equipment; heavy equipment									C		P				
Mining and extraction	C											C			
ACCESSORY USES															
Accessory dwelling units	S	S	S	S	S	S								C	
Accessory dwelling units for watchmen and operating personnel and their families											C	C		C	

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-I	I-1	I-2	I/C	WB	DM-1
Accessory uses not listed but customary to conditional uses	C	C	C	C	C	C	C	C	C	C	C	C		C	C
Accessory uses not listed but customary to permitted uses	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Childcare learning facilities located within a principal use	C	C	C	C	C			C	C						
Corporate offices incidental to the principal use								P	P	P	P	P	P	P	
Drive-in and drive-through facilities for automated teller machines, banks, pharmacies and similar uses (not including drive-through restaurants)								C	P	P					
Home office	S	S	S	S	S	S	S								
Home service business	S	S	C	C											
Home trade business	C	C													
Outdoor display areas for wholesale or retail establishments								S	S	S	S	S	S		
Outdoor seating areas for restaurant, taverns and similar establishments								S	S	S				S	
Outdoor storage related to a principal use									C	C	P	P	C		
Retail businesses or services accessory to light-industrial use on the same premises											S	S			

Draft Table of Authorized Uses

Land Use	A-5	RR-2.5	RR-1.5	RR-1	R-15	R-M	R-MH	B-1	B-2	C-1	I-1	I-2	I/C	WB	DM-1
LAND DEVELOPMENT PATTERNS															
Large scale retail establishments – shopping centers (>45,000 sq.ft.)															
Conservation subdivision															

Draft Table of Authorized Uses

Use Descriptions

USES	DESCRIPTIONS
AGRICULTURAL USES	
Agritourism	Agricultural operations that provide facilities and services to support public access, such as facilities for tasting, retail sales, tours, and receptions
Apiaries	The keeping of bees for the commercial production of honey and other products
Aviaries	The keeping of birds other than poultry for commercial production
Community Gardens	Gardens where individuals can rent or reserve space to produce fruits, vegetables and other plant products
Confined livestock feeding operation	A place where: livestock have been, are, or will be confined, concentrated and fed for 45 or more days in any 12 month period; pasture, crops, or other vegetation are not normally managed or sustained for grazing during the normal growing season; and, animal waste or manure accumulates. Adjoining animal feeding operations under common ownership are considered to be one animal feeding operation, if they use common areas or systems for manure handling.
Farm animals, large	Any hooved livestock, such as cows, horses, mules, sheep, goats, llamas, and other animal other than a dog (<i>canis familiaris</i>) with an adult weight of fifty (50) pounds or more.
Farm animals, small	Poultry, rabbits and other animals with adult weights of less than fifty (50) pounds. Dogs, cats and other domesticated pets that are customarily kept within a household are not considered to be small farm animals subject to the provisions of this section.
Farming (commercial)	Conducting agricultural operations as defined by the Georgia Department of Agriculture for profit where the operations are subject to a Georgia Agricultural tax exemption
Farming (non-commercial)	Conducting agricultural operations for personal consumption or distribution where the property is not subject to a Georgia Agricultural tax exemption
Feed and Grain Sales/Storage	The sale of seed or grain, or the provision of storage facilities for products from off-site agricultural operations
Fish hatcheries	The breeding, hatching or raising of fish for commercial purposes
Nurseries and greenhouses - retail	Facilities for propagating or growing plants that includes retail sales of plants and related products
Nurseries and greenhouses - wholesale	Facilities for propagating or growing plants that is limited to wholesale sales of plants and related products
Poultry production	The raising of domesticated birds such as chickens, ducks, turkeys and geese to produce meat or eggs for food
Processing of agricultural products grown off-site	A facility that transforms raw and intermediate products that result from farming on a site other than where the processing takes place
Silviculture	The planting, growing, and harvesting of trees.
Slaughterhouse	A building or place where animals are butchered for food
Stables (commercial)	A place where horses are boarded and/or made available for riding or breeding for commercial purposes.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Wildlife refuge	An area designated for the protection of wild animals, within which hunting and fishing are either prohibited or strictly controlled
RESIDENCES OR ACCOMMODATIONS	
Detached single-family dwelling	A single dwelling unit in an independent building on a single lot that functions as the principal use of the lot and may or may not include an accessory dwelling unit.
Two-family dwelling	A single dwelling containing two dwelling units on a single lot
Townhouse or row house	Three or more single-family dwelling units that share common walls but are located on separate lots
Three or Four family dwelling	A dwelling containing three or four separate dwelling units on a single lot.
