



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

**Meeting Date: February 4, 2020**

**Meeting Time: 6:30 p.m.**

**66 Captain Matthew Freeman Dr., Richmond Hill, GA 31324  
Commissioner's Meeting Room**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. BOARD OF ADJUSTMENT

V#342-20, Robert and Carol Manley, requesting a variance for a 384 square foot accessory building and a setback variance for property located on 497 Davis Rd., Richmond Hill, Zoned R-1, PIN# 0632-023.

VI. 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.

VII. OTHER BUSINESS

Discussion on Traffic Impact Assessments.

VIII. 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](mailto: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: January 28, 2020**



BRYAN COUNTY  
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: January 7, 2020

Meeting Time: 6:30 p.m.

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

Staff: Audra Miller, Community Development Director  
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. ELECTION OF OFFICERS

Commissioner Young made a motion to appoint Commissioner Alex Floyd as Chairman, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 4:0, motion carried.

Commissioner Watson made a motion to appoint Commissioner Joseph Pecenka as Vice Chairman, and a 2<sup>nd</sup> was made by Commissioner Young. Vote 4:0, motion carried.

III. APPROVAL OF MINUTES

Commissioner Pecenka made a motion to approve the December 3<sup>rd</sup>, 2019 Minutes, and a 2<sup>nd</sup> was made by Commissioner Carswell. Vote 4:0, motion carried.

Ms. Miller requested that the Planning Commission table the Conditional Use request, CUP#163-19, until the property owner is verified on the application.

IV. BOARD OF ADJUSTMENT

## Pembroke

Commissioner Young made a motion to open as the Board of Adjustment, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 4:0, motion carried.

1. 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.
  - a. Ms. Farr-Newman presented the board with the variance request. She stated the applicant requested the variance based on the hardship that the previous accessory structure burnt down. Ms. Farr-Newman stated that staff recommended denial because the request was not in keeping with the ordinance.
  - b. Ryan Kikolski, applicant, stated their need of a carport since the loss of the previous one. He stated there were many similar carports in the area and that they did not have an HOA.
  - c. Commissioner Young made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 4:0, motion carried.
  - d. Commissioner Pecenka made a motion to open as the Board of Adjustment, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 4:0, motion carried.
  - e. Commissioner Pecenka made a motion to approve the variance request for V#341-19, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 4:0, motion carried.

## V. PLANNING COMMISSION

Commissioner Watson made a motion to open as the Planning Commission, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 4:0, motion carried.

1. 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.
  - a. Commissioner Watson made a motion to table item CUP#163-19, and a 2<sup>nd</sup> was made by Commissioner Carswell. Vote 4:0, motion carried.
2. 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.
  - a. Commissioner Pecenka made a motion to open the public hearing, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 4:0, motion carried.
  - b. Ms. Clement gave the presentation for the requested conditional use for a mining and excavation project. She stated that the applicant proposed 7.43 acres of disturbed area, the site showing 50 feet of undisturbed buffers along all sides of the borrow pit area, and a 20 foot wide haul road to access Belfast River Road. She stated the applicant anticipated 98 truckloads per day for a two-year project for the Bryan County High School project and the hours of operation as Monday through Friday from 8:00 a.m. to 5:00 p.m. She stated the concerns of development pattern along the Belfast River corridor and asked to take in consideration impacts for existing residents and the potential for reutilizing the site once the borrow pit was complete. She continued to emphasize the concerns for re-use of the site and the available area for minimum lot sizes and tree canopy requirements. She stated that staff recommended denial due to the impacts of existing residential areas and the redevelopment challenges. She went on by stating that the applicant stated they had potential plans to purchase the adjacent lot, which would alleviate development challenges. In conclusion, she stated that if the Planning Commission did choose to approve the

## Pembroke

- conditional use request, then staff recommended conditions to be considered to minimize impacts.
- c. Commissioner Young stated his approval of the request by saying shorter haul for the fill would benefit residents along with taxes.
  - d. Larry Galbreath, applicant, stated that the adjacent west lot was being secured for additional property. He also stated that they would maintain buffers and would not use the reclaimed water feature for lot size and tree canopy requirements.
  - e. Joan Gilks, 50 Wolf Pen Island Rd., stated her concerns with the excavation and the safety of children and asked to have the reclaimed pond surrounded by fencing.
  - f. Commissioner Young made a motion to close the public hearing, and a 2<sup>nd</sup> was made by Commissioner Pecenka. Vote 4:0, motion carried.
  - g. Commissioner Pecenka made a motion to open as the Planning Commission, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 4:0, motion carried.
  - h. Commissioner Pecenka made a motion to recommend approval for CUP# 164-19 with the staff conditions of (1) The applicant obtains a NPDES and state mining permit and to be submitted prior to excavation. (2) The side slopes must be constructed at a 3:1 slope at all times during and completing construction. (3) The edge of the borrow pit may not be located at any one point, closer than fifty 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 she 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. In addition, at no time will the reclaimed pond area be used for lot size requirements, and a 2<sup>nd</sup> was made by Commissioner Watson. Vote 4:0, motion carried.

## VI. OTHER BUSINESS

Ms. Miller gave an update on the Unified Development Ordinance and the permitted uses tables. In discussion, she presented an overview on the format of the table to include an explanation on the key being used. She explained that P stands for permitted uses, C for conditional uses, and S for supplemental conditions for specific uses with no public process being required. She also discussed the interpretation of uses and the balance between being too specific or too broad in defining uses. She reviewed the land based classification system with color keys and asked the Planning Commission to provide their feedback on the color classification. She then moved on to discuss the zoning districts in the permitted uses table. She stated that staff recommended to rename the agricultural residential districts to rural residential districts and to view true agricultural operations for the agricultural districts. In commercial districts, she stated that staff recommended eliminating BN and O districts, as the uses in other commercial districts would allow similar uses without restricting the uses of the B-1 and I/C districts in which the BN and O would become. Other categories that were discussed by Ms. Miller were the industrial, waterfront business, dunes and marshlands uses. For the industrial uses, she stated the idea of renaming I-L to I-1 and I-1 to I-2. Waterfront business zones, WB-1, WB-2, WB-3, would be combined into one category. Lastly, Ms. Miller described the proposed changes for home based businesses. She stated the consultant recommended three categories as home office, home service business, and home trade business. She

Pembroke

concluded by asking the Planning Commission for their comments by next Planning Commission meeting in February.

VII. ADJOURNMENT

Commissioner Young made a motion to adjourn the meeting at 7:47 p.m., and a 2<sup>nd</sup> was made by Commissioner Carswell. Vote 4:0, motion carried.

**BRYAN COUNTY BOARD OF ADJUSTMENT**

**CASE V#342-20**

Public Hearing Date: February 4, 2020

REGARDING THE APPLICATION OF: Robert Manley, requesting two variances for property located at 497 Davis Road, PIN# 0632 023. The applicant is requesting variances in order to decrease one side setback and to increase the size of an accessory structure.	Staff Report By: Sara Farr-Newman Dated: January 28, 2020
--	---

**I. Application Summary**

**Requested Action:** Public hearing and consideration of two variances requested by Robert Manley for an accessory building located at 497 Davis Road, PIN# 0632 023. The applicant is requesting to increase the size and reduce one side setback for an accessory building.

**Applicant or Representative:** Robert Manley  
497 Davis Rd  
Richmond Hill, GA 31324

**Owner:** Carol Manley  
497 Davis Rd  
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 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) and (k)

**II. General Information**

**1. Application:** A variance application was submitted by Robert Manley on January 3, 2020. After reviewing the application, the Director certified the application as being generally complete on January 6, 2020.

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

A. Legal notice was published in the Bryan County News on **January 16, 2020**.

B. Notice was mailed on **January 17, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **January 16, 2020**.

**3. Background:**

The applicant is requesting approval for two variances for an accessory building that was constructed without a permit. The property is located on the southern curve of Davis Road and is zoned R-1. The applicant received a citation from Code Enforcement in December 2019 and had to appear in court. The case was continued to March 2020 as the applicant applied for the permit and variance. The variances requested are to increase the permitted size of an accessory building in an R district and to reduce the side setback for an accessory building. The building, which was constructed without a permit, is approximately 75% completed and is planned to be 384 square feet when completed.

**4. Requested Variance:**

Per Appendix B – Zoning, Article X – Development Standards of General Applicability, Section 1000(h) and (k) of the Bryan County Code of Ordinances, accessory buildings are permitted to be a maximum of 200 square feet and must have a minimum side setback of 10 feet. The applicant is exceeding the permitted size by 184 square feet and is four feet short of the required side setback at 6 feet.

**5. Exhibits:** The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on January 3, 2020, unless otherwise noted.

**“A” Exhibits- Application:**

A-1 Variance Application

**“B” Exhibits- Agency Comments:**

B-2 Fire Chief (January 9, 2020)

B-3 Public Health (January 7, 2020)

B-4 Public Works (January 16, 2020)

**“C” Exhibits- Bryan County Supplements**

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

C-5 Code Enforcement Photographs

**“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 indicated that moving or reducing the size of the building would be a hardship, as it is approximately 75% complete and that these significant changes would delay the project and increase the cost. The applicant began the project without a permit, which is why it was not reviewed to ensure compliance and does not meet ordinance standards. Staff does not identify this as a hardship, as anyone who began a similar project without a permit would be required to meet the same standards and/or apply for a variance.

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

**Staff Findings:** The variance criteria insist that the hardship created in seeking a variance, must result from conditions that are peculiar to the property; listing location, size, or topography as examples of factors which could affect the physical condition of a property and warrant the granting of a variance. It further states that hardships resulting from personal circumstances may not be the basis for granting a

variance. In reviewing this request, staff finds that the failure to obtain a permit prior to beginning construction of the accessory structure and the applicant's stated inability to correct the issue, do not result from conditions that are peculiar to the property, but rather results from the applicant's personal circumstances.

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

**Staff Findings:** Staff did not identify a hardship. Additionally, the conditions requiring a variance are self-created as the applicant constructed the non-compliant accessory structure to be too large and too close to the side property line.

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 consistent with the intent of the ordinance, which is to limit the size of accessory buildings and ensure setbacks are consistent and appropriate to zoning districts.

#### **IV. Staff Recommendation**

Staff recommends denial of the request variances to increase the size and reduce a side setback at 497 Davis Street, because the variance criteria are not met.

#### **V. Board of Adjustment Decision**

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

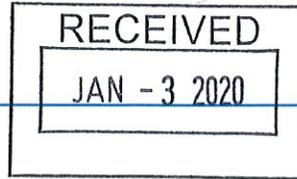
The Board of Adjustment may continue the hearing for additional information from the applicant, additional public input or for deliberation.

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

# “A” Exhibits – Application

Bryan County  
Board of Commissioners

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: Robert Manley  
 Address: 497 DAVIS RD  
 City: RA State: GA Zip: 31324  
 Phone: 9126951546 Email: Rmanleybl@gmail.com

Property Owner (if not applicant): Carol Manley & Robert Manley  
 Address: 497 DAVIS RD  
 City: RA State: GA Zip: 31324 Phone: 912-695-1546

Property Information: General Location: Heron Point  
 PIN Number (Map & Parcel): \_\_\_\_\_ Current Zoning District(s): \_\_\_\_\_

What section of the Subdivision or Zoning Code are you requesting a variance for? ? Not Sure

Description of Variance Requested: ? Not Sure. ~~0~~

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

9/25/19  
Date

**PAID**  
 JAN - 3 2020  
 Per CK# 1193  
[Signature]

FOR OFFICE USE ONLY

Case #: V# 342-20 Date Received: Jan 3, 2020  Fee Paid Initial: [Signature]

### Variance Review and Timing

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

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

### Variance Application Checklist

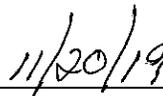
The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

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

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



Applicant Signature



Date

REL

Variance Criteria

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

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

Building is already 75% complete, It cannot be moved:  
and cannot afford the added cost. Set back is same as neighbors

- 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;

SAME

- 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.