Other multi-family dwellings	Any dwelling containing five or more dwelling units within one or more structures on the same lot
Accessory dwelling unit	A dwelling unit that is secondary or secondary in area and function to the primary use of the property, which may be residential or non-residential
Manufactured home community	A group of manufactured homes included within a park where spaces or homes are leased or within a subdivision where manufactured homes occupy separate lots.
Dwellings in mixed-use buildings	One or more dwelling units that are located within a building that has one or more non-residential principal uses.
Retirement Housing Services	
Assisted living center	A personal care home as defined by the State of Georgia that serves 25 or more persons and is licensed to provide “assisted living care,” defined as the provision of personal services, the administration of medications by a certified medication aide, and the provision of assisted self-preservation.
Continuing care retirement community	A facility that provides progressive range of care, including independent living, assisted living and nursing care.
Independent living facility	A facility that provides living facilities for seniors who are able to live on their own in an apartment or house, but who want the conveniences of living within a community that provides services and amenities such as housekeeping, social activities, dining, transportation, security, or the option of assistance with daily tasks or medical needs.
Nursing Home	A facility which admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision; it maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the home.
Personal care home	A setting that provides or arranges for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator.
HOTELS, MOTELS, OR OTHER ACCOMMODATION SERVICES	

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Bed and Breakfast	A small lodging establishment that offers overnight accommodation and breakfast. Bed and breakfasts are often private family homes and typically have between four and eleven rooms.
Hotel, motel,	An establishment providing overnight accommodations, for travelers and tourists that may provide food and other guest services.
Short-term vacation rentals	The rental of a residential dwelling unit, bedroom or accessory dwelling unit for periods of less than 31 consecutive days.
COMMERCIAL USES	
Adult uses	
Animal boarding – inside kennels	The boarding of animals for one or more nights within a building for commercial purposes.
Animal boarding – outside kennels	The boarding of animals for one or more nights where some of the animals are kept for all or a portion of the day in cages or other areas that are open to the elements.
Animal services	The provision of health, grooming, exercise or treatment of animals other than boarding.
Animal shelter	The temporary boarding of dogs, cats and other small animals that are available for adoption as pets.
Antique shop	A business dedicated to storing, selling, restoring, and trading in items from previous eras for their superficial and historical value, especially furniture and trinkets.
Art galleries	A room or building for the display or sale of works of art.
Art supplies	A business that sells goods used in the preparation of works of art such as drawing, painting, sculpting, and printmaking.
Auction houses	A company that facilitates the buying and selling of assets.
Bakery	A place where baked goods, such as bread and cakes are made or sold.
Bank, credit union, or savings institution	A financial institution that operates under the State and Federal rules for one of the listed facilities.
Bar rooms, taverns, nightclubs and lounges	A place where alcoholic beverages are sold and served by the drink, and where food service and entertainment may be provided.
Bars as accessory uses	A place that functions as a bar within a hotel or restaurant that is secondary to the principal uses of the building.
Beer, wine, and liquor store	A licensed facility where beer, wine, or liquor are sold for off-site consumption only.
Bicycle sales and service	A business that sells bicycles and accessories, and may provide bike repairs and other services.
Brewpubs	A restaurant that opts to brew its own beer. Brewpubs are considered “craft breweries” but has different restrictions than production breweries.
Convenience store, no gasoline sales	A store with extended opening hours and in a convenient location, stocking a limited range of household goods and groceries, but does not include gasoline sales.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Convenience store, with gasoline sales	A store with extended opening hours and in a convenient location, stocking a limited range of household goods and groceries, and also provides gasoline sales.
Copy center, private mail center, consumer packing and shipping, other business support services but no on-site dispatching of delivery vehicles.	A business that provides document reproduction and small-scale packing services and serves as a pick-up location for shipping companies
Department store, warehouse club or superstore	A store encompassing 25,000 or more square feet of gross leasable area that provides retail sales of a variety of goods to the general public or members of the store.
Drug store, pharmacies	A store encompassing less than 25,000 square feet that includes a licensed pharmacy and may provide general retail sales.
Employment services – dispatch, labor pool not on-site	A business that provides access to temporary or long-term employees who do not work or gather on-site.
Employment services – labor pool on-site	A business that provides access to temporary employees who may work or gather on-site.
Fireworks sales, ongoing	A business regulated by the State of Georgia that provides the sales of fireworks.
Flea markets	A market with multiple vendors in spaces that are either inside or outside that primarily sell crafts, and secondhand goods.
Florist	A business selling cut flowers, floral arrangements and related goods.
Food service, cafeteria or limited service restaurant	A restaurant that requires customers to order at a counter, use a buffet line or other approach to taking food and drink orders at locations other than where clients sit to eat.
Food service, catering	A business that prepares foods for off-site service.
Food service, food and beverage with drive-through or drive-in facilities	A restaurant that includes service to customers who remain in their vehicles.
Food service, full-service restaurant	A restaurant that exclusively takes orders and delivers ordered food and drinks to the customers' tables. A full-service restaurant may offer walk-in take-out service as an accessory use.
Food service, mobile food service	A business that provides food to customers from a truck, trailer or cart.
Food service, snack or non-alcoholic bar	A business that provides food service through a take-out window or counter but does not provide indoor seating.
Furniture or home furnishings	A business that sells furniture and other home décor.
Grocery store/supermarket, or bakery, specialty food stores	A business that sells food, beverages and home products primarily for off-site consumption.
Hardware, home center	A business that sells goods for maintenance and improvement of homes, yards and items generally used in conjunction with a home or business.
Laundromat, laundry and dry cleaning, excluding dry cleaning plants	A business that washes or provides machines for washing clothes, and which may provide a place to drop-off and pick-up dry cleaning but does not provide dry cleaning on-site.
Markets for farm produce or crafts, ongoing	A market with multiple vendors in spaces that are either inside or outside that primarily sell crafts and farm products that operates on a weekly or more frequent schedule.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Markets for farm produce or crafts, temporary	An market with multiple vendors in spaces that are either inside or outside that primarily sell crafts and farm products and that does not operate on a regular schedule and does not have permanent improvements for dedicated use by vendors
Outside storage	The outside storage of vehicles, goods or materials as a principal use.
Parking lot and parking garage	A lot or structure designed and used for parking vehicles as a principal use.
Pawn shops	A business engaged in whole or in part in the business of lending money on the security of pledged goods, or in the business of purchasing tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time, or in the business of purchasing tangible personal property from persons or sources other than manufacturers or licensed dealers as defined by the State of Georgia Department of Banking and Finance
Personal services (hair, nails, spa)	Services that are not adult uses or medical facilities that include hair care, nail salons, health spas and similar services.
Pet or pet supply store	A business that sells pets and/or pet supplies to retail customers.
Precious metal buyers	A business that: is engaged in the business of purchasing precious metals or gems or goods made from precious metals or gems from persons or sources other than manufacturers, manufacturers' representatives, or other dealers in precious metals or gems; or is engaged in any other business involving precious metals or gems or goods made from precious metals or gems that are purchased from persons or sources other than manufacturers, manufacturers' representatives, or other dealers in precious metals or gems where such purchase is for resale in its original form or as changed by remounting, melting, re-forming, remolding, or recasting or for resale as scrap or in bulk.
Professional offices	Non-retail businesses providing professional, scientific, or technical services.
Rental – large equipment	Businesses providing rental of equipment that must be transported in a truck or on a trailer.
Rental – small equipment	Businesses providing rental of equipment that may be transported in an automobile.
Rental - recreational goods	Businesses providing the rental of recreational goods and equipment, but not including motorized vehicles.
Rental - vehicles	Businesses providing the rental of motorized vehicles.
Retail stores, general merchandise	Retail sales of a variety of goods not otherwise defined in under another category.
Repair shops without outside storage	Repair of appliances and household goods, excluding goods with internal combustion engines and not having any outside storage.
Services to buildings and dwellings (e.g., pest control, landscape management, septic management)	Businesses providing services to homes and other businesses, such as pest control, landscape management and septic system maintenance and repair.
Shopping centers	Retail centers with multiple retail, service, and/or food service businesses totaling more than 25,000 square feet.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Short-term loans	Businesses providing “payday loans” or short-term loans subject to the Georgia Payday Lending Act of 2004
Studios for arts, crafts, photography, dance, music, yoga or similar activity	Establishments providing working areas for artists and artisans, including, but limited to artists working in a variety of media and those involved in performing and martial arts.
Tattoo parlor	An establishment in which tattooing and body piercing is carried out professionally.
Thrift store	A store selling secondhand clothes and other household goods, typically to raise funds for a charitable or not-for profit institution.
Tobacco products	A business that sells tobacco and tobacco products other than electronic cigarettes and electronic cigarette products.