SAME

- 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.

SAME Setback as neighbor

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: Jan 6, 2020 P&Z Public Hearing Date: Feb, 4, 2020

**Bryan County  
Board of Commissioners**

Community Development Department



**VERIFICATION OF PAID TAXES**

[Signature] 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.

[Signature] 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.

497 DAVIS Rd 0632.023  
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 M. Diehl

Title: Tax Clerk

Signature: [Signature]

Date: 1-3-20

**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.

Carol Manley

Signature of Applicant

Personally appeared before me

Carol Manley  
Applicant (Print)

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

This 3 day of Jan 2020

\_\_\_\_\_  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Robert Manley

Address: 497 Davis Rd

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 912-695-1546 Email: emanley61@gmail.com

CEL Carol Manley Date: 11/20/19  
Signature of Owner Date

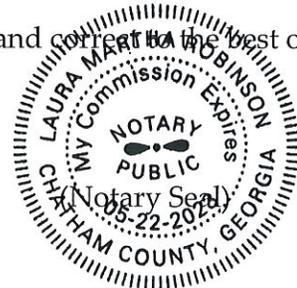
Carol Manley  
Owners Name (Print)

Personally appeared before me  
Carol Manley  
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.

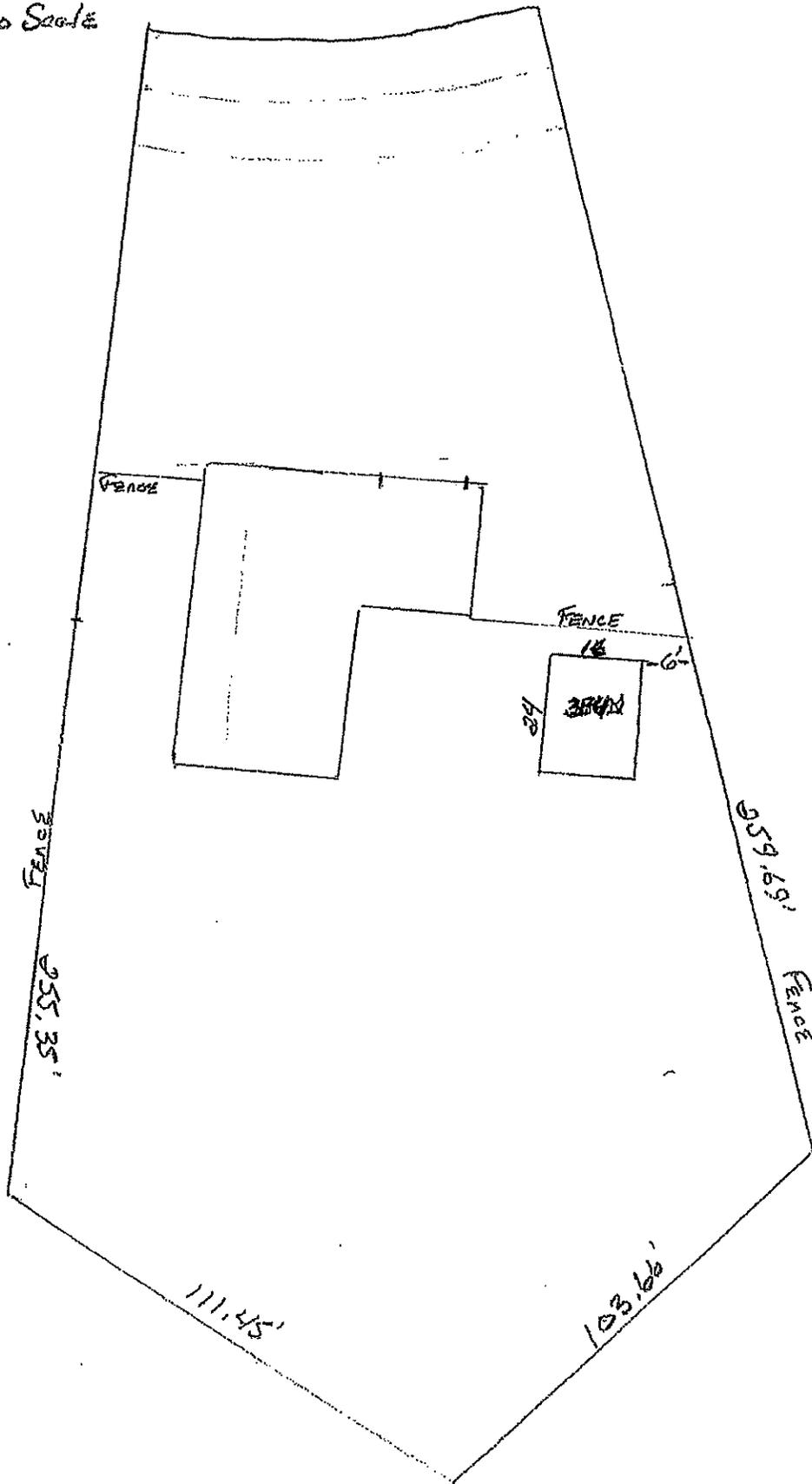
This Day 3 of January, 2020

[Signature]  
Notary Public



497 DAVIS Rd  
(Henson Point)

Drawing Not to Scale  
Approx Location



# “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#342-20

**Zoning Request:** Variance for a side set back and a variance for an accessory structure.  
The structure is approximately 384 square feet and currently under construction.

**Filed by:** Robert and Carol Manley

**Owners:** Same

**Property address:** 497 Davis Rd.

**Map and Parcel #** 0632-023

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Feb. 4, 2020 and the Board of Commissioners on Feb. 11, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by Jan. 10, 2020.

**Comments:** None.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**Signature:** 

**Date:** 1/9/20



**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#342-20

**Zoning Request:** Variance for a side set back and a variance for an accessory structure.  
The structure is approximately 384 square feet and currently under construction.

**Filed by:** Robert and Carol Manley

**Owners:** Same

**Property address:** 497 Davis Rd.

**Map and Parcel #** 0632-023

This issue is scheduled for a public hearing with the Planning and Zoning Commission on Feb. 4, 2020 and the Board of Commissioners on Feb. 11, 2020.

Please return this completed form with any comments/attachments to the Community Development Department by Jan. 10, 2020.

**Comments:** no objections  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Engineering Director       Fire Chief       County Health Director

Public Works Director       Bryan County Schools (optional)

**Signature:** [Handwritten Signature]

**Date:** 1/7/2020

**From:** [George Allen](#)  
**To:** [Ashley Young](#); [jrogers@bryan.k12.ga.us](mailto:jrogers@bryan.k12.ga.us)  
**Subject:** RE: Development Review Committee  
**Date:** Thursday, January 16, 2020 2:18:27 PM

---

No comments.

Thanks,

*George Allen*  
*Public Works Director*  
*500 Ledford Street*  
*Pembroke, Georgia 31321*  
*912-653-3853 Office*  
*912-429-8819 Cell*  
[gallen@bryan-county.org](mailto:gallen@bryan-county.org)



“What the mind can perceive and believe, it can achieve.”

---

**From:** Ashley Young  
**Sent:** Thursday, January 16, 2020 1:21 PM  
**To:** George Allen <[gallen@bryan-county.org](mailto:gallen@bryan-county.org)>; [jrogers@bryan.k12.ga.us](mailto:jrogers@bryan.k12.ga.us)  
**Subject:** RE: Development Review Committee

Good afternoon,

We just wanted to check if there were any comments for the DRC applications?

Thanks,  
Ashley

---

**From:** Ashley Young  
**Sent:** Thursday, January 09, 2020 1:36 PM  
**To:** George Allen <[gallen@bryan-county.org](mailto:gallen@bryan-county.org)>; [jrogers@bryan.k12.ga.us](mailto:jrogers@bryan.k12.ga.us)  
**Subject:** RE: Development Review Committee

Good afternoon,

Thank you for letting us know. Please look over the comment sheets provided in the previous email

and return them with your responses by tomorrow. If you have no comments, please just write “no comment” or something similar and sign.

Thanks again,  
Ashley Young

---

**From:** George Allen <[gallen@bryan-county.org](mailto:gallen@bryan-county.org)>  
**Sent:** Thursday, January 09, 2020 8:58 AM  
**To:** Amanda Clement <[aclement@bryan-county.org](mailto:aclement@bryan-county.org)>; Kirk Croasmun <[kcroasmun@bryan-county.org](mailto:kcroasmun@bryan-county.org)>; Freddy Howell <[fhowell@bryan-county.org](mailto:fhowell@bryan-county.org)>; Skip Youmans <[skip.youmans@dph.ga.gov](mailto:skip.youmans@dph.ga.gov)>; May, Michael D. <[michael.may@dph.ga.gov](mailto:michael.may@dph.ga.gov)>; Sara Farr-Newman <[snewman@bryan-county.org](mailto:snewman@bryan-county.org)>; Ashley Young <[ayoung@bryan-county.org](mailto:ayoung@bryan-county.org)>; Audra Miller <[amiller@bryan-county.org](mailto:amiller@bryan-county.org)>  
**Cc:** [jrogers@bryan.k12.ga.us](mailto:jrogers@bryan.k12.ga.us)  
**Subject:** RE: Development Review Committee

I had another meeting come up and can't make this one. I will plan to attend the next DRC meeting.

Thanks,

*George Allen*  
*Public Works Director*  
*500 Ledford Street*  
*Pembroke, Georgia 31321*  
*912-653-3853 Office*  
*912-429-8819 Cell*  
[gallen@bryan-county.org](mailto:gallen@bryan-county.org)



“What the mind can perceive and believe, it can achieve.”

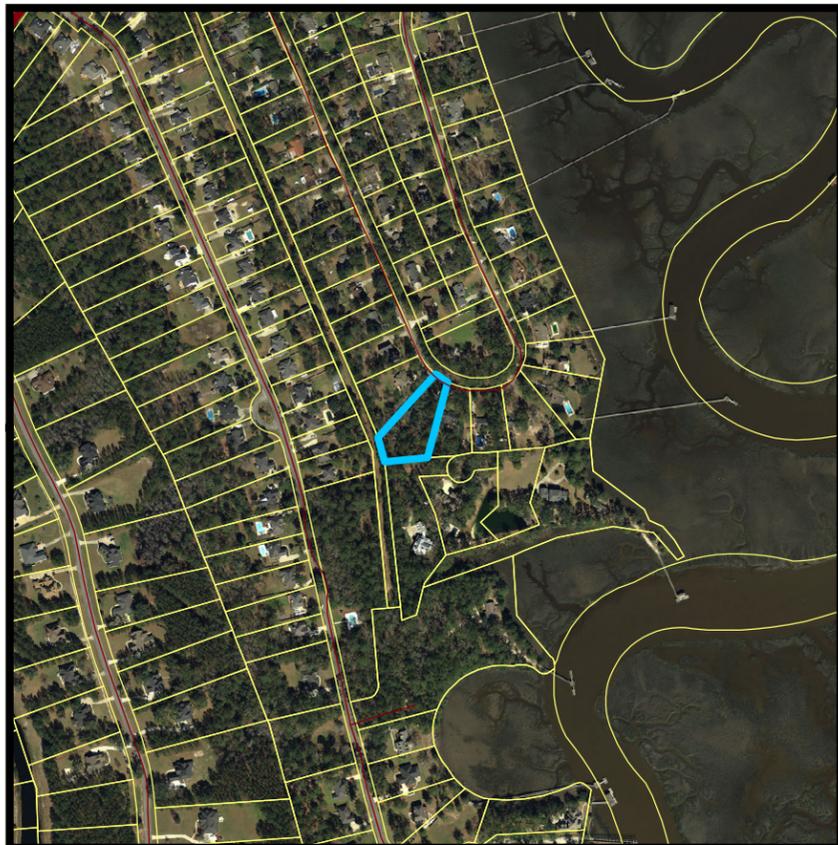
-----Original Appointment-----

**From:** Amanda Clement  
**Sent:** Wednesday, December 4, 2019 11:50 AM  
**To:** Amanda Clement; Kirk Croasmun; Freddy Howell; Skip Youmans; May, Michael D.; George Allen; Sara Farr-Newman; Ashley Young; Audra Miller  
**Cc:** [jrogers@bryan.k12.ga.us](mailto:jrogers@bryan.k12.ga.us)  
**Subject:** Development Review Committee  
**When:** Thursday, January 9, 2020 9:00 AM-11:00 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Commissioners Conference Room, 66 Captain Matthew Freeman Drive, Richmond Hill, Ga