Vape Shop	A vape shop is a retail outlet specializing in the selling of electronic cigarette products.
MANUFACTURING/WHOLESALE TRADE /WAREHOUSING	
Asphalt emulsion (water based) plants	Plants working with liquid asphalt cement emulsified in water. It is composed of asphalt, water and an emulsifying agent.
Assembly plants	Facilities where goods are assembled from materials manufactured in other locations.
Laundry, dry cleaning plants	Dry cleaning plants and commercial scale laundry service facilities
Linen and uniform supply	Establishments involved in the supply and cleaning of linens and uniforms.
Machine shops	A retail establishment that makes or repairs mechanical items for individuals and businesses but is not engaged in manufacturing and assembly of goods and equipment for resale by other businesses.
Mail order or direct selling establishment with distribution facilities	A business primarily engaged in the sales and of goods through mail, phone or internet order and the distribution of those goods through mail or shipping services
Manufacture of products not specified elsewhere	The production and/or assembly of products from non-hazardous materials that are not otherwise listed herein.
Manufacture of lime, cement or other non-metallic products	The production of non-metallic products such as cement, lime and synthetic stone.
Metal products manufacturing	The production of metallic products other than those customarily produced in a machine shop.
Printing, lithographing or publishing plants	Establishments printing books, newspapers and other documents, or producing lithographs. Production is typically at volumes that exceed those provided by copy shops.
Research and testing facilities	Establishments engaged in materials testing, analysis and experimental research.
Seafood storage, packing or processing	The packing, storage or processing of seafood for distribution to restaurants, retail establishments or food processors.
Sign Manufacturing	Sign manufacturing establishments manufacture signs and related displays of all materials except printing paper or paperboard.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Smelting and refining	Establishments that smelt or refine metals, and transform metal into products (other than machinery, electronics, computers, or furniture), including those that manufacture and those that recover metals from scrap or dross through secondary smelting and refining. Establishments may manufacture basic metal products, such as ingot, billet, sheets, strips, bars, rods, wires, and castings; or they may manufacture finished products. Also included are establishments that begin with manufactured metal shapes and further fabricate the shapes into a product. Processes include forging, stamping, bending, forming, machining, rolling, drawing, extruding, welding, and assembling.
Storage yards	Outdoor storage of vehicles, equipment, building materials or other goods as a principal use.
Tire treading and recapping	A business involved in the retreading, recapping or rebuilding of tires using previously processed rubber or synthetic products.
Warehouse & distribution	Establishments that operate warehouse and storage facilities for general merchandise, refrigerated goods, and other warehouse products. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement.
Warehousing, self-storage (mini-warehouse)	A building or portion thereof segregated into small storage cubicles used exclusively for the dead storage of excess property.
Wholesale trade with indoor storage	Establishments that either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office. They may be in an office building or a warehouse building. Unlike retailers, their warehouses and offices have little or no display of merchandise.
Wholesale trade with outdoor storage	Establishments that either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office. They may be in an office building or a warehouse building and may have outside storage facilities. Unlike retailers, their warehouses and offices have little or no display of merchandise.
Wrecking, salvage, and junk yards	An establishment maintained, used, or operated for storing, keeping, buying, or selling five or more wrecked, scrapped, ruined, dismantled or inoperative motor vehicles.
TRANSPORTATION	
Air transportation, private	Establishments that provide air transportation for passengers or cargo using aircraft, such as airplanes and helicopters. This subcategory includes scenic and sightseeing air transportation establishments and aerial photography or spraying services.
Automobile and light truck sales – new vehicles	The retail sale of new automobiles and light trucks, including the accessory sale of used vehicles
Automobile and light truck sales – used vehicles	The retail sale of used automobiles and light trucks.
Automobile and light truck parts, accessories, or tires sales	The retail sale of parts and accessories for automobiles and light trucks, which may include the installation of tires and batteries

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Automobile repair, heavy	<p>A place providing the full range of automobile and light truck repairs, including body repairs and painting, minor automobile and light truck repair and other mechanical repairs, including, but not limited to:</p> <ul style="list-style-type: none"> • Cylinder head replacement; • Valve grinding or replacement; • Clutch replacement; • Repair, replace transmission, rear end, rear axles, suspensions; • Engine replacement; • Repair of fuel tank; • Radiator or heater core repair or replacement; • Engine or transmission removal; or • Repair activities that require entry into the engine other than those specifically listed as approved as minor automobile repair.
Automobile repair, light	<p>A place performing the following repair and maintenance services for motor vehicles:</p> <ul style="list-style-type: none"> • Tune-ups. Major and minor tune-up involving spark plugs, points, condensers, valve adjustment, carburetor overhaul, adjustment of fuel injection systems, fuel pump and all necessary filters; • Lubrication. Oil changes and filter replacement, transmission and rear end oil change; • Cooling System. Remove and replace radiator and repair of same (not including core repair or replacement); replace water pump, heater and other hoses; replace thermostats; recharge air conditioners; • Drive Train. Replacement of transmission and motor support mounting; replacement of driveshaft universal bearings, center support bushing, accelerator and brake cables; minor repair of hydraulic systems; replacement of shock absorbers; • Brakes. Remove and replace shoes and brake pads; rebuild master and wheel cylinders and disc caliper; adjustment of brakes. Machine work related to turning of drums or discs; • Wheels. Adjust steering box; replacement of rubber bushings in suspension; wheel balancing; replacement of wheel bearings; • Electrical. Charge battery; remove, repair and replace starter, alternator, generator and regulator; rewiring of automobile and lights; repair or replacement of gauges; installation of radios; • Fuel System. Change gas tank; change and repair of fuel lines; replace fuel gauge sending unit; tail pipe and muffler replacement.
Boat or marine supplies	The retail sales of supplies for boats and marine activities.
Boat ramps	A facility for the launching of boats
Boat, marine service and repair facilities - enclosed	The indoor repair and storage of watercraft.
Boat sales	The retail sales of new or used watercraft.
Bus Stations	A terminal for the sales of tickets and the origin or destination of travel on buses.
Charter or cruise boats	An establishment providing marine transportation for hire.
Commercial fishing boats under 25 feet in length (no storage, packing, or processing facilities).	An establishment providing marine transport for the purpose of fishing from boats under 25 feet in length.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Commercial watercraft, including fishing boats greater than 25 feet	An establishment providing marine transport for the purpose of fishing from boats under 25 feet in length.
Boat houses	A covered structure with direct access to a body of water that is used only for the storage of boats and associated equipment, does not contain sanitary plumbing of any kind, does not exceed a single story in that the roof rafters rest on the top plate of the first floor wall, and has a footprint of 1200 square feet or less and a height of fifteen feet or less.
Gas and fuel facilities for boats and vehicles	The retail sale of fuel for boats and other vehicles.
Local transit systems--bus, special needs, sightseeing, taxi and limousine services	An establishment dispatching vehicles for transportation by hire.
Manufactured home sales	The sale of new or used manufactured homes, recreational vehicles or travel trailers.
Marinas, including enclosed dry storage; outdoor storage; and docking with ramp and lift equipment	A commercial facility that provides secured public moorings or dry storage for vessels on a leased basis.
Marine construction, and dock building	An establishment providing services for the construction, repair and maintenance of docks and boat houses.
Post office, federal	A federally operated post office.
Recreational vehicle/trailer sales	The retail sales of recreational vehicles and travel trailers
Rail yards and rail transportation support establishment	Establishments providing specialized services for railroad transportation. They service, repair (except through factory conversion, overhauling or rebuilding rolling stock), maintain, load, and unload rail cars; and operating independent terminals.
Retail courier and package delivery	The receipt and delivery of packages to or from local residents and businesses. This use includes dispatching and temporary storage of vehicles used for package delivery.
School and employee bus transportation	Facility for the storage of buses and other transit vehicles used for student or employee transportation.
Towing, services only without vehicle storage	Facility for dispatching vehicles used to tow vehicles, for the storage of the towing vehicles but not of towed or other vehicles.
Towing and other road and ground services with impoundment lot	Facility for dispatching vehicles used to tow vehicles and the storage of towed vehicles.
Truck and freight transportation services/truck terminal	Facility involving a variety of materials from different entities to be loaded and unloaded primarily from tractor-trailer trucks for transport.
Truck repair, commercial vehicles	The repair of vehicles that require a commercial license to operate.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Truck stops/truck plaza	<p>A building, business or premises consisting of one or more adjoining parcels, that provides the refueling of heavy load vehicles and which offers, provides directly or through on-site third parties, for any form of compensation, any of the following services or amenities for heavy load vehicles or the drivers of such vehicles:</p> <ul style="list-style-type: none"> • Major or minor repairs or maintenance • Tire sales or repair • A facility or designated space for self-repairs • Truck parking in excess of four hours • Food service • Overnight accommodations, showers, laundry or fitness facilities • Truck washing
COMMUNICATION, INFORMATION, AND UTILITIES	
Billboards	<p>A sign that meets any one or more of the following criteria:</p> <ul style="list-style-type: none"> • A permanent structure sign that is used for the display of off-premises commercial messages; • A permanent structure sign that constitutes a principal, separate or secondary use, as opposed to an accessory use, of the parcel on which it is located; • An outdoor sign used as advertising for hire, e.g., on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel as the sign), in exchange for a rent, fee or other consideration; or • An off-premises outdoor advertising sign on which space is leased or rented.