# “C” Exhibits – Bryan County Supplements

Exhibit C-1



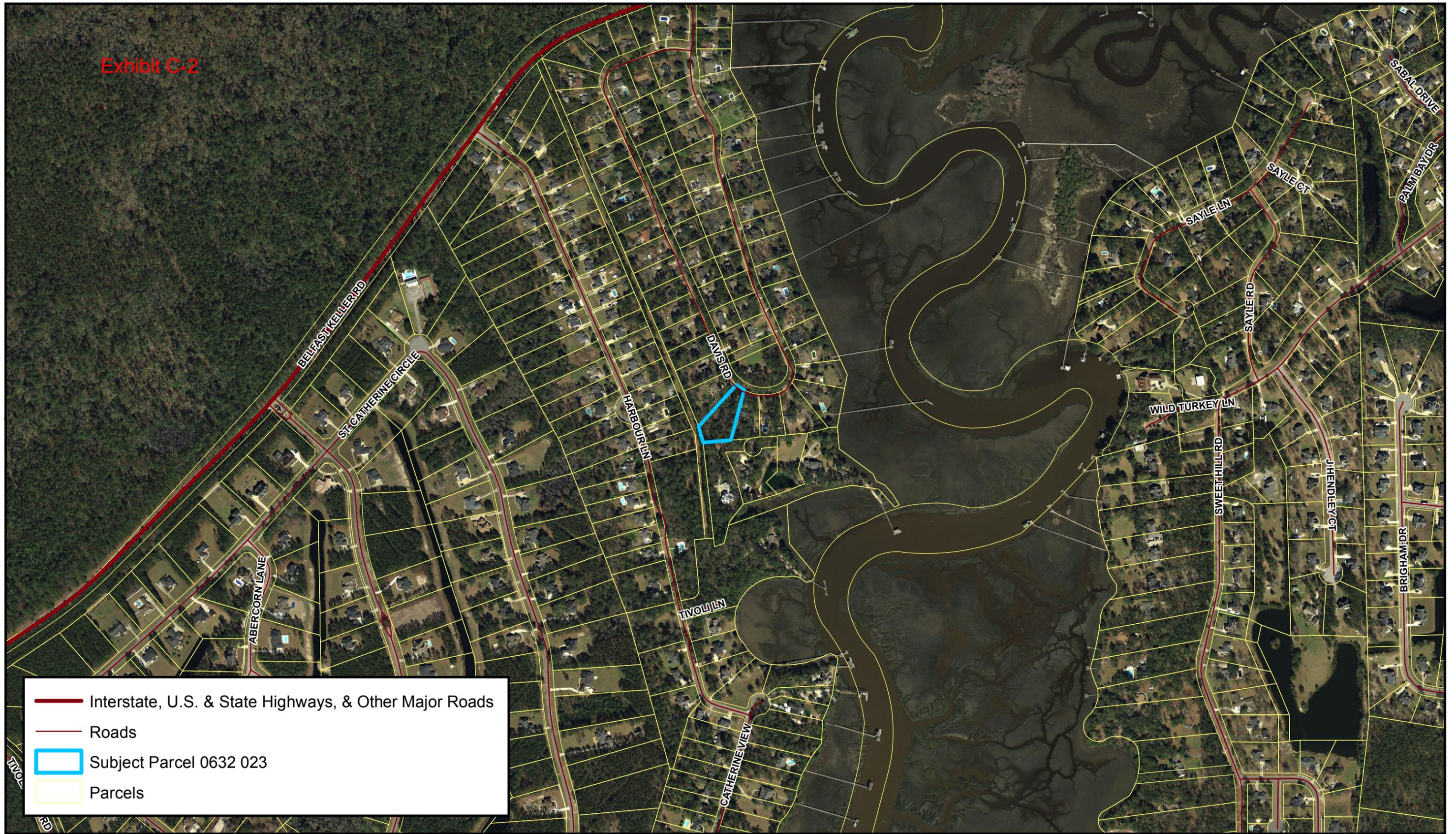
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0632 023
- Surrounding Parcels

**Overview Map  
Robert Manley  
Case V# 342-20**

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



Exhibit C-2



— Interstate, U.S. & State Highways, & Other Major Roads  
— Roads  
 Subject Parcel 0632 023  
 Parcels





Interstate, U.S. & State Highways, & Other Major Roads  
 Roads  
 Notified Owners  
 Subject Parcel 0632 023  
 Parcels

PARCEL #	OWNER
0632 018	MCINTYRE JERRY LYNN & JODY S
0632 019	OVERSTREET AUDREY P
0632 020	HOWELL FREDDY L & KATHRYN A
0632 021	MONROE OWEN & MONROE KELLY
0632 022	ALLISON BRADLEY W & ALLISON BLAKE L
0632 023	MANLEY CAROL S
0632 024	TUTTLE PHILLIP A & LISA L
0632 025	MORALES JOHN N & CRYSTAL L
0632 026	WILLIAMS COURTNEY C
0632 071	STAFFORD ANN S
0632 072	GRAY SANDRA
0632 073 CA	HERON POINT S/D HOMEOWNERS ASSO.
0632 073 WS	SOUTH ATLANTIC UTILITIES, INC.
0632 074 01	ODOM G MIKE JR & MARY H
0632 075	GRANT DAVID SCOTT & CATHERINE CORISH
0632 075 01	GRANT CHARLES BRIAN & HEATHER T
0632 075 CA	GRANT CHARLES BRIAN AND GRANT DAVID SCOTT
0633 067	BRANHAM TONY C & DORCAS H
0633 068	COLE PHYLLIS M
0633 069	RIVERA MIGUEL GUZMAN & HERNANDEZ BETZAIDA AROCHO
0633 070	MAXWELL DAVID B & DEBBIE
0633 088 CA	MARSH HARBOUR SUB/DIVISIO HOMEOWNERS ASSOCIATION IN



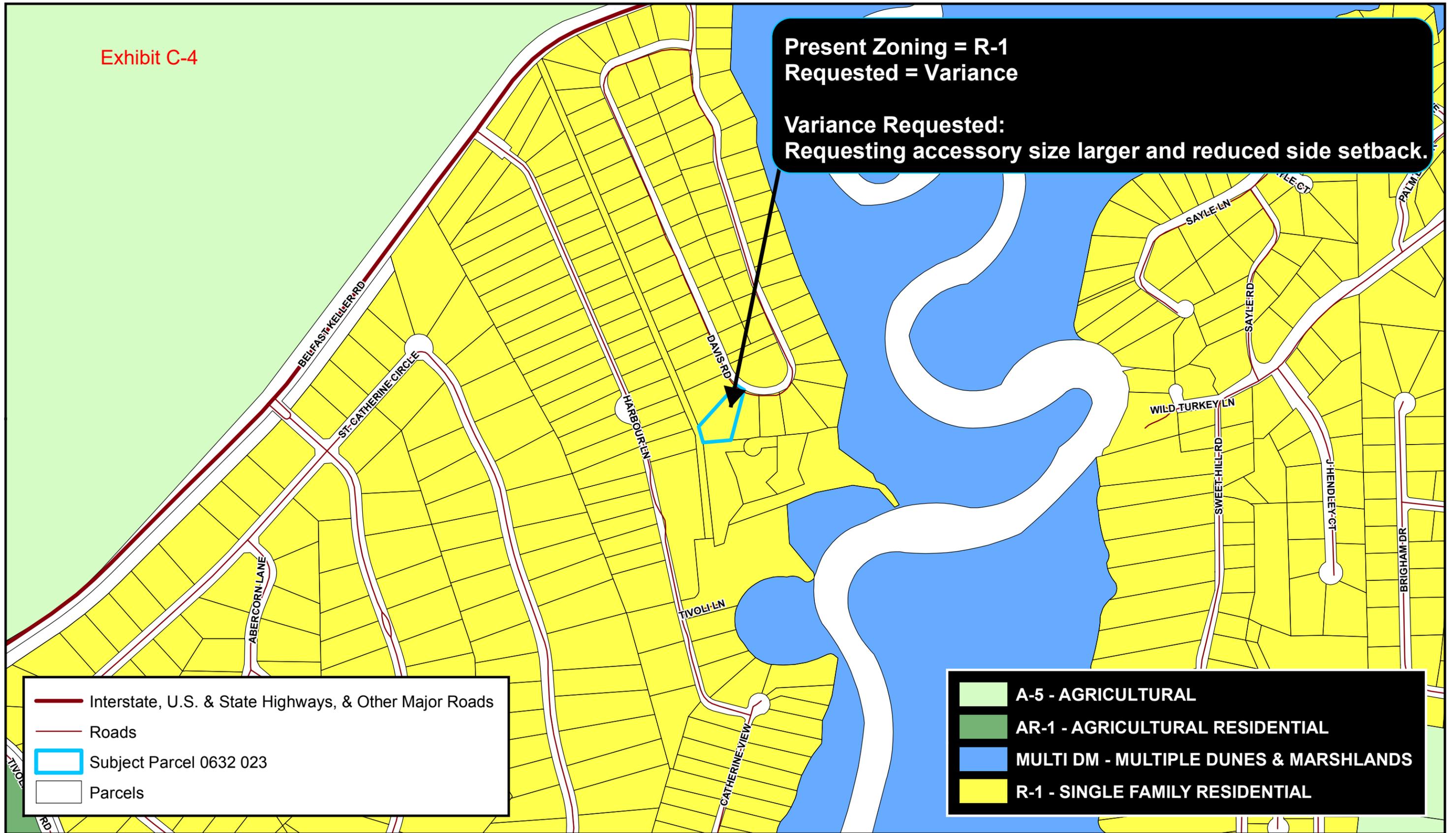
**Notification Map**  
**Robert Manley**  
**Case V# 342-20**

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

Exhibit C-4

Present Zoning = R-1  
Requested = Variance

Variance Requested:  
Requesting accessory size larger and reduced side setback.



-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Subject Parcel 0632 023
-  Parcels

-  A-5 - AGRICULTURAL
-  AR-1 - AGRICULTURAL RESIDENTIAL
-  MULTI DM - MULTIPLE DUNES & MARSHLANDS
-  R-1 - SINGLE FAMILY RESIDENTIAL







Dec 20, 2019 at 9:49:44 AM  
GA, Richmond Hill, Davis Rd  
Officer Tiffany Maxwell  
Bryan County Ga



# “D” Exhibits – Public Comment

**BRYAN COUNTY PLANNING AND ZONING COMMISSION**

**CASE CUP#163-19**

Public Meeting Date: February 4, 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: January 28, 2020
---	---

**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 **January 16, 2020**.

B. Notice was mailed on **January 17, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.

D. An on-site notice was posted on **January 16, 2020**.

**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 A<sup>1</sup>. 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.