Data processing and management, hosting and related services	Establishments providing processing and preparation of reports from data supplied by customers; specialized services, such as automated data entry services; or may make data processing resources available to clients on an hourly or timesharing basis.
Hazardous waste processing, storage, treatment or disposal	Establishments that (1) remediate and clean contaminated buildings, mine sites, soil, or ground water; (2) provide mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; and (3) asbestos, lead paint, and other toxic material abatement.
Library or archive	Establishments engaged in maintaining collections of documents (e.g., books, journals, newspapers, and music) and facilitating the use of such documents (recorded information regardless of its physical form and characteristics) as are required to meet the informational, research,
Motion pictures and sound recording	Facilities involved in the production and distribution audio or visual entertainment, including films and music production
Power generation, accessory	The production of electricity or heating of water through on-site solar or wind facilities that are accessory to a primary use.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Power generation, commercial	The production of electricity for distribution, excluding accessory power generation.
Public utilities services, major	Provision of public water treatment, wastewater treatment or electrical or gas distribution services other than through minor public utility service facilities.
Public utilities services, minor	Water, wastewater, electricity, natural gas distribution facilities including service lines, pump stations, lift stations, transformers, and telecommunications switching stations not typically occupied by an employee, but excluding water or wastewater treatment facilities, power lines of 70,000 volts or more, electrical step-up, step-down or distribution substations, natural gas gathering or transmission lines.
Radio and television broadcasting studios or offices	Buildings and studios for the production and broadcasting of radio or television programming.
Radio and television antennas and towers	Antennas for the broadcasting of radio or television programming.
Recycling collection centers	Facilities for consumer drop-off and collection of paper, plastic, glass and metals for recycling that do not include transfer or processing facilities.
Solid waste collection, combustion, landfills or separation/ sorting of recyclable materials from non-hazardous waste streams	Facilities for the collection, processing, combustion, landfilling or transfer of solid waste.
Wastewater treatment plants	Facilities where wastewater is collected from multiple users, treated and typically disposed. These do not include individual sanitary sewer systems for individual residential or non-residential lots.
Water treatment plants	Facilities where water is treated for distribution to residential or non-residential users.
Wireless telecommunications transmission	Facilities for the transmission of wireless communications services.
ARTS, ENTERTAINMENT, AND RECREATION	
Active and passive recreational uses not inherently destructive to the existence or integrity of marshlands and dunes	These facilities include non-commercial docks, boardwalks, boat launches without commercial facilities, trails for non-motorized vehicles, picnic tables, fishing platforms, environmental monitoring stations, educational signage and exhibits and other uses of minimal impact on dunes and marshlands.
Amusements, indoor	A use conducted within a building that is intended to entertain or amuse persons by physical or mechanical activity, including, but not limited to games, trampolines, obstacle courses, laser tag, gymnastic facilities, and rides, but excluding adult uses.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Amusements, outdoor, high impact	A use, building or device intended or used primarily to entertain or amuse persons by means of physical or mechanical activity that is conducted in part or whole outside a building and involves structures that are taller than 25 feet, motorized rides or vehicles, carnival type concessions; rides such as roller coasters, go-cart rides, giant slides, bumper cars, helicopter rides or acceleration and bungee rides. The term "Amusement" does not include rental of vehicles for off-site use.
Amusements, outdoor, low impact	A use, building or device intended or used primarily to entertain or amuse persons by means of physical or mechanical activity that is conducted in part or whole outside a building and does not involve motorized rides or vehicles, structures that are taller than 25 feet, amplified music between the hours of 9pm and 8am, lighting fixtures at heights taller than 25 feet, or outdoor generators. Low impact amusements include playgrounds, swimming pools, miniature golf, unlit driving ranges, batting cages and uses of similar impacts.
Bowling, billiards, pool, etc.	Indoor amusement facilities for bowling, billiards pools and video games.
Camps, Camping, and Related Establishments	Facilities for overnight visitors in designated camping spots for tents or vehicles that include restrooms and potable water and may include showers and sale of convenience items for guests of the camp.
Fitness and recreational sports, gym, athletic club	Indoor facilities for exercise and recreation, which may include exercise machines, weights, open areas for organized dance, yoga, exercise and related classes, swimming pools, shower facilities and other activities focused on health and wellness.
Golf courses	Outdoor courses for golfing.
Golf driving ranges	Unlit outdoor driving ranges that may include chipping and putting practice areas.
Indoor auditorium or arena other than accessory to theater, dance and music studio	A multi-purpose facility for indoor public gatherings and events.
Movie theater	A commercial indoor facility for the viewing of motion pictures.
Motion picture viewing and exhibition services, drive-in	A commercial outdoor facility for the viewing of motion pictures.
Museums	A facility for the procurement, care, study, and display of objects of lasting interest or value.
Natural and Passive Recreational Parks	A publicly or privately owned area for the enjoyment of landscape that may include trails, picnic areas and sites overnight camping.
Outdoor auditorium/arenas	A multi-purpose facility for outdoor public gatherings and events.
Outdoor recreation, high intensity	A facility that provides lighted fields, courts, pools, playgrounds, and other facilities for sports activities.
Outdoor recreation, low intensity	A facility that provides unlighted fields, courts, playgrounds, and other facilities for sports and recreational activities.
Paintball ranges	An outdoor facility for the paintball-related activities.
Shooting ranges, indoor	Indoor facilities for the use of firearms.
Shooting ranges, outdoor	Outdoor facilities for the purpose of target practice with firearms and may include facilities for skeet shooting.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Theater, dance or music studio	Indoor facilities for the teaching, practice and presentation of performing arts.
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS	
Ambulance Services	A facility that dispatches emergency medical or medical transportation services.
Charitable care and food services	A facility that collects and distributes food for charitable purposes.
Child and youth services	A facility that provides social services for resident or non-resident children.
Childcare – family childcare learning center	Childcare in a residence for less than 24 hours per day and for three to six children, under the age of 18 for compensation.
Childcare – childcare learning center	Any place operated by an individual or any business entity recognized under Georgia law wherein are received for compensation for group care, for fewer than 24 hours per day without transfer of legal custody, seven or more children under 18 years of age and which is required to be licensed.
Civic associations, non-profit associations, and private clubs	A facility that is devoted to use by a civic group, non-profit association or private club and used for non-commercial purposes.
College or university	A publicly or privately-operated facility for post-secondary education.
Correctional facilities	A jail, prison, or other place of incarceration by government officials. They serve to confine and rehabilitate prisoners.
Daycare, adult care	A non-resident facility that provides care to adults who can feed and toilet themselves for pursuant to State requirements.
Emergency or urgent care facilities	A facility that provides medical attention for outpatient services on an as-needed basis pursuant to State requirements.
Free-standing cemetery	A place reserved for or containing graves, tombs, or funeral urns.
Funeral home and services, mortuaries	A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.
General technical schools	A facility that provides technical or vocational training for individuals other than training for operation of trucks and heavy equipment.
Hospital	Any building, facility, or place in which are provided two (2) or more beds and other facilities and services that are used for persons received for examination, diagnosis, treatment, surgery, or maternity care for periods continuing for twenty-four (24) hours or longer and which is classified by the State Department of Health as a hospital.
Medical or diagnostic laboratory; blood bank	An outpatient facility providing medical testing and diagnosis, or drawing blood for medical purposes.
Other government functions	Uses operated by the Federal, State or County government that are not otherwise listed herein.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Outpatient care clinic for medical, dental, physical therapy or similar health service	An outpatient treatment facility for health services provided by a licensed practitioner.
Public safety	Public facilities providing fire, emergency medical and law enforcement services.
Rehabilitation centers	Outpatient facilities providing assistance to individuals with medical conditions or disabilities.
Religious institutions	<p>A house of worship, such as a church, temple, synagogue, or mosque. [discuss accessory uses, e.g.,</p> <ul style="list-style-type: none"> • Accessory religious uses such as fellowship halls, parish halls and similar buildings or rooms used for meetings, religious education, and similar functions; • Individuals exercising their religious through use of property, such as home prayer gatherings or Bible studies; • Religious schools (even where the facilities are used for both secular and religious educational activities); • Religious camps; • Religious retreat centers; • Faith-based homeless shelters; • Faith-based soup kitchens; • Faith-based group homes; and • Other faith-based social services.]