<sup>1</sup> 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: rjeffcoat@comcast.com

Property Owner (if not applicant): Corde Wilson  
Address: 7376 Hodgson Memorial Dr, Suite D-10  
City: Savannah State: GA Zip: 31406 Phone: 912-352-1623

**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't'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  
REAL ESTATE TAXES

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:

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 1380<sup>th</sup> 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 9<sup>th</sup> 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 0711 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  
REC'D 11/1/15

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]*  
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: Bridgette Mirell

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: \_\_\_\_\_~~

FMUMFB  
FMUMFB01

CARROL ANN COLEMAN BRYAN COUNTY TAX COMM  
Clerk BM1 Date 2019 12 05 Sequence 130251

12/05/19  
13:03:29

Bill Number . . .	2019 022177 Acct	3690R19	Fair Mkt Val	288,300
Taxpayer Name. .	WILSON BARBARA M		Bill Date	2019 08 28
Additional Name.			Due Date	2019 11 15
Address Line 1 .			H/S Code	
Address Line 2 .	7370 HODGSON MEMORIAL DR SUITE		Lender Code	
City ST Zip 4. .	SAVANNAH GA 31406		Under Appeal	
Loctn/Desc . . .			Bankruptcy	
Map Blk Par Sub.	037 006	Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	Descriptions	This Tran
2,898.68		2,898.68-	Taxes	
			Assessment Pen	
			Interest	
			Costs	
			Late Penalty	
			Other Penalty	
2,898.68		2,898.68-	TOTALS	
		Last T/A Date	Payment/Adjust	(P/A) P
		PP 2019 11 15	Reason Code	(F13) 00

Email Address:

F1=Options

F3=Return

F4=Delete

F8=Adj to Total

**Bryan County  
Board of Commissioners**



Community Development Department

**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.

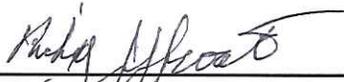
Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

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: RILEY JOFFCOAT

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

[Signature]  
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 18<sup>th</sup> of DEC. 2019

Patricia A Sullivan  
Notary Public



Bryan County  
Board of Commissioners



Community Development Department

AUTHORIZATION OF PROPERTY OWNER

I, ELIZABETH MARTIN, 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: RICKY JEFFCOAT

Address: 1285 B LITTLE NECK RD

City: SAV State: GA Zip Code: 31419

Telephone Number: 912-658-4059 Email: rjeffcoatcomst@aol.com

Elizabeth A Martin by Barbara M. Wilson, POA 1/10/20  
Signature of Owner Date

ELIZABETH S. MARTIN BY BARBARA MWILSON, POA  
Owners Name (Print)

Personally appeared before me

ELIZABETH S. MARTIN BY BARBARA M WILSON, POA  
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 10<sup>th</sup> of JANUARY 2020

Patricia A Sulliva  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



**AUTHORIZATION OF PROPERTY OWNER**

I, BARBARA 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: RICHIE JEFFCOAT

Address: 1285 B LITTLE NECK RD

City: SAV State: GA Zip Code: 31419

Telephone Number: 912-658-4059 Email: rjeffcoatconst@aol.com

Barbara M Wilson  
Signature of Owner

1/10/20  
Date

BARBARA M. WILSON  
Owners Name (Print)

Personally appeared before me  
BARBARA M 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 10<sup>th</sup> of JANUARY 2020

Patricia A Sully  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, JAN MARTIN, 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: RICKY JEFFCOAT

Address: 1285 B LITTLE NECK RD

City: SAV State: GA Zip Code: 31419

Telephone Number: 912-658-4059 Email: rjeffcoatconst@aol.com

[Signature]  
Signature of Owner

1/10/20  
Date

JAN S. MARTIN  
Owners Name (Print)

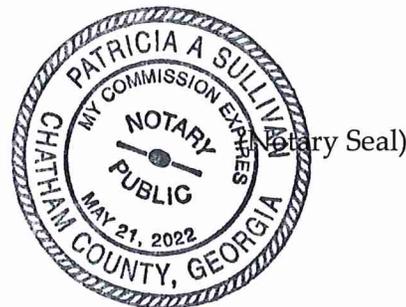
Personally appeared before me

JAN S. MARTIN  
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 10<sup>th</sup> of JANUARY 2020

Patricia A. Sullivan  
Notary Public



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: EDUC Y JEFF COAT

Address: 1285 B LITTLE NECK RD

City: SAV State: GA Zip Code: 31419

Telephone Number: 412-658-4059 Email: jeffcoatconst@aol.com

[Handwritten Signature]  
Signature of Owner

1/10/20  
Date

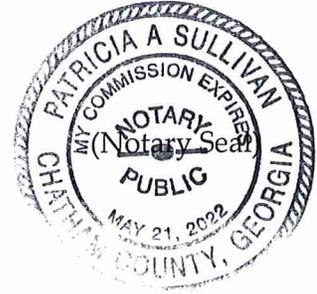
JAMES CORDE WILSON III  
Owners Name (Print)

Personally appeared before me  
JAMES CORDE WILSON III  
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 10<sup>th</sup> of JANUARY 2020

Patricia A Sullivan  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



**AUTHORIZATION OF PROPERTY OWNER**

I, CANDLER 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: RIK Y JEFFCOAT

Address: 1285 B LITTLE NECK RD

City: SAV State: GA Zip Code: 31419

Telephone Number: 912-658-4059 Email: rjeffcoatconst@aol.com

[Signature]  
Signature of Owner

1/10/20  
Date

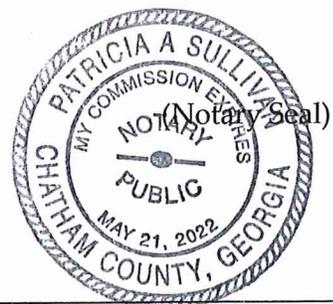
CANDLER WILSON  
Owners Name (Print)

Personally appeared before me  
CANDLER 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 10<sup>th</sup> of JANUARY 2020

Patricia A Sulliva  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



**AUTHORIZATION OF PROPERTY OWNER**

I, ARDEN 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: RECKY JEFFCOAT

Address: 1285 B LITTLE NECK RD

City: SAV State: GA Zip Code: 31419

Telephone Number: 912-658-4059 Email: rjeffcoatconst@aol.com

Arden W. Barrett  
Signature of Owner

1/10/20  
Date

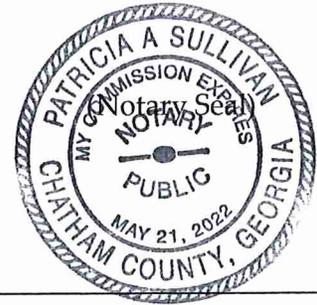
ARDEN WILSON  
Owners Name (Print)

Personally appeared before me  
ARDEN 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 10<sup>th</sup> of JANUARY 2020

Patricia A Sullivan  
Notary Public



Bryan County  
Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, AARON RICKETSON, 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: KELLY JEFFCOAT

Address: 1285 B LITTLE NECK RD

City: SAV State: GA Zip Code: 31419

Telephone Number: 912-658-4059 Email: rjeffcoatconst@aol.com

[Signature]  
Signature of Owner

1/10/20  
Date

AARON RICKETSON  
Owners Name (Print)

Personally appeared before me

AARON RICKETSON  
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 10<sup>th</sup> of JANUARY 2020

Patricia A Sullivan  
Notary Public



PREPARED BY - AFTER RECORDING PLEASE RETURN TO:

Dan R. Taulbee, Attorney  
Franklin, Taulbee, Rushing, Snipes & Marsh, LLC  
1209 Merchant Way, Suite 201  
Statesboro, GA 30458

---

{THE SPACE ABOVE THIS LINE FOR RECORDING INFORMATION ONLY}

STATE OF GEORGIA     ]  
  ]  
COUNTY OF BRYAN     ]

**FINANCIAL DURABLE POWER OF ATTORNEY**

I, **ELIZABETH S. MARTIN** (hereinafter "Principal"), a resident of Bryan County, Georgia, do hereby constitute and appoint my daughter, **BARBARA M. WILSON**, my true and lawful attorney(s)-in-fact (hereinafter "Agent") for me and give such person the power(s) specified below to act in my name, place, and stead in any way which I, myself, could do if I were personally present with respect to the following matters:

**1. Bank and Financial Institution Transactions:** To make, receive, sign, endorse, execute, acknowledge, deliver, and possess checks, drafts, bills of exchange, letters of credit, notes, stock certificates, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loans, credit unions, or other institutions or associations.

**2. Payment Transactions:** To pay all sums of money, at any time or times, that may hereafter be owing by me upon any account, bill or exchange, check, draft, purchase, contract, note, or trade acceptance made, executed, endorsed, accepted, and delivered by me or for me in my name, by my Agent.

**3. Real Property Transactions:** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any interest in real property whatsoever, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, tear down, alter, rebuild, improve, manage, insure, move, rent, lease, sell, convey, subject to liens, mortgages, and security deeds, and in any way or manner deal with all or any part of any interest in real property whatsoever and wherever situated, including specifically, but without limitation, real property lying and being situate in the State of Georgia, under such terms and conditions, and under such covenants, as my Agent shall deem proper and may for all deferred payments accept purchase

money notes payable to me and secured by mortgages or deeds to secure debt, and may from time to time collect and cancel any of said notes, mortgages, security interests, or deeds to secure debt.

**4. Personal Property Transactions:** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any personal property whatsoever, tangible or intangible, or interest thereto, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens or mortgages, or to take any other security interests in said property which are recognized under the Uniform Commercial Code as adopted at that time under the laws of Georgia or any applicable state, or otherwise hypothecate, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I own at the time of execution or may thereafter acquire, under such terms and conditions, and under such covenants, as my Agent shall deem proper.

**5. Stock and Securities Transactions:** To purchase, sell, exchange, surrender, assign, redeem, vote at any meeting, or otherwise transfer any and all shares of stock, bonds, or other securities in any business, association, corporation, partnership, or other legal entity, whether private or public, now or hereafter belonging to me.

**6. Safe Deposits:** To have free access at any time or times to any safe deposit box or vault to which I might have access.

**7. Borrowing:** To borrow from time to time such sums of money as my Agent may deem proper and execute promissory notes, security deeds or agreements, financing statements, or other security instruments in such form as the lender may request and renew said notes and security instruments from time to time in whole or in part.

**8. Business Operating Transactions:** To conduct, engage in, and otherwise transact the affairs of any and all lawful business ventures of whatever nature or kind that I may now or hereafter be involved in.

**9. Insurance Transactions:** To exercise or perform any act, power, duty, right, or obligation, in regard to any contract of life, accident, health, disability, liability, or other type of insurance or any combination of insurance; and to procure new or additional contracts of insurance for me and to designate the beneficiary of same; provided, however, that my Agent cannot designate himself or herself as beneficiary of any such insurance contracts.

**10. Disputes and Proceedings:** To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my property, real or personal, or any part thereof, or touching any matter in which I or my property, real or personal, may be in any way concerned. To defend, settle, adjust, make allowances, compound, submit to arbitration, and compromise all accounts reckonings, claims, and demands whatsoever that now are, or hereafter shall be, pending between

me and any person, firm, corporation, or other legal entity, in such manner and in all respects as my Agent shall deem proper.

**11. Hiring Representatives:** To hire accountants, attorneys at law, consultants, clerks, physicians, nurses, agents, servants, workmen, and others and to remove them, and to appoint others in their place, and to pay and allow the persons so employed such salaries, wages, or other remunerations, as my Agent shall deem proper.