Residences – Community residential home	A dwelling unit licensed to serve clients of the state department of health and rehabilitative services, providing a living environment for seven (7) to fourteen (14) residents who operate as the functional equivalent of a family, including such supervision and care by support staff as may be necessary to meet the physical, emotional and social needs of the residents. Homes of six or fewer residents that otherwise meet the definition of a community residential home are regarded as single-family units and noncommercial residences for the purpose of this UDO.
Residences – Group home	Facility which provides a living environment for up to six (6) unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include residential care, rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Residences – Residential care	Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Included are establishments providing 24-hour year-round care for children, as well as, alcoholism rehabilitation centers, boys towns; children's homes; drug rehabilitation centers, residential with health care incidental; halfway group homes for persons with social or personal problems; and, halfway homes for delinquents and offenders. Residential care does not include boarding schools providing elementary and secondary education or establishments primarily engaged in providing nursing and health-related personal care.
Residences – Transitional residential facilities	Facilities or structures, operated, or maintained by a public or not-for-profit corporation or association, religious institution, or government-funded organization to provide shelter for homeless individuals and families on a temporary or transitional basis, with the duration of stay limited to a period not exceeding one year. Transitional residential facilities may also provide services to residents accessory to the provision of shelter, including but not limited to, dining facilities and meal preparation, and referral, counseling and educational programs.
School, grade school	Public or private schools which may serve grades pre-kindergarten-6
School, middle or high schools	Public or private schools which may serve grades 5-12
School, nursery or preschool	Public or private schools serving children who have not entered first grade.
Truck and heavy equipment training	Facilities providing training for operators of commercial vehicles and heavy equipment.
Veterinary services	Provision of health care to animals by a licensed veterinarian.
CONSTRUCTION & MINING	
Construction supply yards	Facilities providing retail and/or wholesale supplies, equipment, vehicles, and materials for contractors, and may have indoor and/or outdoor storage.
Contractors, offices, and shops, not including outdoor storage	Facilities from which contractors offer construction services, which may include offices and indoor operations areas, but may not include outdoor storage of supplies, equipment, vehicles or materials.
Contractors, offices and shops, including outdoor storage	Facilities from which contractors offer construction services, which may include offices, indoor operations, outdoor operations, and outdoor storage of supplies, equipment, vehicles or materials.
Sale of building materials and lumber yard; heating and plumbing equipment; heavy equipment	Building and construction materials and equipment sales, which may include outdoor display and storage.
Mining and extraction	The extraction of materials from the earth for transportation to processing facilities.
ACCESSORY USES	
Accessory dwelling unit	A dwelling unit that is secondary to another dwelling unit in compliance with this UDO.

Draft Table of Authorized Uses

USES	DESCRIPTIONS
Accessory dwelling unit for watchmen and operating personnel and their families	A dwelling unit for an employee at a job site and the employee's family.
Accessory uses not listed but customary to conditional uses	Any use that is accessory to a use requiring a conditional use permit.
Accessory uses not listed but customary to permitted uses	Any use that is accessory to a permitted use.
Childcare learning facilities located within a principal use	A child-care learning facility that is accessory to an authorized principal use.
Corporate offices incidental to the principal use	An office that is accessory to an authorized principal use.
Drive-in and drive-through facilities for automated teller machines, banks, pharmacies and similar uses (not including drive-through restaurants)	Drive-in or drive-through facilities that are accessory to an authorized principal use.
Home office	An office that is accessory to a residential dwelling unit pursuant to this UDO.
Home service business	A home-based business that provides professional or other services pursuant to this UDO.
Home trade business	A home-based business that provides sales of goods pursuant to this UDO.
Outdoor display areas for wholesale or retail establishments	Accessory areas for outdoor display of merchandise for sale to customers of retail or wholesale establishments pursuant to this UDO.
Outdoor seating areas for restaurant, taverns and similar establishments	Seating areas for restaurants, taverns and similar establishments that are located outside a building pursuant to this UDO.
Outdoor storage related to a principal use	Outdoor storage areas that are accessory to authorized uses pursuant to this UDO.
Retail businesses or services accessory to light-industrial use on the same premises	Retail sales or services that are accessory to authorized industrial uses pursuant to his UDO.
LAND DEVELOPMENT PATTERNS	
Large scale retail establishments – shopping centers (>45,000 sq.ft.)	A retail building or development including more than 65,000 square feet of gross leasable area.
Conservation subdivision	A residential development pattern designed to preserve undivided, buildable tracts of land as communal open space for residents pursuant to this UDO.