**12. Tax, Social Security and Other Governmental Compliance:** To prepare, to make elections, to execute and to file all tax, social security, unemployment insurance, and informational returns required by the laws of the United States, or of any state or subdivision thereof, or of any foreign government; to prepare, to execute, and to file all other papers and instruments which the Agent shall think to be desirable or necessary for safeguarding of me against excess or illegal taxation or against penalties imposed for claimed violation of any law or other governmental regulation; and to pay, to compromise, or to contest or to apply for refunds in connection with any taxes or assessments for which I am or may be liable.

**13. Agency or Custodial Agreement:** To enter into or renew any agency or custodial agreement with any bank or trust company for the investment or safe keeping of any of my property to include the power to revoke any agency or custodial agreement, whether the agreement is entered into by me, by my Agent or by any other person.

**14. Revocable or Management Trust:** To make transfers to, enter into or renew any revocable trust, agency or management agreement with any bank or financial institution having trust powers and to delegate to such bank or financial institution all investment or custodial duties with respect to the funds, securities or other property conveyed to such trust or managed under such agreement while retaining the power to amend or revoke any such trust or other agreement entered into by my agent.

**15. Gifts:** To convey or transfer any personal or real property of mine in making or completing a gift on my behalf to such person(s), and on such terms and conditions as my Agent deems proper or appropriate, and to make, execute, endorse and deliver deeds, bills of sales, assignments and other instruments necessary to complete said gifts, provided such gift(s) shall (i) result in a tax savings or potential tax savings, as reasonably determined by my Agent and my certified public accountant or tax attorney, for my estate and/or me, (ii) such gifts shall be consistent with the testamentary pattern under the terms of my Last Will and Testament and other testamentary documents, if any, or consented to by any affected beneficiary under my testamentary documents, (iii) such gift(s) shall not be made to my Agent unless said Agent shall be a child, step-child or spouse of mine, (iv) there is, in the opinion of my Agent and my certified public accountant or tax attorney, sufficient assets remaining to provide for my security and well being and the security and well being of my spouse and dependent children.

**16. Disclaimer or Renunciation:** To renounce or disclaim, in whole or in part, any devise

or legacy or any interest in any trust for my benefit under any Will or trust instrument, provided such renunciation or disclaimer shall result in a tax savings or potential tax savings, as reasonably determined by my agent and my certified public accountant or tax attorney for me, my estate, or the legatees under my Last Will and Testament, such renunciation or disclaimer shall be consistent with the testamentary pattern under the terms of my Last Will and Testament and other testamentary documents, if any, or consented to by any affected beneficiary under my testamentary documents and there is, in the opinion of my Agent and my certified public accountant or tax attorney, sufficient assets, without the renounced or disclaimed property, to provide for my security and well-being and the security and well-being of my spouse and dependant children.

**17. General Powers:** Without, in any way, limiting the foregoing, generally to do, execute, and perform any other act, deed, matter, or thing whatsoever, that should be done, executed, or performed, including, but not limited to, powers conferred by Code Section 53-12-232 of the Official Code of Georgia Annotated, or that in the opinion of my Agent, should be done, executed, or performed, for my benefit or the benefit of my property, real or personal, and in my name of every nature and kind whatsoever, as fully and effectually as I could do if personally present.

**Successor Agent(s).** In the event my daughter, **BARBARA M. WILSON**, should predecease me, be adjudicated incompetent, or be unable to act for any reason, or elect(s) not to act as my Agent, I then appoint my daughter, **JANICE S. MARTIN**, as my Agent hereunder with the same powers and privileges conferred herein upon my daughter. In the event my daughter, **JANICE S. MARTIN**, should predecease me, be adjudicated incompetent, or be unable to act for any reason, or elect(s) not to act as my Agent, I then appoint my son-in-law, **JAMES C. WILSON, JR.**, as my Agent hereunder with the same powers and privileges conferred herein.

**Delegation Among Agent(s).** Any Agent may give to any other Agent a power of attorney to act for the granting Agent on my behalf under this agreement. Any action entered into under the power of attorney shall be valid as if entered into by the granting agent. Any power granted may be general in nature or may be limited to certain acts or may have certain restrictions and may be changed or revoked at anytime by the granting agent by giving notice of his or her change or revocation to the grantee of the power.

**Conservator.** In any event a conservator of my property is ordered by a court of competent jurisdiction, I nominate my daughter, **BARBARA M. WILSON**, who shall serve without bond. In the event my daughter, **BARBARA M. WILSON**, is unable to serve, I appoint my daughter, **JANICE S. MARTIN**, to serve without bond. In the event my daughter, **JANICE S. MARTIN**, is unable to serve, I appoint my son-in-law, **JAMES C. WILSON, JR.**, to serve without bond.

**Durable Power.** It is my desire and intention that this power of attorney shall not be affected by my subsequent disability, incapacity, or mental incompetence. However, I understand that it shall be revoked and the Agent's power canceled in the event a conservator is appointed for my property. As long as no such conservator is appointed, any and all acts done by the Agent pursuant to the powers conveyed herein during any period of my disability, incapacity, or mental incompetence shall

have the same force and effect as if I were not disabled, incapacitated, or mentally incompetent.

**Revocation.** I may, at any time, revoke this power of attorney, and it shall be canceled by my death. Otherwise, unless a conservator is appointed for my property, this power of attorney shall be deemed to be in full force and effect as to all persons, institutions, and organizations which shall act in reliance thereon prior to the receipt of written revocation thereof signed by me and prior to my death.

**Ratification.** I do hereby ratify and confirm all acts whatsoever which my Agent shall do, or cause to be done, in or about the premises, by virtue of this power of attorney.

**Reliance.** All parties dealing in good faith with my Agent may fully rely upon the power of and authority of my Agent to act for me on my behalf and in my name, and may accept and rely on agreements and other instruments entered into or executed by the Agent pursuant to this power of attorney.

**Effective Date.** This instrument shall not be effective as a grant of powers to my Agent until my Agent has executed the Acceptance of Appointment appearing at the end of this instrument. This instrument shall remain effective until revocation by me or my death, whichever occurs first.

**Compensation of Agent. (Directions: Initial the line following your choice.)**

- 1. My Agent shall receive no compensation for services rendered. \_\_\_\_\_
- 2. My Agent shall receive reasonable compensation for services rendered. \_\_\_\_\_
- 3. My Agent shall receive \$ \_\_\_\_\_ for services rendered. \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 2<sup>nd</sup> day of December, 2008.

Elizabeth S. Martin  
ELIZABETH S. MARTIN, Principal

[Signature]

Witness

[Signature]

Notary Public



ACCEPTANCE OF APPOINTMENT

I, **BARBARA M. WILSON**, have read the foregoing Power of Attorney and am the person identified therein as Agent for **ELIZABETH S. MARTIN**, the Principal named therein. I hereby acknowledge the following:

I owe a duty of loyalty and good faith to the Principal, and must use the powers granted to me only for the benefit of the Principal. I must keep the Principal's funds and other assets separate and apart from my funds and other assets and titled in the name of the Principal. I must not transfer title to any of the Principal's funds or other assets into my name alone. My name must not be added to the title of any funds or other assets of the Principal, unless I am specifically designated as Agent for the Principal in the title.

I must protect and conserve, and exercise prudence and caution in my dealings with, the Principal's funds and other assets. I must keep a full and accurate record of my acts, receipts, and disbursements on behalf of the Principal, and be ready to account to the Principal for such acts, receipts, and disbursements at all times. I must provide an annual accounting to the Principal of my acts, receipts, and disbursements, and must furnish an accounting of such acts, receipts, and disbursements to the personal representative of the Principal's estate within 90 days after the date of death of the Principal.

I have read the **Compensation of Agent** paragraph in the Power of Attorney and agree to abide by it.

I acknowledge my authority to act on behalf of the Principal ceases at the death of the Principal.

I hereby accept the foregoing appointment as Agent for the Principal with full knowledge of the responsibilities imposed on me, and I will faithfully carry out my duties to the best of my ability.

Dated: December 2, 2008.

*Barbara M. Wilson*

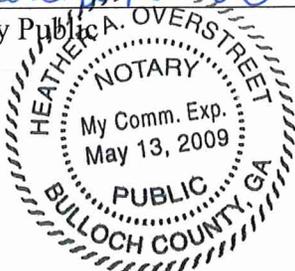
**BARBARA M. WILSON**

Address: \_\_\_\_\_

I, Heather A Overstreet, a Notary Public, do hereby certify that **BARBARA M. WILSON** personally appeared before me this date and acknowledge the due execution of the foregoing Acceptance of Appointment.

*Heather A Overstreet*

Notary Public



ACCEPTANCE OF APPOINTMENT

I, JANICE S. MARTIN, have read the foregoing Power of Attorney and am the person identified therein as Agent for ELIZABETH S. MARTIN, the Principal named therein. I hereby acknowledge the following:

I owe a duty of loyalty and good faith to the Principal, and must use the powers granted to me only for the benefit of the Principal. I must keep the Principal's funds and other assets separate and apart from my funds and other assets and titled in the name of the Principal. I must not transfer title to any of the Principal's funds or other assets into my name alone. My name must not be added to the title of any funds or other assets of the Principal, unless I am specifically designated as Agent for the Principal in the title.

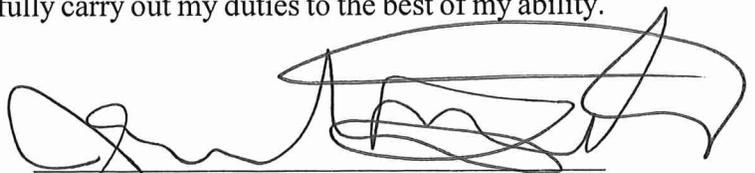
I must protect and conserve, and exercise prudence and caution in my dealings with, the Principal's funds and other assets. I must keep a full and accurate record of my acts, receipts, and disbursements on behalf of the Principal, and be ready to account to the Principal for such acts, receipts, and disbursements at all times. I must provide an annual accounting to the Principal of my acts, receipts, and disbursements, and must furnish an accounting of such acts, receipts, and disbursements to the personal representative of the Principal's estate within 90 days after the date of death of the Principal.

I have read the Compensation of Agent paragraph in the Power of Attorney and agree to abide by it.

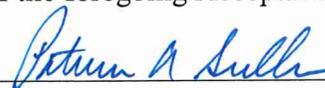
I acknowledge my authority to act on behalf of the Principal ceases at the death of the Principal.

I hereby accept the foregoing appointment as Agent for the Principal with full knowledge of the responsibilities imposed on me, and I will faithfully carry out my duties to the best of my ability.

Dated: December 2<sup>nd</sup>, 2008.

  
JANICE S. MARTIN  
Address: 1107 Hurdover St.  
High Point, NC 27262

I, PATRICIA A. SULLIVAN, a Notary Public, do hereby certify that JANICE S. MARTIN personally appeared before me this date and acknowledge the due execution of the foregoing Acceptance of Appointment.

  
Notary Public  
PATRICIA A. SULLIVAN  
Notary Public  
Chatham County, Georgia  
My Commission Expires May 21, 2010

## ACCEPTANCE OF APPOINTMENT

I, **JAMES C. WILSON, JR.**, have read the foregoing Power of Attorney and am the person identified therein as Agent for **ELIZABETH S. MARTIN**, the Principal named therein. I hereby acknowledge the following:

I owe a duty of loyalty and good faith to the Principal, and must use the powers granted to me only for the benefit of the Principal. I must keep the Principal's funds and other assets separate and apart from my funds and other assets and titled in the name of the Principal. I must not transfer title to any of the Principal's funds or other assets into my name alone. My name must not be added to the title of any funds or other assets of the Principal, unless I am specifically designated as Agent for the Principal in the title.

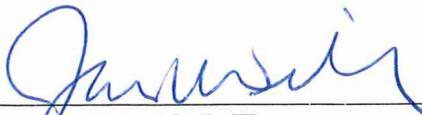
I must protect and conserve, and exercise prudence and caution in my dealings with, the Principal's funds and other assets. I must keep a full and accurate record of my acts, receipts, and disbursements on behalf of the Principal, and be ready to account to the Principal for such acts, receipts, and disbursements at all times. I must provide an annual accounting to the Principal of my acts, receipts, and disbursements, and must furnish an accounting of such acts, receipts, and disbursements to the personal representative of the Principal's estate within 90 days after the date of death of the Principal.

I have read the **Compensation of Agent** paragraph in the Power of Attorney and agree to abide by it.

I acknowledge my authority to act on behalf of the Principal ceases at the death of the Principal.

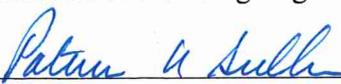
I hereby accept the foregoing appointment as Agent for the Principal with full knowledge of the responsibilities imposed on me, and I will faithfully carry out my duties to the best of my ability.

Dated: Dec 2, 2008.

  
 \_\_\_\_\_  
**JAMES C. WILSON, JR.**

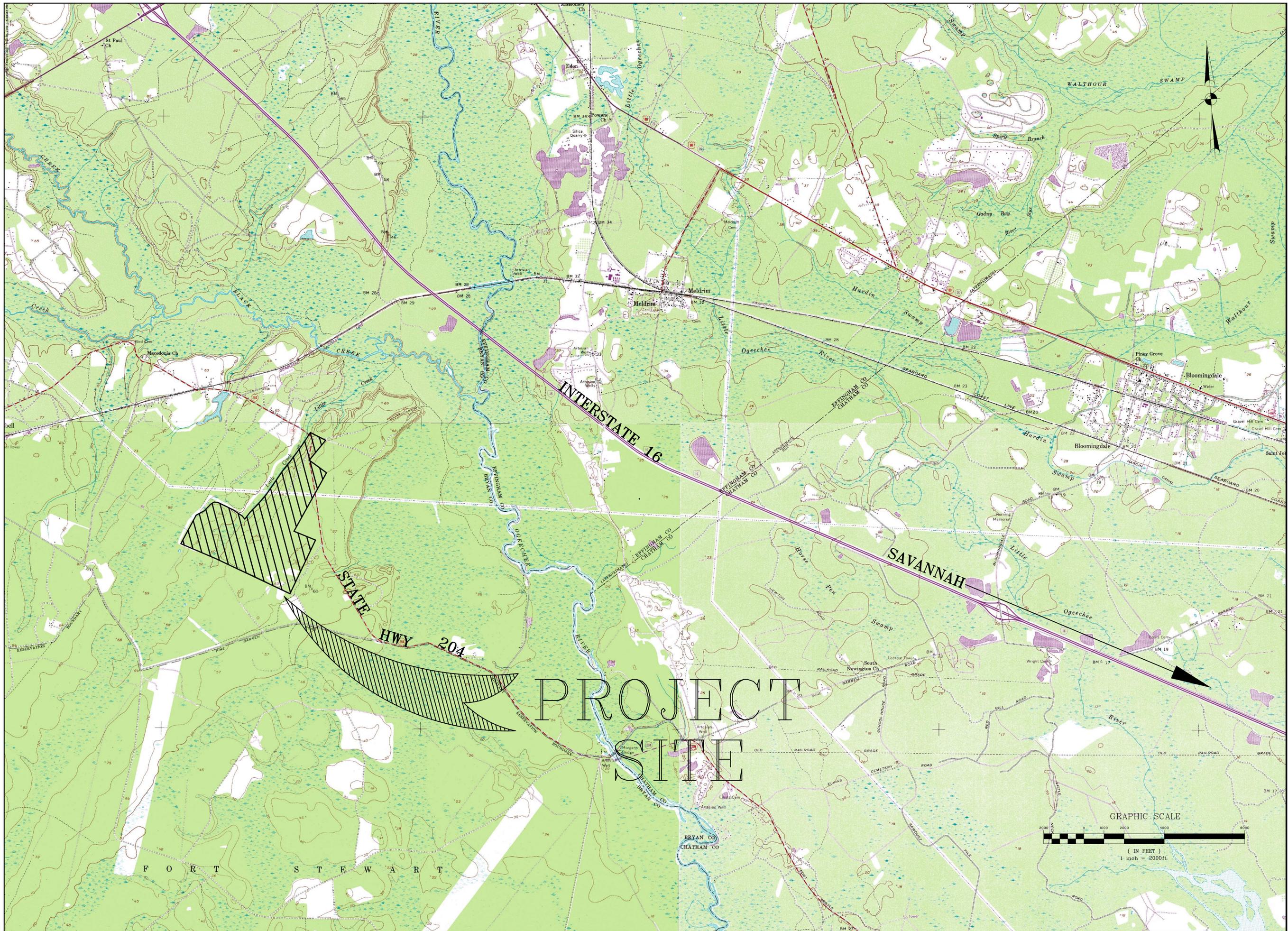
Address: \_\_\_\_\_  
 \_\_\_\_\_

I, PATRICIA A. SULLIVAN, a Notary Public, do hereby certify that **JAMES C. WILSON, JR.** personally appeared before me this date and acknowledge the due execution of the foregoing Acceptance of Appointment.

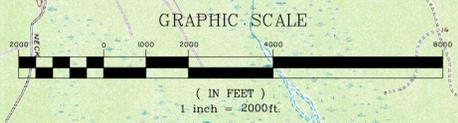
  
 \_\_\_\_\_  
 Notary Public

**PATRICIA A. SULLIVAN**  
 Notary Public  
 Chatham County, Georgia  
 My Commission Expires May 21, 2010





# 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 NORTH CUTT BOULEVARD, SUITE 100  
 MOUNT PLEASANT S.C. 29464 (803)849-0200

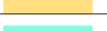
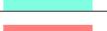
**MARTIN TRACT**  
 BRYAN COUNTY, GEORGIA  
**SURFACE MINING ACTIVITIES**  
**PROJECT LOCATION MAP**

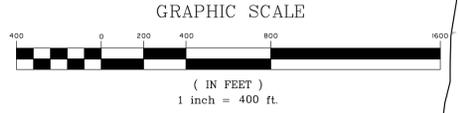
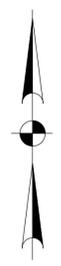
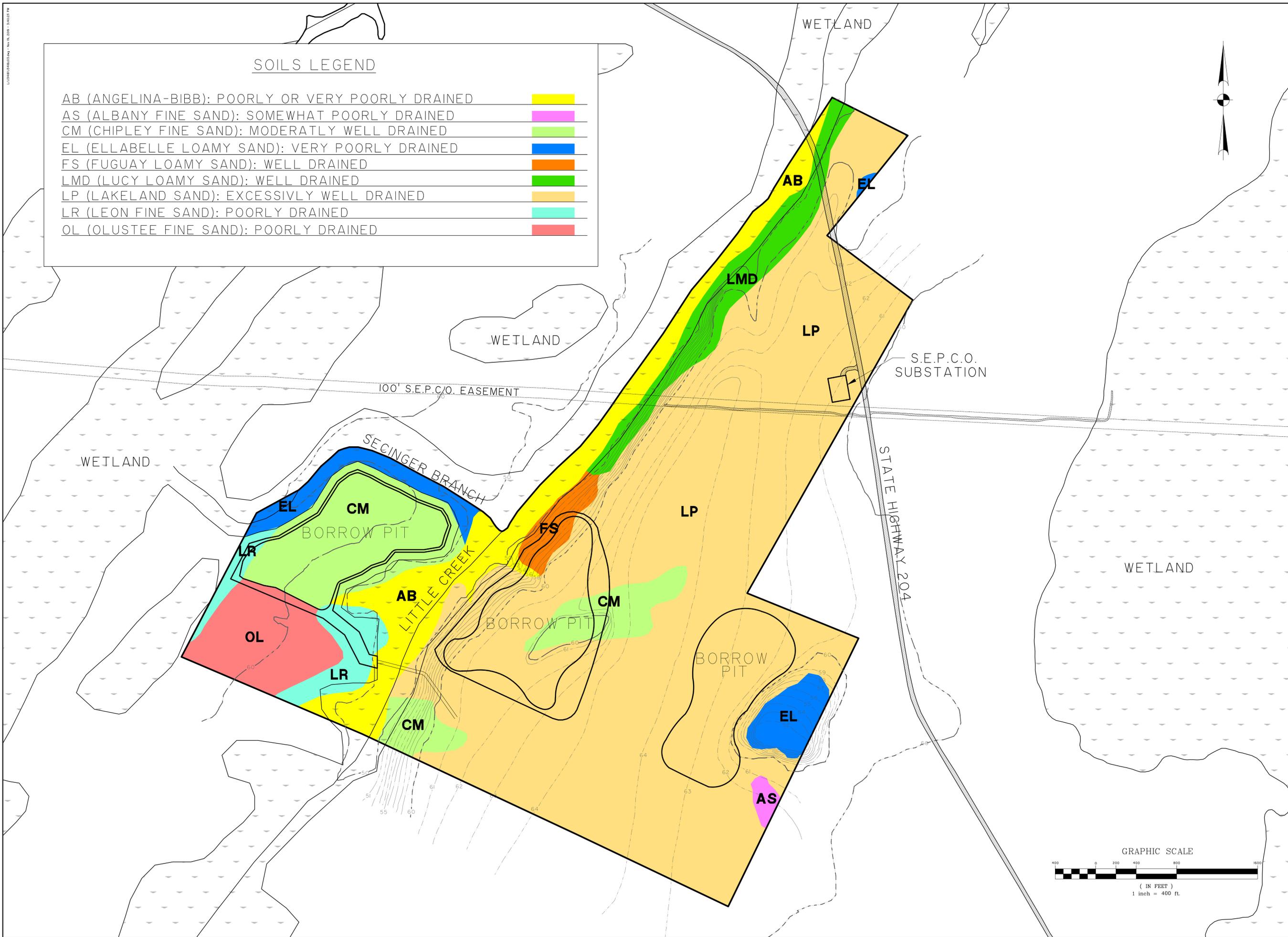
JOB NO: J-13418  
 DATE: 03/26/00  
 DRAWN: M. KING  
 DESIGNED: D. NELSON  
 REVIEWED: D. NELSON  
 APPROVED: D. NELSON  
 SCALE: 1" = 2000'

SHEET  
**2**

1/20/2018 10:00 AM

### SOILS LEGEND

AB (ANGELINA-BIBB): POORLY OR VERY POORLY DRAINED	
AS (ALBANY FINE SAND): SOMEWHAT POORLY DRAINED	
CM (CHIPLEY FINE SAND): MODERATLY WELL DRAINED	
EL (ELLABELLE LOAMY SAND): VERY POORLY DRAINED	
FS (FUGUAY LOAMY SAND): WELL DRAINED	
LMD (LUCY LOAMY SAND): WELL DRAINED	
LP (LAKELAND SAND): EXCESSIVLY WELL DRAINED	
LR (LEON FINE SAND): POORLY DRAINED	
OL (OLUSTEE FINE SAND): POORLY DRAINED	



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**  
**SOILS MAP**

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

SHEET  
**3**

L:\MOUNTAIN\BORGES\DWG - BORR - 5/10/00.DWG

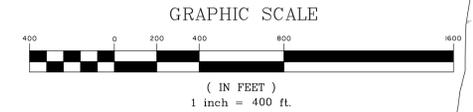
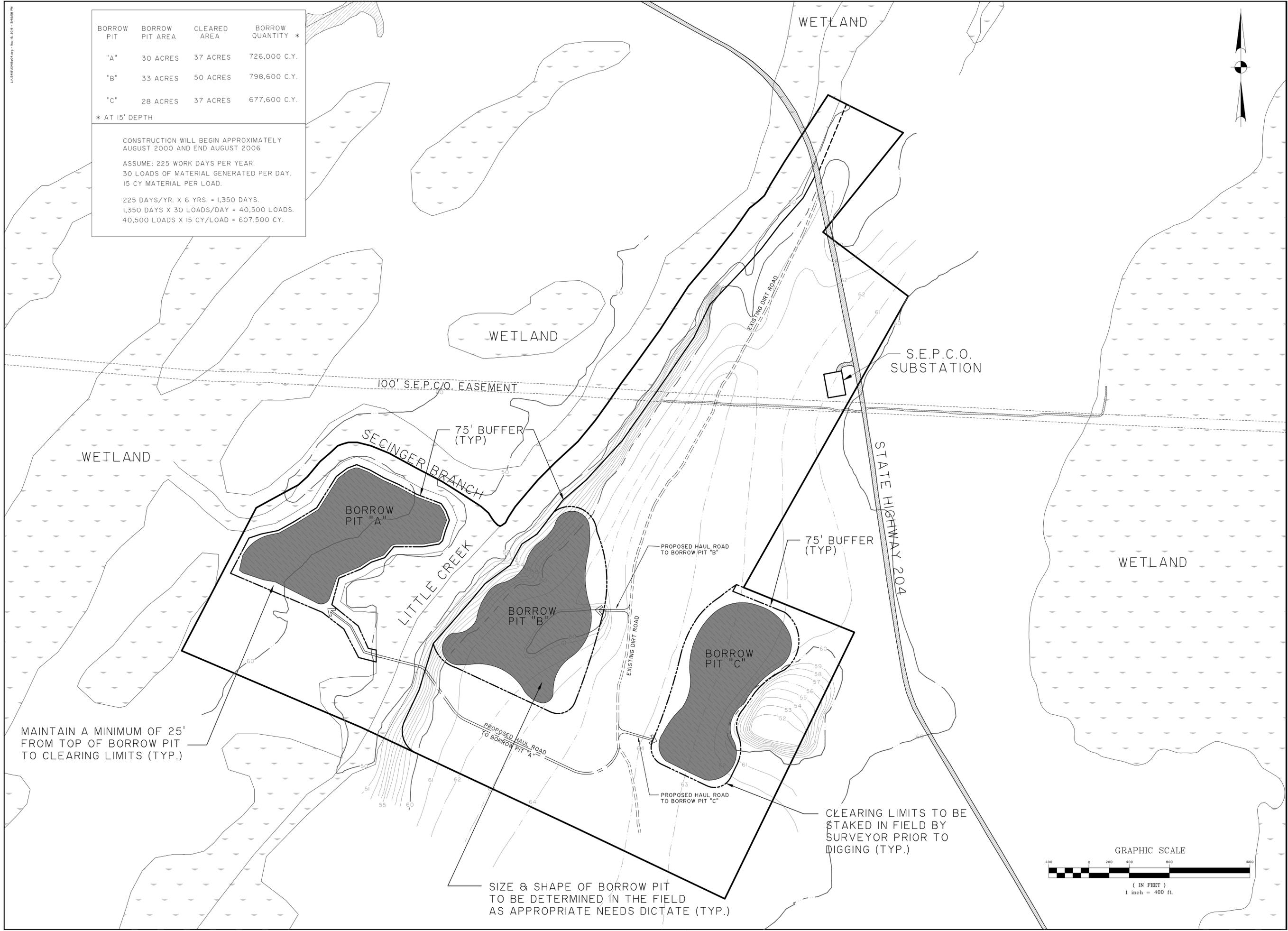
BORROW PIT	BORROW PIT AREA	CLEARED AREA	BORROW QUANTITY *
"A"	30 ACRES	37 ACRES	726,000 C.Y.
"B"	33 ACRES	50 ACRES	798,600 C.Y.
"C"	28 ACRES	37 ACRES	677,600 C.Y.

\* AT 15' DEPTH

CONSTRUCTION WILL BEGIN APPROXIMATELY AUGUST 2000 AND END AUGUST 2006

ASSUME: 225 WORK DAYS PER YEAR.  
30 LOADS OF MATERIAL GENERATED PER DAY.  
15 CY MATERIAL PER LOAD.

225 DAYS/YR. X 6 YRS. = 1,350 DAYS.  
1,350 DAYS X 30 LOADS/DAY = 40,500 LOADS.  
40,500 LOADS X 15 CY/LOAD = 607,500 CY.



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**

**BORROW PIT PLAN**

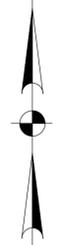
JOB NO: J-13418  
DATE: 03/26/00  
DRAWN: M. KING  
DESIGNED: M. KING  
REVIEWED: D. NELSON  
APPROVED: D. NELSON  
SCALE: 1" = 400'

SHEET  
**4**

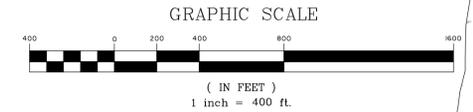
**LEGEND**

- 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 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

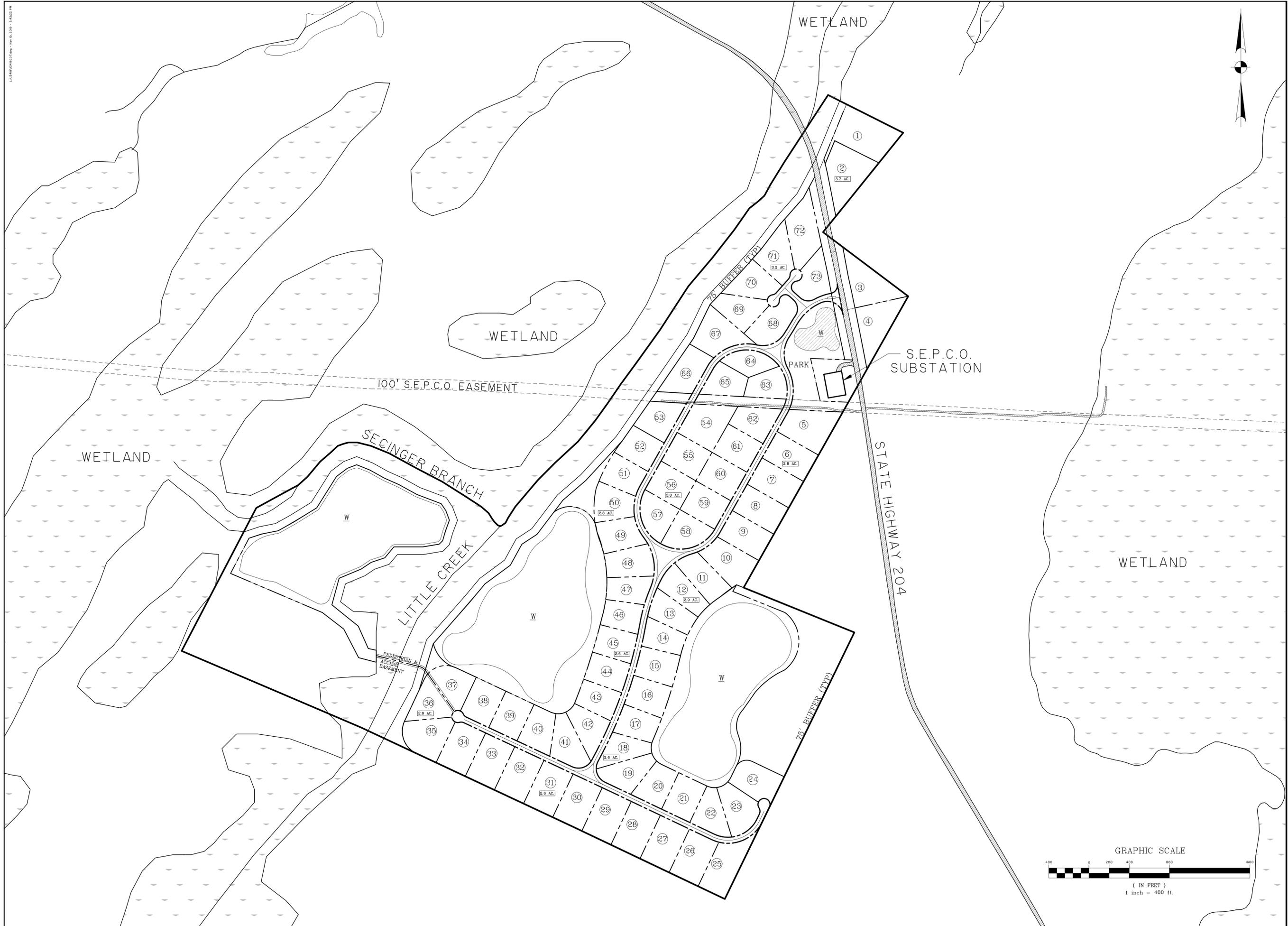
**THOMAS & HUTTON ENGINEERING CO.**  
 50 PARK OF COMMERCE WAY  
 POST OFFICE BOX 2727  
 SAVANNAH, GA. 31402-2727 (912)234-5500  
 935 HOUSTON NORTHCUTT BOULEVARD, SUITE 100  
 MOUNT PLEASANT S.C. 29464 (803)849-0200

**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**



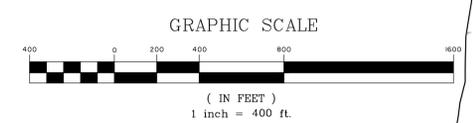


NO.	REVISIONS	BY	DATE

**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 RECLAMATION 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  
**7**

CUSTOMER: M&T/PAW - NEW 100 - 3 - 10/22/00

# “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

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: Borrow pit only

Engineering Director

Fire Chief

County Health Director

Public Works Director

Bryan County Schools (optional)

Signature: *Skip Ya*

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

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: 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

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: No issue

Engineering Director     Fire Chief     County Health Director

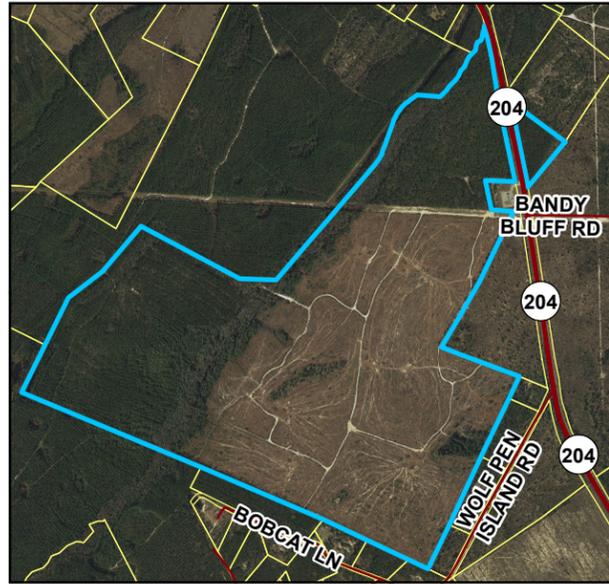
Public Works Director     Bryan County Schools (optional)

Signature: [Handwritten Signature]

Date: 12/09/2019

# “C” Exhibits – Bryan County Supplements

Exhibit C-1



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



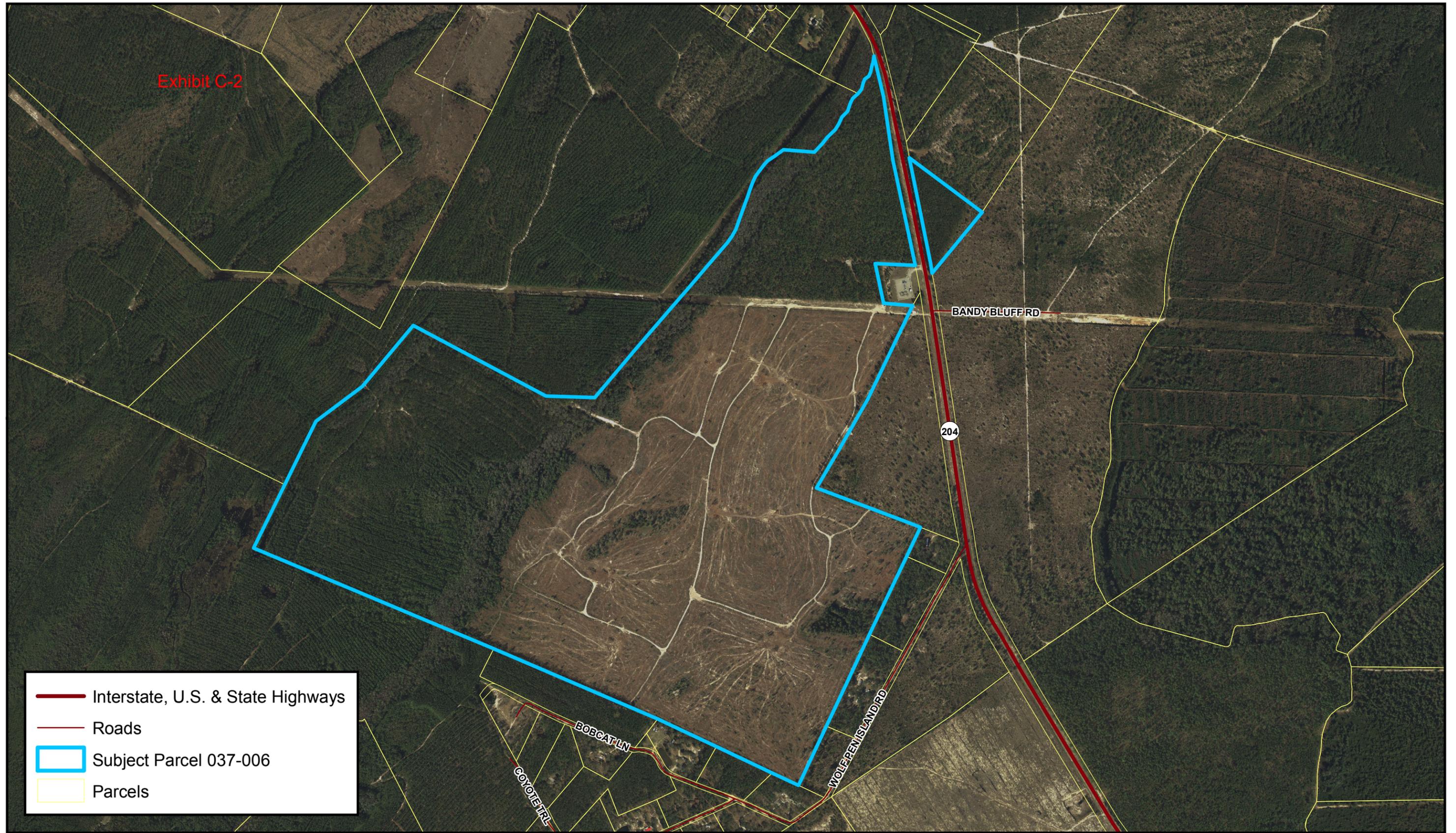
Produced by Bryan County GIS  
December 2019



### 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.

Exhibit C-2

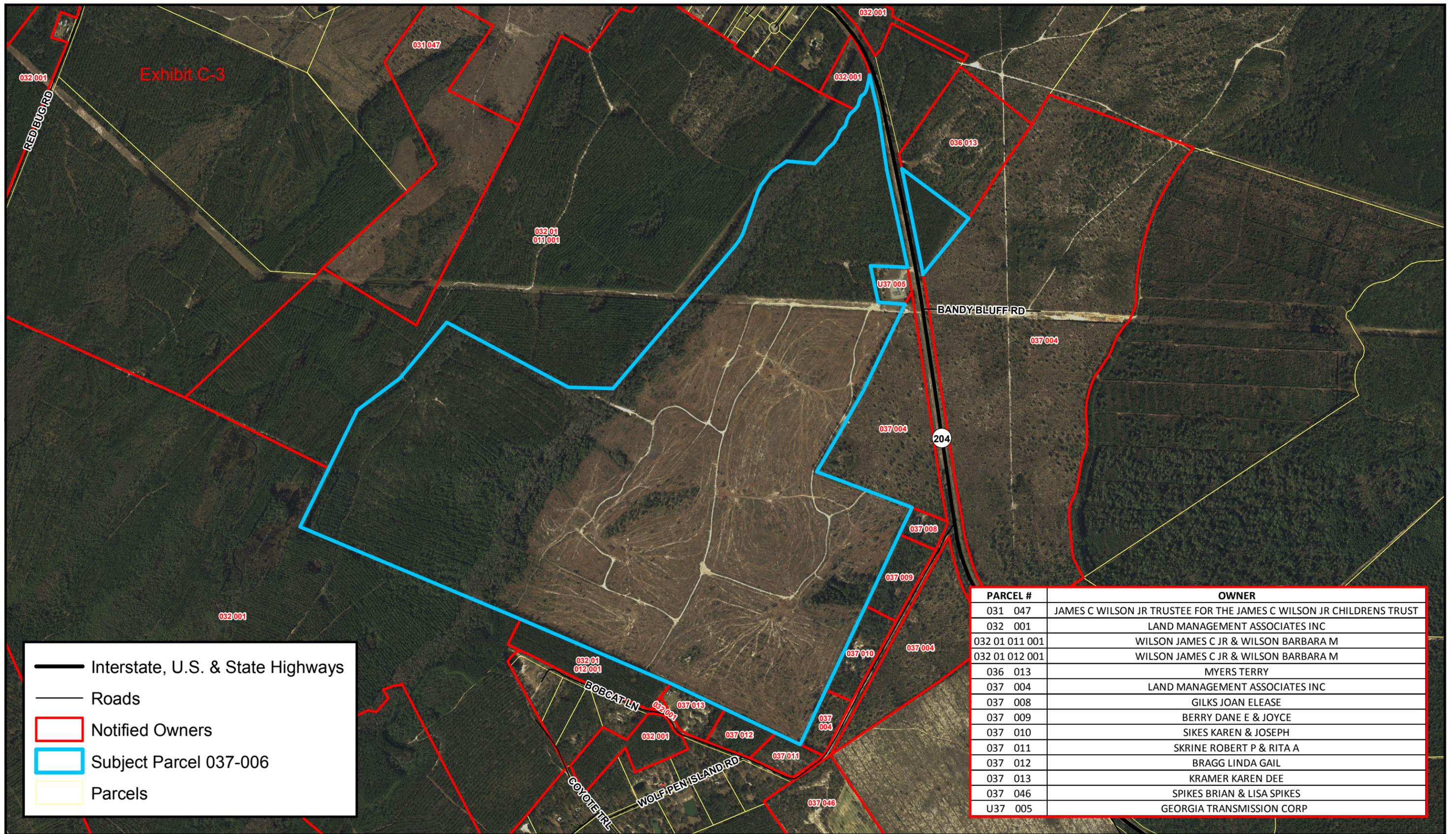


-  Interstate, U.S. & State Highways
-  Roads
-  Subject Parcel 037-006
-  Parcels



**Location 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  
 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



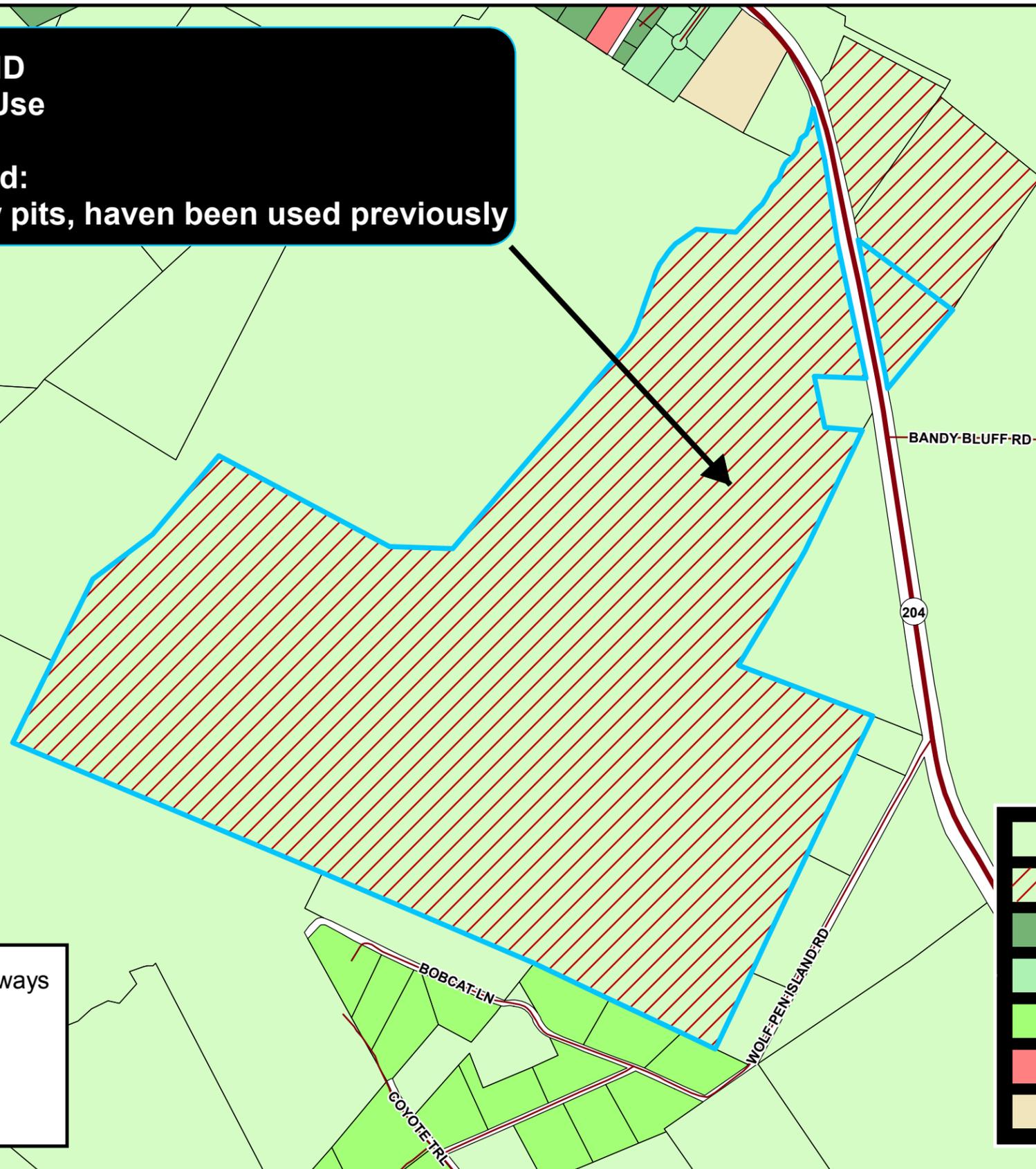
**Notification Map**  
**Ricky Jeffcoat**  
**Case CUP# 163-19**

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.

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

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

Exhibit C-4



- 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